



ENNISMORE GARDENS, KNIGHTSBRIDGE, SW7
£30,000 per month*

Carter Jonas

ENNISMORE GARDENS, SW7

- Furnished
- 4 Reception rooms
- Principal bedroom suite
- 4 further bedrooms
- Staff suite
- Passenger lift access
- Close to Hyde Park and Knightsbridge for amenities

A rare opportunity to rent an entire townhouse in Knightsbridge that has recently come to the Lettings' market that offers flexible accommodation and encompasses not only four receptions, five bedrooms and a passenger lift but also staff accommodation. EPC rating: E

Positioned on the east side of Ennismore Gardens this six storey house of over 4000 sq ft has fabulous views to the rear over Ennismore Mews and beyond as well as towards west London at the front.

Within easy walking distance of Hyde Park as well as the exclusive amenities of Knightsbridge itself including Harrods and Sloane Street as well as the world-class Natural History Museum and V&A Museum in South Kensington.

Lower ground floor: Fully fitted kitchen/breakfast room, Staff bedroom with en-suite shower room, utility room.

Raised ground floor: Dining room study, cloakroom

First floor: Double reception with balcony and terrace

Second floor: Principal suite with en-suite bathroom & separate shower

Third floor: 2 Double bedrooms with en-suite shower rooms

Fourth floor: 4th and 5th Bedrooms, bathroom

Furnished. Passenger lift access from raised ground floor to the third floor inclusive

Access to communal garden by separate application and fee.

Minimum term is 12 months

Holding deposit is 2 week's rent



Security deposit is 6 week's rent

Westminster City Council - Council tax band: H

For the latest information on broadband and mobile coverage, please visit <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 City website <https://www.westminster.gov.uk/parking> for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

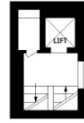
Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band H



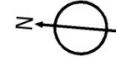
Ennismore Gardens, SW7

Approx. Gross Internal Area 4057 Sq Ft - 376.90 Sq M
Approx. Gross Vault/Eaves Storage Area 221 Sq Ft - 20.53 Sq M



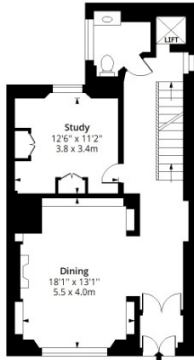
Lower Second Floor

Floor Area 255 Sq Ft - 23.69 Sq M



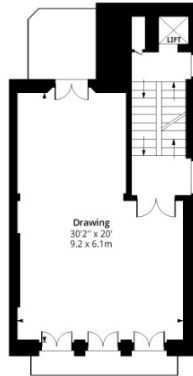
Lower Ground Floor

Floor Area 729 Sq Ft - 67.72 Sq M



Raised Ground Floor

Floor Area 726 Sq Ft - 67.45 Sq M



First Floor

Floor Area 661 Sq Ft - 61.41 Sq M



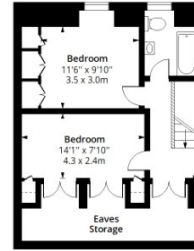
Second Floor

Floor Area 628 Sq Ft - 58.34 Sq M



Third Floor

Floor Area 660 Sq Ft - 61.31 Sq M



Fourth Floor

Floor Area 400 Sq Ft - 37.16 Sq M



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.

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Classification L2 - Business Data

IMPORTANT INFORMATION

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