# ENNISMORE GARDENS, KNIGHTSBRIDGE, SW7

£2,750 per week

| | |
|---|---|
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Furnished** | Furnished |
| **Availability** | Immediately |
| **Outdoor Space** | Communal Gardens |
| **Parking** | Residents Permit |

## STUNNING PENTHOUSE FLAT NEAR HYDE PARK

3 bedroom penthouse in a spectacular building in Knightsbridge. Bespoke furniture and furnishings throughout and state of the art appliance. Hardwood flooring and bright open plan spaces. Heating, hotwater and TV licence included.

## Features

3 Bedrooms, 2 Bathrooms (One Suite), Open Plan Reception Dining Room, Media Suite With Smart Tv, Gas Flame Fireplace, Communal Garden

**BEDROOM**
20'3 x 11'5
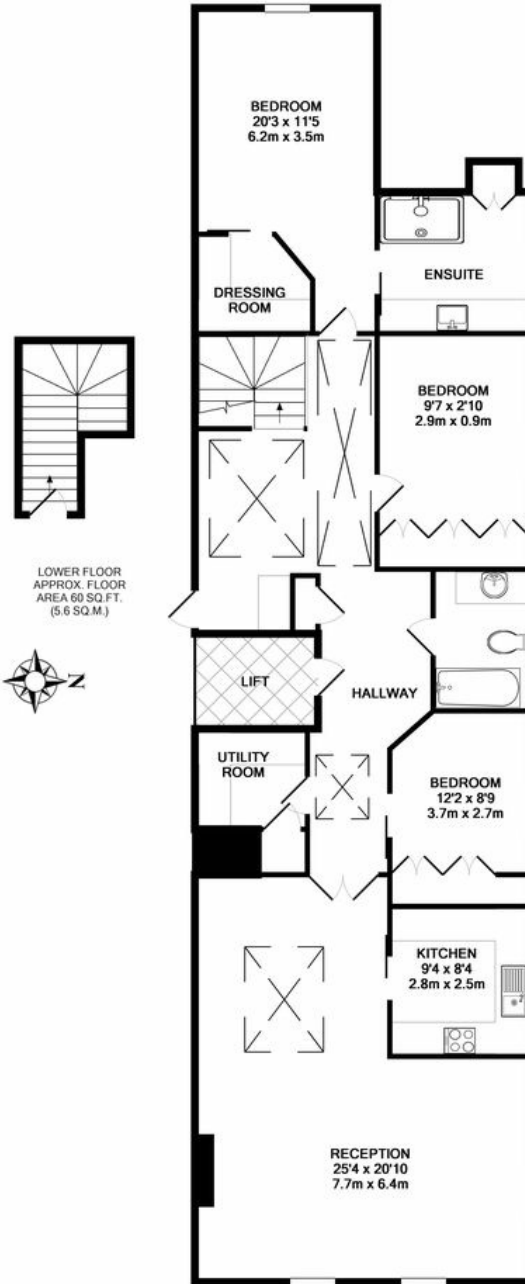6.2m x 3.5m

**ENSUITE**

**DRESSING ROOM**

**BEDROOM**
9'7 x 2'10
2.9m x 0.9m

LOWER FLOOR
APPROX. FLOOR
AREA 60 SQ.FT.
(5.6 SQ.M.)

N

**LIFT**

**HALLWAY**

**UTILITY ROOM**

**BEDROOM**
12'2 x 8'9
3.7m x 2.7m

**KITCHEN**
9'4 x 8'4
2.8m x 2.5m

**RECEPTION**
25'4 x 20'10
7.7m x 6.4m

TOP FLOOR
APPROX. FLOOR
AREA 1486 SQ.FT.
(138.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1546 SQ.FT. (143.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given
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**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC
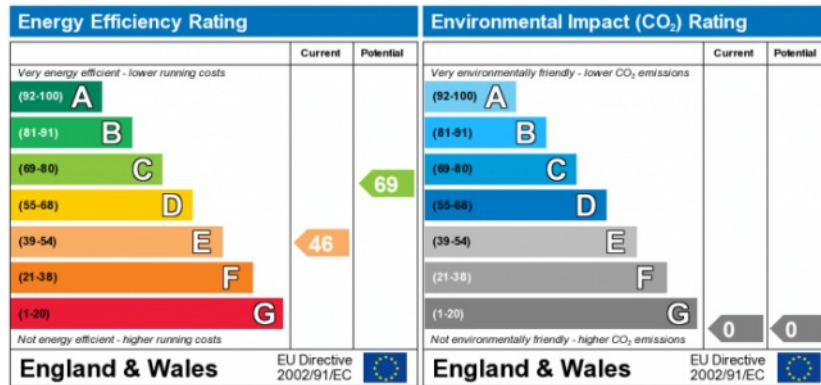
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Environmental Impact ($CO_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower $CO_2$ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 0 | 0 |
| Not environmentally friendly - higher $CO_2$ emissions | | |

**England & Wales** — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.



## INFORMATION FOR TENANTS
After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

## IMPORTANT NOTICE
Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.