



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES



## PONT STREET, SW1X

£3,500,000

An impressive two-bedroom flat on the third floor of an attractive red brick period building that extends to 1,152 sq ft, with lift access, day porter and A/C throughout.

An exceptional opportunity to acquire this turn-key 2 bedroom apartment, situated on London's finest Garden square. This 3rd floor spacious flat with just under 3m ceiling heights has been thoughtfully arranged to generate an ideal balance of living and bedroom space. Featuring a full-width 24ft wide reception room with three large sash windows that provide a wealth of natural light into this impressive entertaining space.

Both bedrooms boast South facing windows and ample storage. The principal bedroom with en suite shower room offers just under 300sq.ft of living space, the 2nd bedroom and adjoining shower rooms are quietly positioned towards the rear.

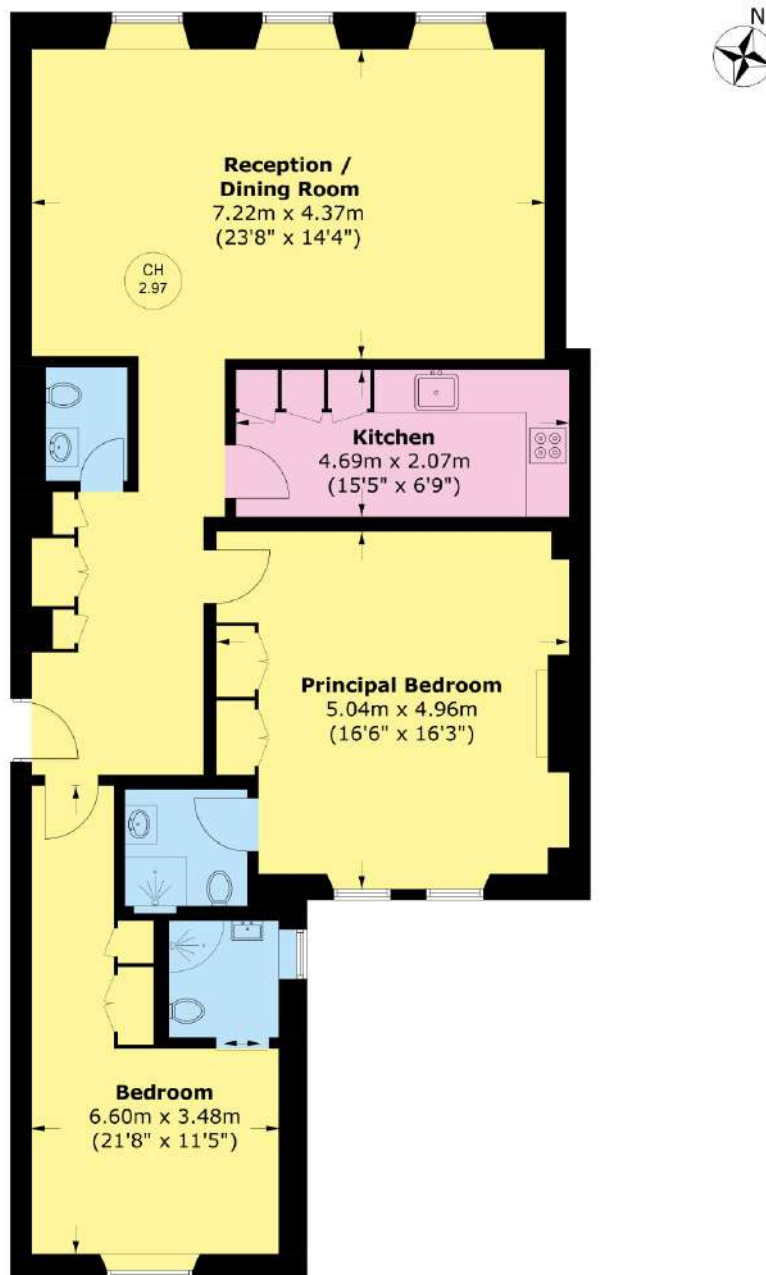


### FEATURES

- 1152sq.ft • - Two Bedrooms • - Long Lease • - Lift Access • - Situated on London's finest Garden Square • - Porter •



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Total area (approx.): 107.0 sq. m (1,151.7 sq. ft)



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