



Ennismore Gardens, South Kensington, SW7 1AA

TO RENT £9,967 Per Month

## BEAUTIFULLY DESIGNED AND FINISHED THROUGHOUT

A luxurious two-bedroom apartment boasting a high-specification finish throughout, complete with its own private entrance and approximately 1,575 sq. ft. of thoughtfully designed living space. The property features an elegant bay-fronted reception room seamlessly connected to the dining area and a fully integrated modern kitchen. Two generously sized double bedrooms, two beautifully appointed bathrooms, a dedicated study area, and a private gym provide exceptional comfort and convenience. Adding to its allure, the apartment benefits from private outdoor space situated just across from the picturesque Ennismore Garden Square.



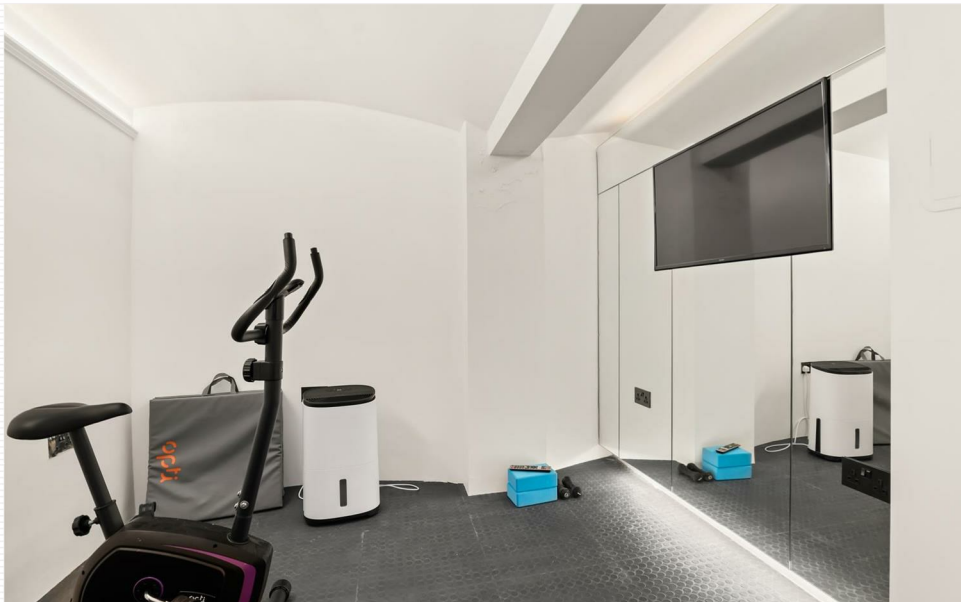
## IDEALLY LOCATED FOR HYDE PARK WITH ACCESS TO ENNISMORE GARDENS

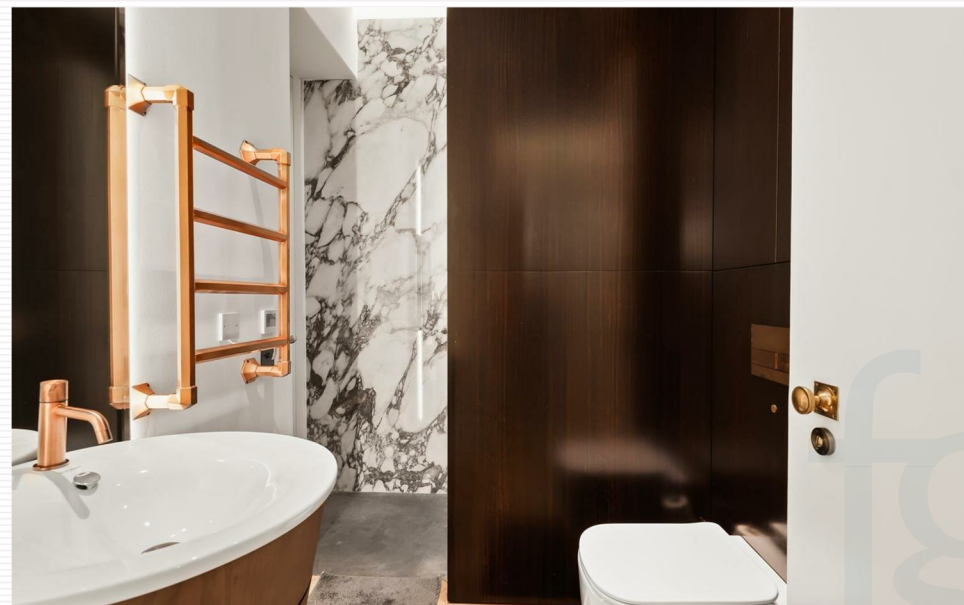
Located a short distance from Hyde Park, this exceptional apartment in Ennismore Gardens offers unparalleled access to some of London's finest attractions and amenities in South Kensington, Brompton Road, and Harrods, the area boasts a vibrant shopping experience and cultural highlights such as the V&A Museum and the Royal Albert Hall. Residents can also enjoy the serene green spaces of both Hyde Park and Ennismore Gardens.

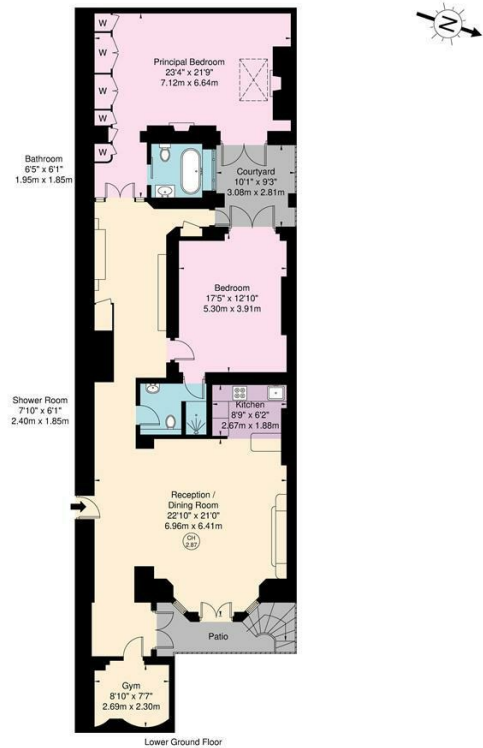
- **2 Double Bedrooms**
- **2 Bathrooms (Both En Suite)**
- **Beautiful Bay Fronted Reception Room**
- **Open Plan Dining / Fitted Kitchen with Breakfast Bar**
- **Private Patio & Courtyard Garden**
- **Private Entrance**
- **Access to Garden Square**
- **Study Area**



## Ennismore Gardens







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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