



KINGSTON HOUSE SOUTH 1-32

# Ennismore Gardens

KNIGHTSBRIDGE SW7

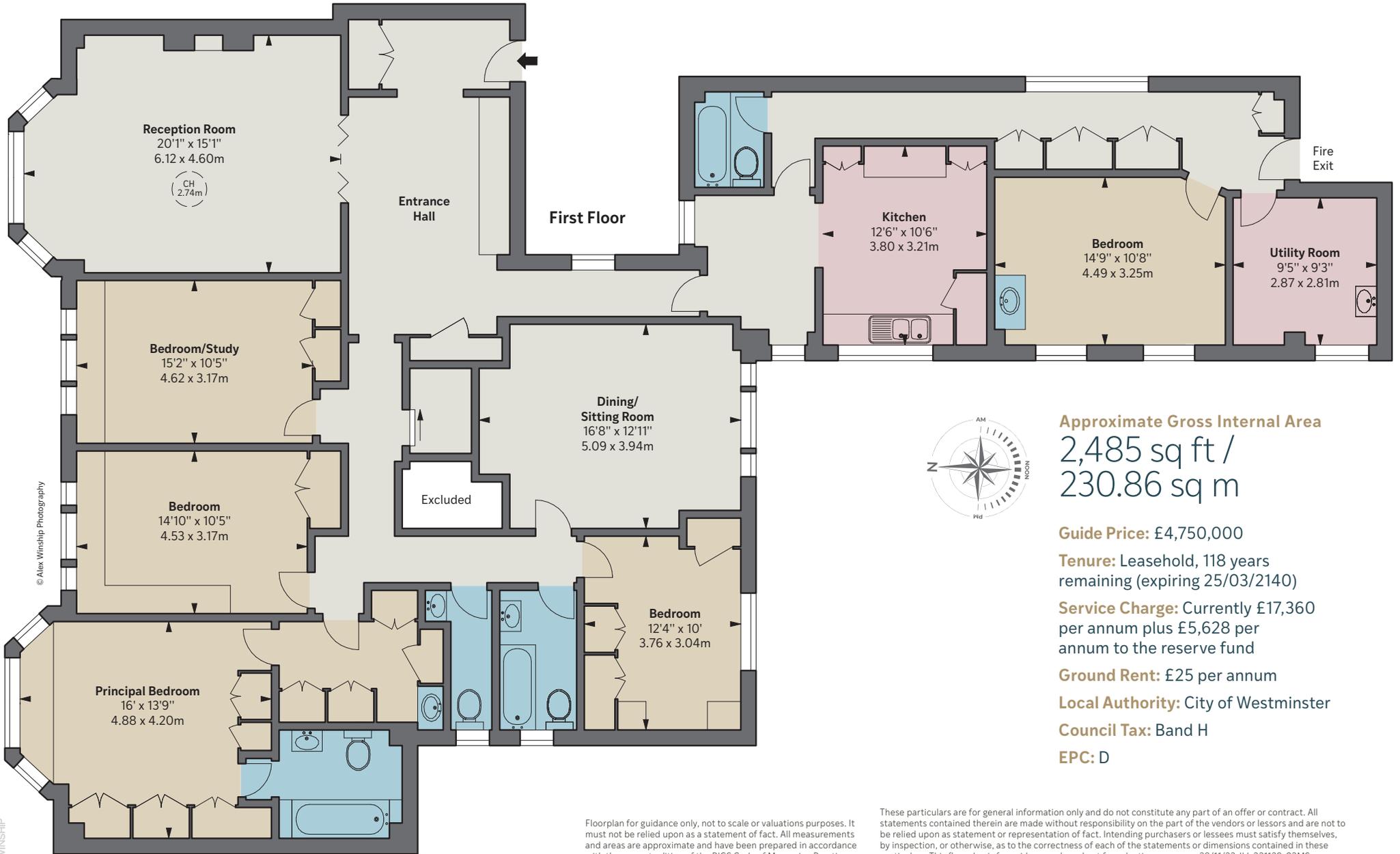


An unmodernised family flat with staff accommodation, situated on the first floor of a well known and respected 1930's portered block within the Kingston House complex.

It is quietly positioned just to the south of Hyde Park at the northern side of Ennismore Gardens and has the added benefit of use of the extensive private gardens at the rear.







**Approximate Gross Internal Area**  
2,485 sq ft /  
230.86 sq m

**Guide Price:** £4,750,000

**Tenure:** Leasehold, 118 years remaining (expiring 25/03/2140)

**Service Charge:** Currently £17,360 per annum plus £5,628 per annum to the reserve fund

**Ground Rent:** £25 per annum

**Local Authority:** City of Westminster

**Council Tax:** Band H

**EPC:** D

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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