



ENNISMORE GARDENS, SW7

Price
£1,895,000

Situated on the first floor of this impressive period building (with porter and lift) in one of London's most desirable addresses, this is a beautiful designed and completely modernised one bedroom apartment, comprising 677 sq ft, with a roof terrace. The flat has an open plan reception room with a spacious kitchen/dining room opening out onto a private west facing roof terrace. This secure and discreet apartment has an excellent ambiance where design perfectly meets function. Ennismore Gardens is situated in the heart of what is referred to as "Knightsbridge Village" and is a short walk from Harrods and the world famous shopping to be found on Sloane Street and beyond. South Kensington and Knightsbridge underground stations are both within easy walking distance, as is Imperial College and the wide open spaces of Hyde Park.

Details

- Reception Room
- Bedroom
- Shower Room
- Fully Fitted Luxury Kitchen
- Hallway
- Underfloor Heating

Terrace
Porter
Lift
Entryphone
Terrace
Resident Parking Permits Available



Ennismore Gardens SW7



Approx. Gross Floor Area = 62 sq.meters • 677 sq.feet



FIRST FLOOR

For illustrative purposes only. Not to scale. Prepared by swan photography 07974 264576

Terms and Conditions

Tenure:	101 years
Service Charge:	£3,427.68
Borough:	Westminster
Council Tax Band:	H
Council Tax:	£1,345.48
Price:	£1,895,000

EPC Information

Energy Performance Certificate

Flat 8, 10 Ennismore Gardens, LONDON, SW7 1NP

Dwelling type: Mid-floor flat **Reference number:** 8003-6531-2829-9797-6253
Date of assessment: 17 February 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 February 2015 **Total floor area:** 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,415
Over 3 years you could save	£ 696

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,890 over 3 years	£ 1,194 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white; display: inline-block;"> You could save £ 696 over 3 years </div>
Hot Water	£ 396 over 3 years	£ 396 over 3 years	
Totals	£ 2,415	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
62	74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 696	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT