

KINGSTON HOUSE SOUTH, ENNISMORE GARDENS, SW7
£3,250,000

Carter Jonas

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A super bright three double bedroom, 2 bathroom apartment located on the seventh floor (with lifts) of this immaculately presented portered block with its own beautifully maintained communal gardens. Ready for the incoming buyer to make their own stamp on it. EPC rating: C

This apartment is in the newer building of Kingston House South and is moments away from the green spaces of Hyde Park as well as the diverse amenities including Harrods in Knightsbridge as well as the world class cultural/educational establishments such as the Royal Albert Hall and the Natural History museum.

Entrance/dining hall inter-connected to reception, kitchen, 3 double bedrooms, 2 balconies, 2 bathrooms (1 en-suite). Lifts, Concierge. Communal gardens.

Leasehold and Share of Freehold - the vendor has advised that the lease is being changed from 113 years to 999 years. The legal procedure is underway.
Ground rent: £25 per annum
Service charge (including reserve fund): £21,096.96 per annum - payable six monthly

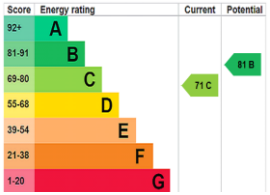
For the latest information on broadband and mobile coverage, please visit the Ofcom website https://checker.ofcom.org.uk/en-gb/broadband-coverage for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster council website



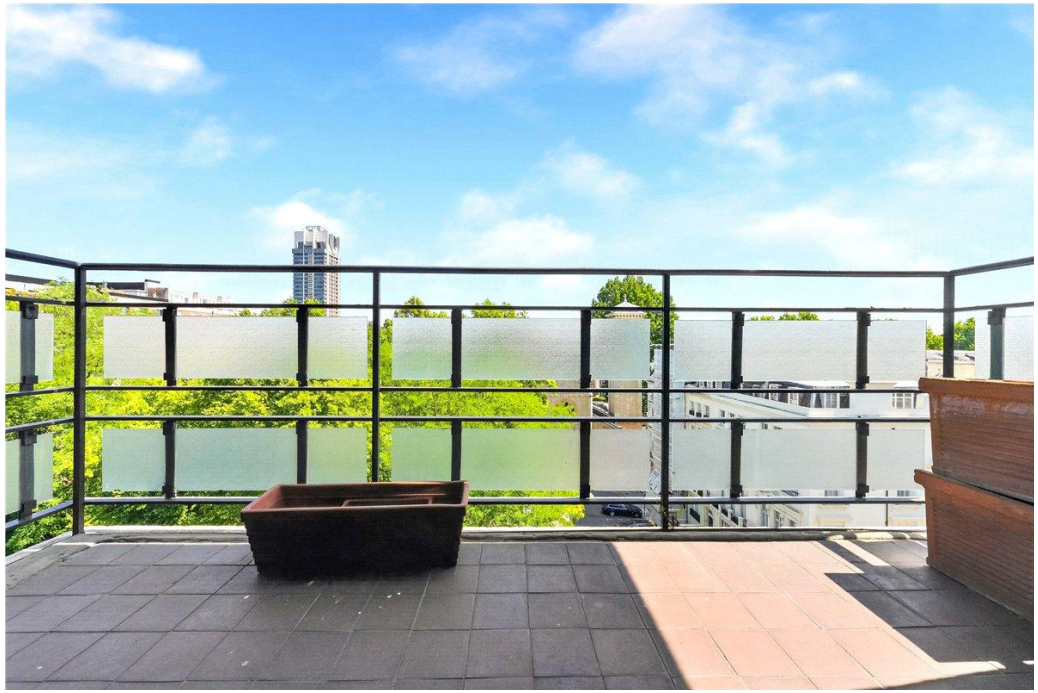
AMENITIES

- 3 Double bedrooms
- 2 Bathrooms
- 2 Receptions
- 2 Balconies
- Beautiful green views
- Lifts
- Modern building
- Concierge
- Immaculate communal gardens









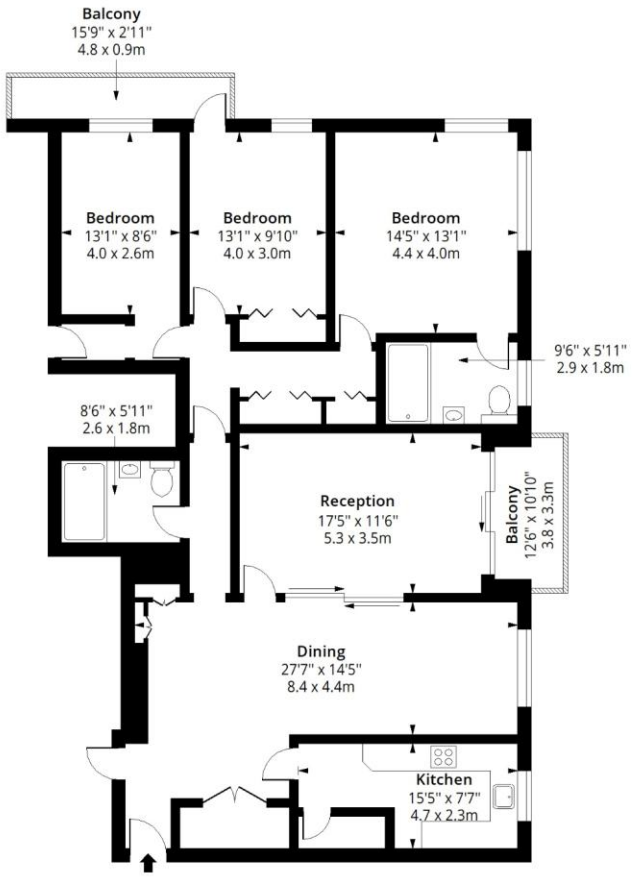






Kingston House South SW7

Approx. Gross Internal Area 1414 Sq Ft - 131.36 Sq M
Approx. Gross Balcony Area 96 Sq Ft - 8.92 Sq M





Seventh Floor

Floor Area 1414 Sq Ft - 131.36 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/7/2026

Kensington & Chelsea 020 7584 7020

chelsea.sales@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

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Classification L2 - Business Data