



RUSSELL SIMPSON

Exceptional four-bedroom duplex
apartment with spectacular rooftop
terrace

KINGSTON HOUSE SOUTH
KNIGHTSBRIDGE SW7

Kingston House South

£3,231 P/W

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>2,054 <small>SQ FT</small></div> <div>190 <small>SQM</small></div>	<div>OUTDOOR</div> <div>87 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>Westminster City, H</div>



The Property

Superbly appointed duplex flat occupying two floors of a prestigious development.

Entering the apartment on the eleventh floor, to the right of the entrance hall, is a sleek contemporary kitchen that features fitted units, integrated appliances and generous workspace with views across the city. Further down the hall are four well-proportioned bedrooms, including the principal bedroom with ensuite bathroom and built-in storage. The three additional bedrooms also have handy built-in storage, one has an ensuite, and two have access to a balcony.





The Reception Rooms

The twelfth floor opens to an impressive reception room with high ceilings and full-length windows, creating a sense of scale and filling the space with light. The formal dining room flows seamlessly from the reception area, both rooms benefiting from access to the spectacular rooftop terrace. A contemporary bathroom completes this entertaining level.



The Design

The apartment is presented in superb condition throughout, decorated in a sophisticated contemporary style with wooden floors and refined finishes.





Outdoor Spaces

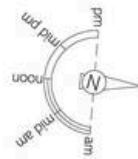
The exceptional rooftop terrace measures over 22 feet in length, offering panoramic views across London, including glimpses of historic architecture. The terrace provides substantial space for outdoor dining and entertaining.





The Neighbourhood

Ennismore Gardens is an attractive tree-lined street in prestigious South Kensington, moments away from the cultural treasures of the Victoria and Albert Museum and Natural History Museum. The location offers easy access to the upmarket boutiques of Knightsbridge and excellent transport links at South Kensington station, with Hyde Park within walking distance.



Kingston House South, Ennismore Gardens, SW7

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Approximate Internal Area
2,034 sq ft/ 191 sq m

Outside Area
88 sq ft/ 8 sq m

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 compass bearings before making any decisions reliant upon them.



Twelfth Floor



Eleventh Floor

**RUSSELL
SIMPSON**

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