

NO.2  
ENNISMORE  
STREET



An unusually wide and low-built freehold house (c. 3,551 sq. ft), immaculately presented and ideally located close to Hyde Park and the many amenities of Knightsbridge.

LONDON



SW7 1JD

NO.2

ENNISMORE<sup>ST</sup>





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05-06

A generous entrance hall leads into the open plan reception and dining space, and further to a large fully fitted kitchen, with separate back entrance to Rutland Mews South.



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The entire first floor is currently occupied as the impeccably presented principal bedroom suite, with bedroom, dressing room with fitted wardrobes and two en suite shower rooms.

11-12



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The second floor has two further beautifully presented bedroom suites complete with en suite bathrooms, fitted wardrobes and excellent natural light.



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15-16

The basement is arranged as cinema room and gym space with shower room, utility room, staff bedroom and additional shower room.



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Ennismore Street is a quiet road in Knightsbridge within easy walking distance of Hyde Park (0.3 miles) and close to a 'hole in the wall' passage through to Harrods (0.5 miles) and all the other shops and amenities that the area has to offer.

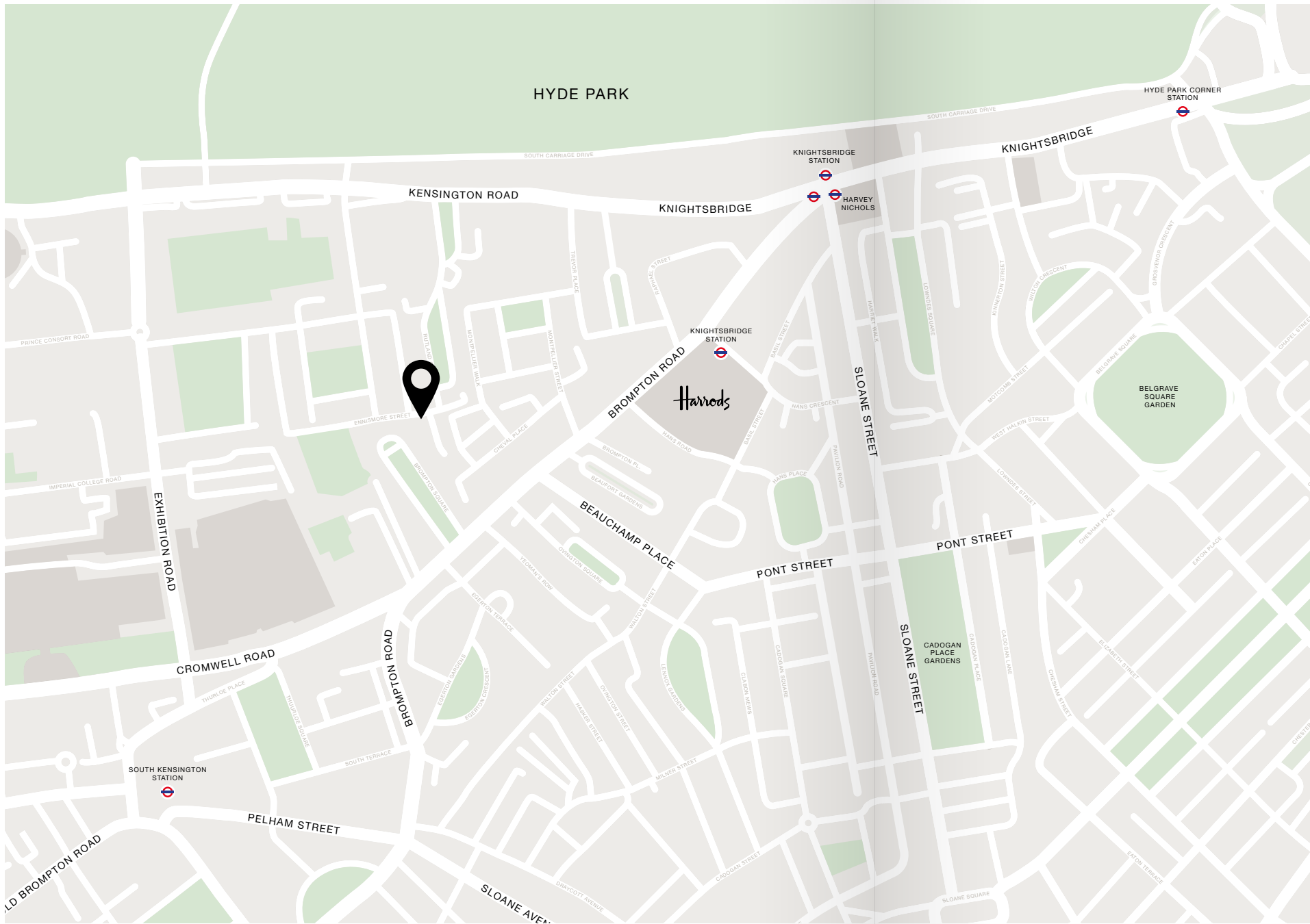
17-18



NO.2

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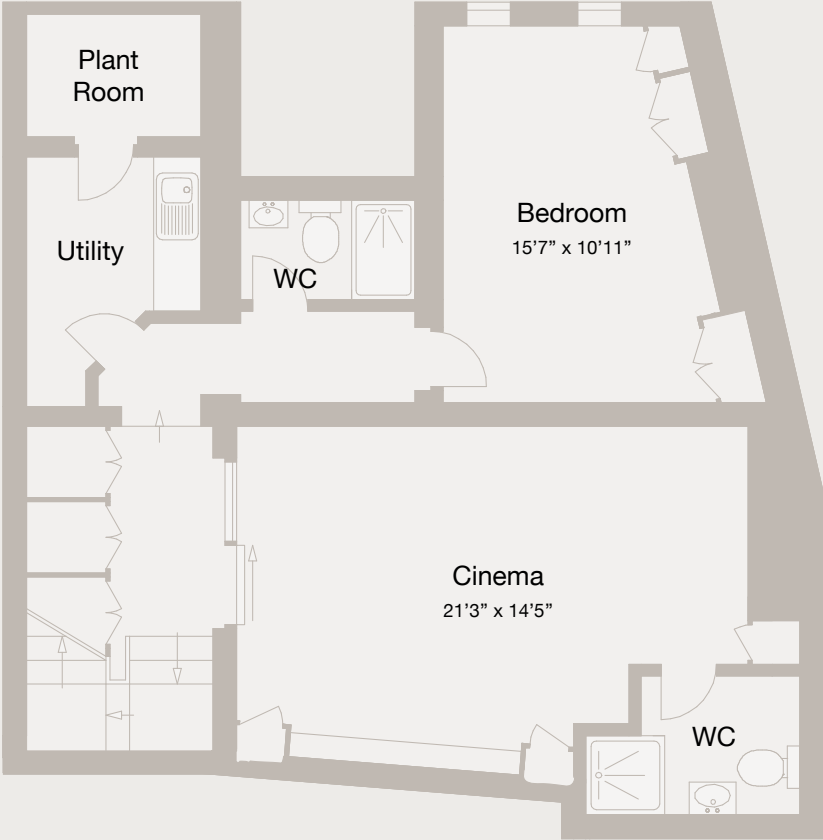
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Lower Ground Floor

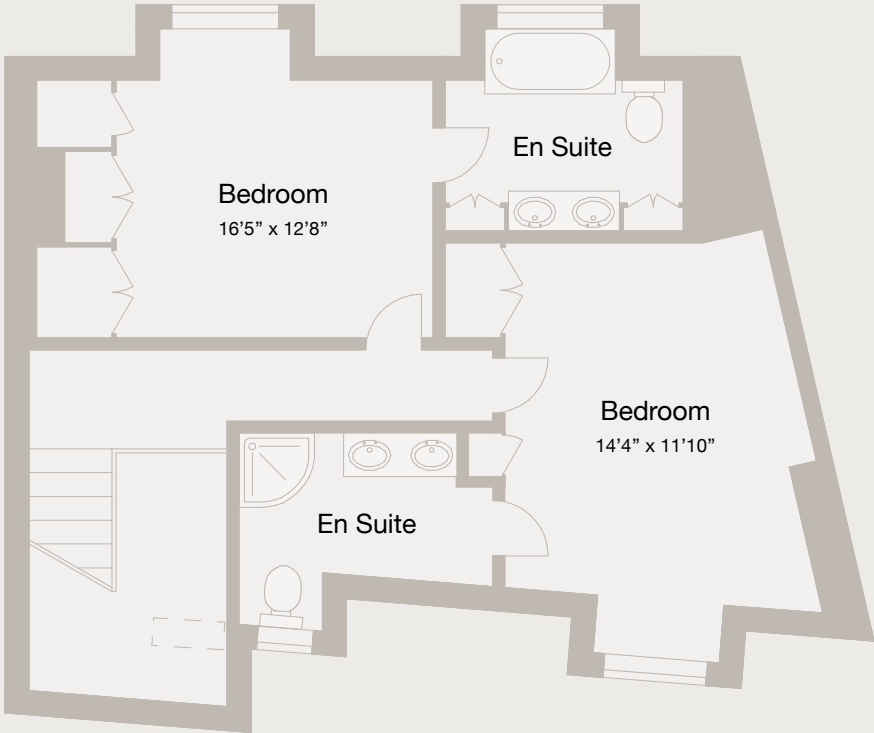
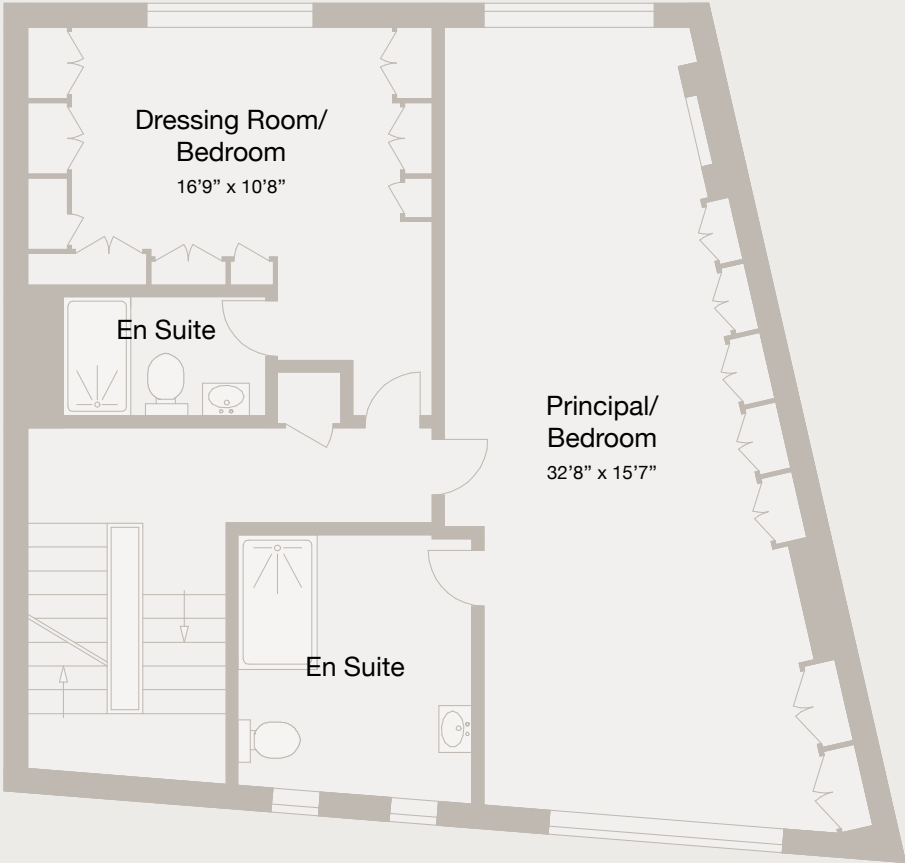
Ground Floor





First Floor

Second Floor





# FORBES GILBERT-GREEN

## PROPERTY INFO

Asking Price - £6,500,000

## TENURE

Freehold

## LOCAL AUTHORITY

City of Westminster

## VIEWINGS STRICTLY BY APPOINTMENT

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London, SW1X 7JF

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73   C    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## IMPORTANT NOTICE

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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