



49 Pont Street, London, SW1X 0BD

£3,250,000



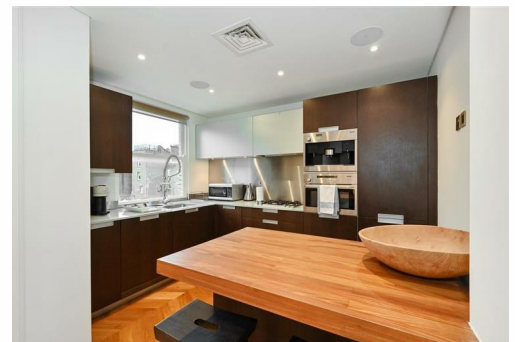
Large, beautifully finished & well laid out two bedroom apartment in a portered block located in the heart of Knightsbridge.

This luxury apartment enjoys a quiet, southerly aspect from the third floor towards Clabon Mews and beyond, whilst the building benefits from a formal uniformed day porter, an impressive entrance hall and good-sized passenger lift.

Pont Street is positioned close to the first class shopping experience of Sloane Street and Knightsbridge, from Harvey Nicols to Harrods and the chic boutiques of Chelsea & Sloane Square.

Prepare to embrace an unparalleled lifestyle at this exceptional residence.

- Prime Knightsbridge location
- Circa 1200 sq ft
- Quiet South facing aspect
- Air conditioning
- Annual Service Charge £6900
- Master bed with ensuite and dressing area
- Third floor with lift
- 2 bedroom, 2 bathroom
- 143 years remaining on lease
- EPC Band C

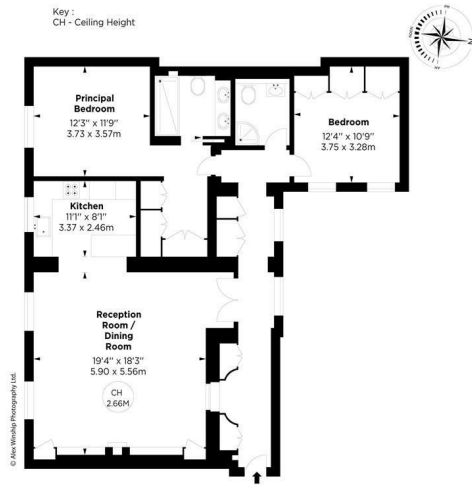




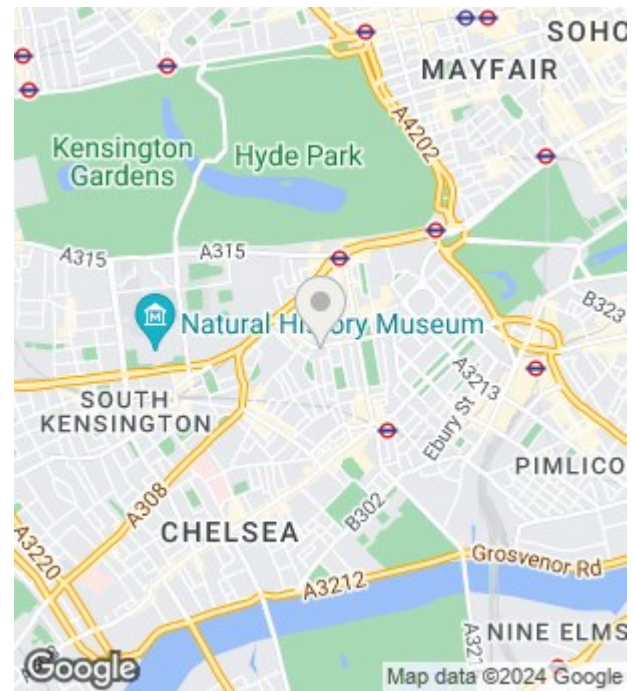
Pont Street, SW1

APPROX. GROSS INTERNAL AREA \*  
1194 Sq Ft - 110.92 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	