



49 Pont Street, London, SW1X 0BD

Asking Price £2,999,950



Discover luxury living in this spacious, beautifully finished and thoughtfully laid out two-bedroom apartment, situated in a prestigious portered block in the vibrant heart of Knightsbridge.

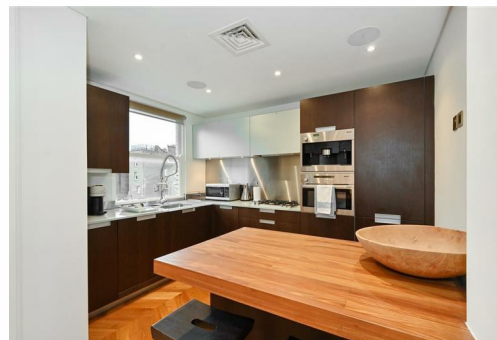
Located on the third floor, this luxury residence enjoys a tranquil southerly aspect with delightful views towards Clabon Mews and beyond. The modern kitchen boasts integrated Miele appliances, and the generous windows allow natural light to flood the apartment. The building offers a formal uniformed day porter, an impressive entrance hall, and a passenger lift for your convenience.

Situated in the sought-after area of Knightsbridge, this apartment is perfectly positioned to take advantage of the area's exceptional amenities. Knightsbridge is renowned for its elegant, tree-lined streets and offers a blend of high-end shopping, fine dining, and cultural experiences. The area is home to world-famous retailers such as Harvey Nichols and Harrods, along with the chic boutiques of Chelsea and Sloane Square.

Residents of Knightsbridge benefit from excellent transport links, including the nearby Knightsbridge underground station (Piccadilly line) and Sloane Square (District and Circle lines), ensuring easy access to the rest of London. The area also offers a selection of top-rated schools and a range of leisure facilities, including beautiful garden squares and exclusive clubs.

Prepare to embrace an unparalleled lifestyle in this exceptional residence, where luxury and convenience meet in one of London's most prestigious neighbourhoods.

- Prime Knightsbridge location
- Circa 1200 sq ft
- Quiet South facing aspect
- Air conditioning
- Service Charge £6,900 pa
- Master bedroom with ensuite and dressing area
- Third floor with lift
- 2 bedroom, 2 bathroom
- 143 years remaining on lease
- Ground Rent: £1,000 pa

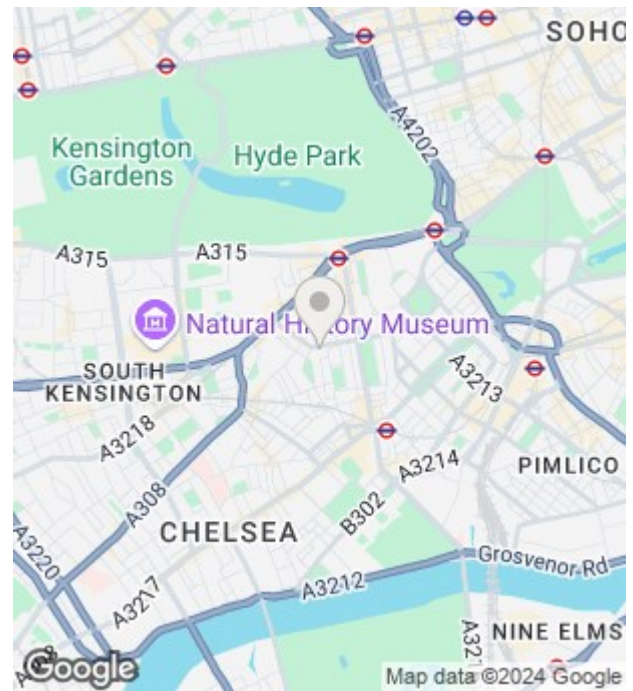




**Pont Street, SW1**

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

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



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			
<b>England &amp; Wales</b>		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			
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