

# Kingston House South

ENNISMORE GARDENS • KNIGHTSBRIDGE SW7



CGI FURNITURE ADDED





## Kingston House South

A large (2,490 sq ft / 231 sq m) and well laid out, south facing flat located on the second floor of this well-run 24 hour portered building. The flat offers excellent family accommodation which includes a wide reception room (25'8" x 19') and principal bedroom suite to the front, with good views towards the gardens of Ennismore Gardens. To the middle are two further bedrooms and bathrooms and towards the rear, a guest cloakroom, dining room and kitchen. There is a convenient staff room / bedroom five off the kitchen. The flat will be sold with the rare benefit of an underground parking space.

Kingston House South is a well-known, sought-after building, and is one of a handful of blocks which can offer both security and such accommodation on one floor. It is quietly positioned between Brompton Road and Knightsbridge to the south – famous for its international amenities and shops, including Harrods and, to the north, the green open spaces and tranquillity of Hyde Park and Kensington Gardens.

- Entrance hall
- Reception room
- Dining/media room
- Kitchen
- Principal bedroom suite
- Three further bedrooms
- Two bathrooms
- Two guest cloakrooms
- Staff room / bedroom five
- Secure underground parking space (under 'modern' Kingston House South block)
- Access to communal gardens
- Basement store room
- Lift



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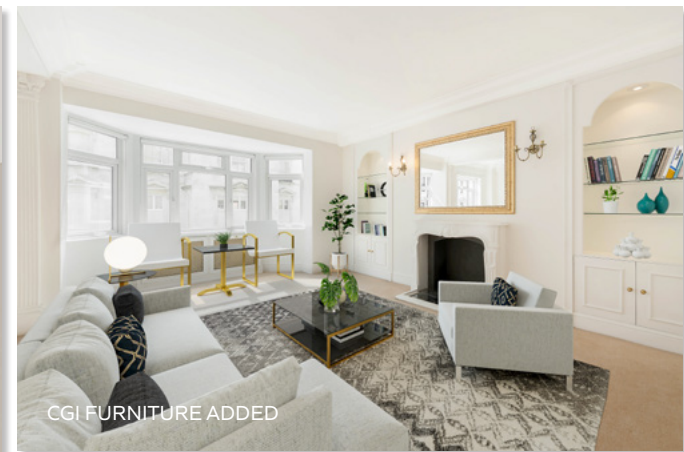


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**Approximate Gross Internal Area**

2,490 sq ft / 231.32 sq m



**Guide price:** £4,995,000

**Tenure:** Leasehold 120 years  
(150 years from 25th March 1990)  
with Share of Freehold

The parking space is under a separate  
lease of 150 years from 1990

**Service Charge:** £21,790 for current year

**Reserve Fund Contribution:**  
£5,628 for current year

**Ground rent:** £25 per annum

**EPC:** C

**Local Authority:** The Royal Borough  
of Kensington & Chelsea



THE  
BROCHURE  
ALEX  
WINSHIP

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Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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