

London SW7

Flat 4, 33 Ennismore Gardens, Knightsbridge SW7 1AE

- Prime Central Location
 - A self-contained Third, Fourth and Fifth Floor Triplex Flat
 - Approximate Gross Internal Area (GIA) of 261.2 sq m (2,811 sq ft)
 - Exceptional views
 - South Facing Terrace
 - Possible potential to Reconfigure subject to obtaining all necessary consents
 - Close to Hyde Park, Harrods and Harvey Nichols
- ### Vacant

On the instructions of P Mayo MRICS
and A Kisby MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

allsop



To View

Please Call: Joint Auctioneer or Allsop.

Allsop

Zoe Baxter and Richard Adamson.
Tel: 0207 344 2629/0207 344 2614.
Email: zoe.baxter@allsop.co.uk
richard.adamson@allsop.co.uk

Joint Auctioneer

Messrs Knight Frank
(Ref: Harry Dawes and Charles Olver).
Tel: 0207 861 1794/0207 861 1795.
Email: harry.dawes@knightfrank.com
charles.olver@knightfrank.com

Seller's Solicitor

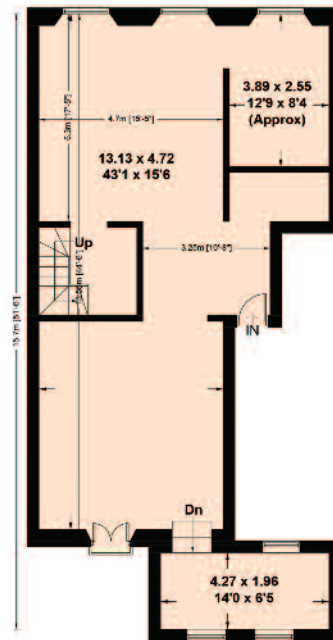
Messrs Trowers and Hamlins
(Ref: Emma Sear).
Tel: 0207 423 8000.
Email: esear@trowers.com

Leasehold Triplex Flat

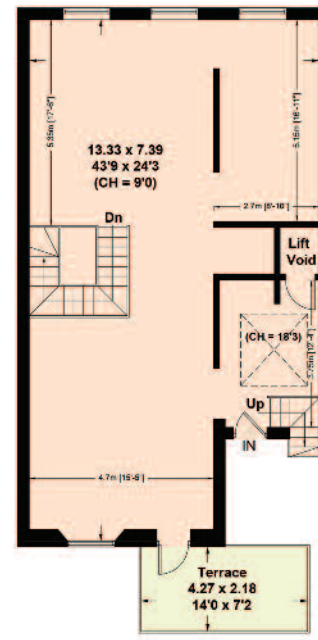
Ennismore Gardens, SW7

Approximate Gross Internal Area = 253.8 sq m / 2732 sq ft
(Excluding Lift / Void / Reduced Headroom)
Approximate Gross Internal Area = 261.2 sq m / 2811 sq ft
(Including Void / Reduced Headroom / Excluding Lift)

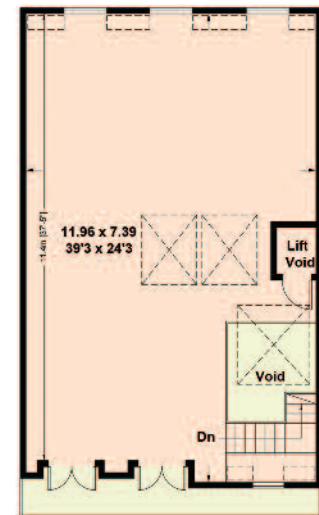
□ = Reduced headroom below 1.5m / 5'0"



Third Floor
87.8 sq m / 945 sq ft



Fourth Floor
88.7 sq m / 955 sq ft
(Excluding Lift Void)



Fifth Floor
77.3 sq m / 832 sq ft
(Excluding Lift Void/ Reduced Head)

Tenure

Leasehold. The property is held on a lease for a term of 106 years from 29th September 2010 (thus having approximately 99 years unexpired) at a peppercorn ground rent.

Location

The property is located on the south side of Ennismore Gardens, close to its junction with Princes Gardens. Local amenities are readily available along both Brompton Road and Sloane Street. Harrods and Harvey Nichols are also close by. Knightsbridge Underground Station (Piccadilly Line) is approximately 0.6 miles to the north-east. Regular bus services run along Brompton Road (A4) and Kensington Road (A315). The A4 provides access to Central London and to the M4 and M25 Motorways. The open spaces of Hyde Park are to the north.

Description

The property comprises a self-contained third, fourth and fifth floor triplex flat situated within an attractive building arranged over lower ground, raised ground and five upper floors. Internally, the flat extends to approximately 261.2 sq m (2,811 sq ft). The property benefits from a south facing terrace overlooking the Brompton Oratory and the property provides direct views on to the garden square of Ennismore Gardens.

The property is presented in shell condition and may afford possible potential to reconfigure subject to obtaining all necessary consents.

Accommodation

Third Floor Approximate GIA 87.8 sq m (945 sq ft)
Fourth Floor Approximate GIA 88.7 sq m (955 sq ft)
(Excluding Lift - Void)
Fifth Floor Approximate GIA 77.3 sq m (832 sq ft)
(Excluding Lift - Void/Reduced Headroom)

Total Approximate GIA 253.8 sq m (2,732 sq ft)
(Excluding Lift/Void/Reduced Headroom)

Total Approximate GIA 261.2 sq m (2,811 sq ft)
(Including Void/Reduced Headroom/Excluding Lift)

NB. The property was not measured by Allsop. The measurements were obtained from the floor plans.

Planning

Local Planning Authority: City of Westminster.
Tel: 0207 641 5000.

Buyers are advised to refer to the local authority website in relation to various listed building and planning applications.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda - reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

