



**RUSSELL
SIMPSON**

Ennismore Gardens Mews

ENNISMORE GARDENS MEWS
KNIGHTSBRIDGE SW7

Ennismore Gardens Mews

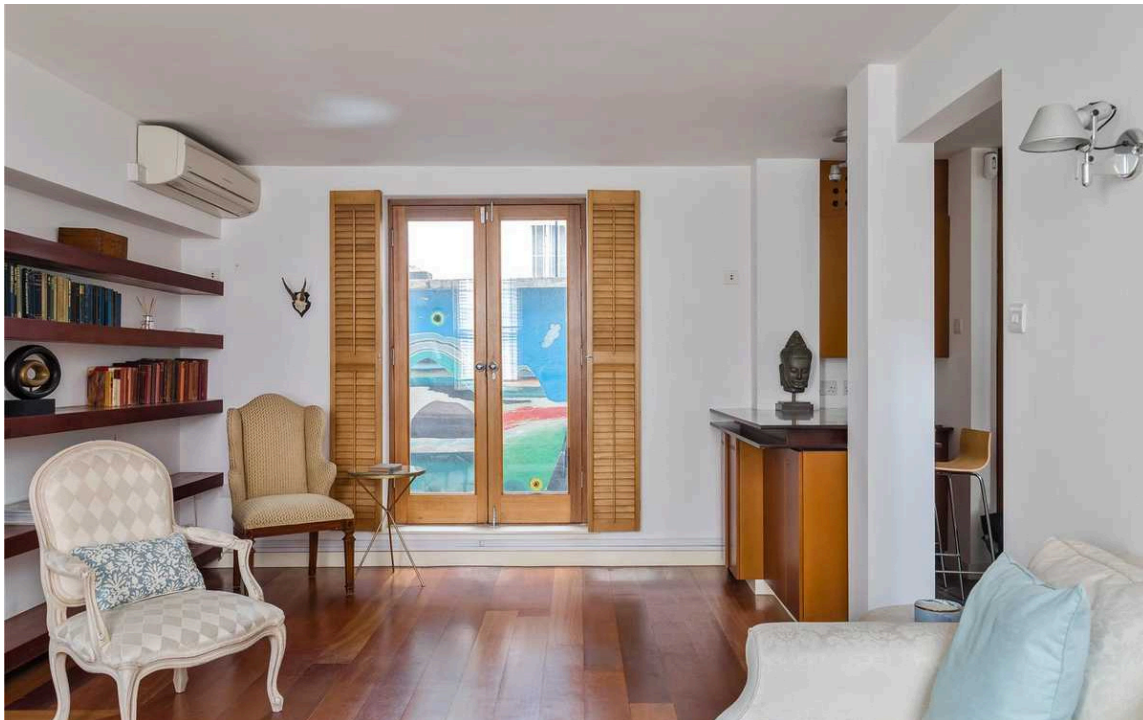
Sold

BEDROOMS 2-3	INTERNAL 1,830 SQ FT	OUTDOOR 48 SQ FT	COUNCIL TAX H
BATHROOMS 2	170 SQM	EPC E	TENURE Freehold



The Property

The entrance is flanked by two garages, the larger of which includes separate storage, utility space, a cloakroom and small internal door. From the entrance, a central staircase leads up to the first floor and a large reception room with small terrace at the rear. This is accompanied by an open-plan kitchen overlooking a dining area, with a window facing the mews. The second floor offers two double bedrooms, two bathrooms and a dressing room/study, which can be accessed from the landing.





Planning Permission

Planning permission was granted in November 2021 to convert the ground floor into a lateral living area, with the garage doors being replaced with glazing and the addition of a single-storey basement across the footprint of the building, which would add a significant amount of space and accommodation. In addition there is approved planning for the introduction of large contemporary windows to the rear elevation

History

Ennismore Mews has a colourful history to match its colourful facades and well-worn cobbles. The mews was built by the Thorn brothers in the late 1800's to provide coach houses/stabling, with one of the original horse troughs still remaining as does the arch which was built to make the southern entrance more in-keeping with the grand street scape. By the 1930's most of the buildings had been converted into homes and by the 1960s, the desirability of this charming enclave was firmly on the map, becoming a frequently used backdrop for iconic TV series, movies and advertisements.



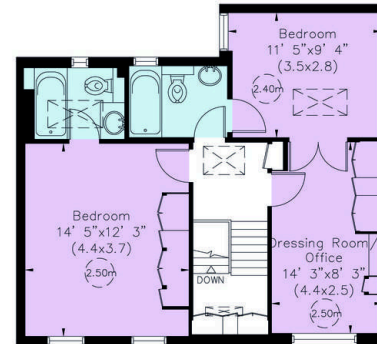
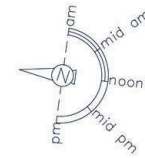
The Neighbourhood

Ennismore Garden Mews is quiet and colourful mews hidden away from the hubbub of Knightsbridge yet benefits from all the local world-renowned cultural attractions, amenities and 660 acres expanse of green space in Kensington Palace Gardens and Hyde Park. This freehold house is located within the Knightsbridge Conservation Area and the London Borough of Westminster.

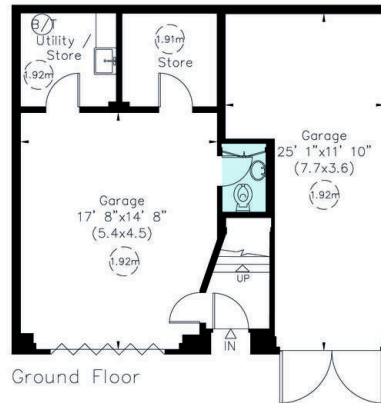
ENNISMORE GARDENS MEWS, SW7

Approximate Area = 1830 sq ft/ 170 sq m

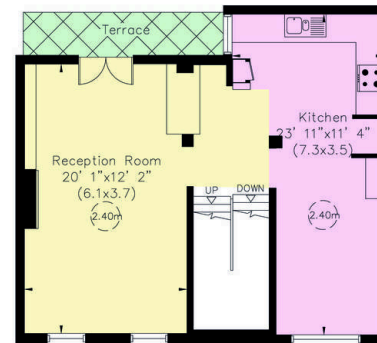
Garages (487 sq ft/ 45 sq m)



Second Floor



Ground Floor



First Floor

VIEWING ARRANGEMENTS

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and entrance bearings before making any decisions reliant upon them.

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