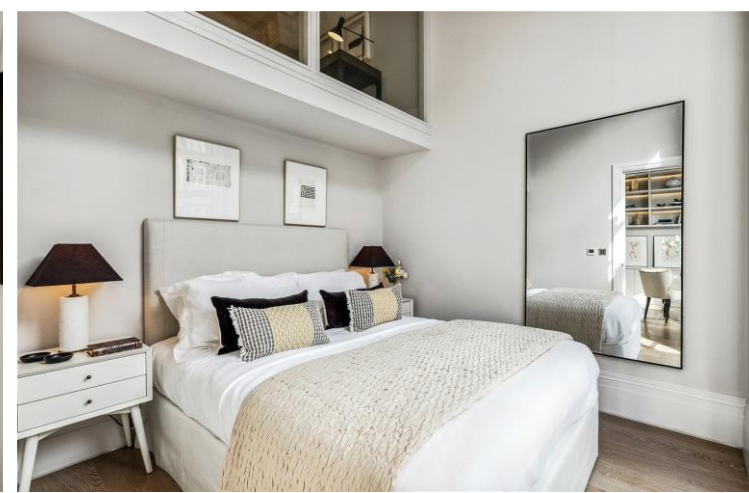




Pont Street
Knightsbridge, SW1X

CHESTERTONS





A stunning, extensively refurbished, two bedroom first floor apartment in Knightsbridge offering an exceptional standard of living. With grand ceiling heights of over 4 metres in the principal reception areas and bedrooms, the property offers an impressive sense of space and sophistication.

French doors open onto a private south facing balcony, allowing for an abundance of natural light to flow throughout. In excess of 1,000 sqft of living space, this luxurious property features a fully fitted kitchen with modern appliances, a south-facing reception room with three floor-to-ceiling windows and access to the balcony, a large double bedroom with fitted wardrobe space and en suite bathroom, a second bedroom, additional second shower room and a mezzanine study area. The apartment further benefits from remote controlled gas fires in reception room and principle bedroom as well as underfloor heating throughout.

Located in the highly sought-after area of Pont Street, the property is within easy reach of some of the most exclusive shopping and dining destinations in London. The world-renowned Harrods is just a short distance away, whilst the boutiques of Sloane Street are also close by. This exceptional property offers a rare opportunity to live in one of London's most desirable locations.

- Grade II listed
- Modern kitchen
- South facing balcony
- Main bedroom with en suite
- Second bedroom
- Family shower room

Asking Price: £2,895,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		81
69-80	C	68	
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold (Expires: 24/03/2189)

Service Charge: £11,250.12 p.a

Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: H

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

Knightsbridge

London

SW1X 9HX

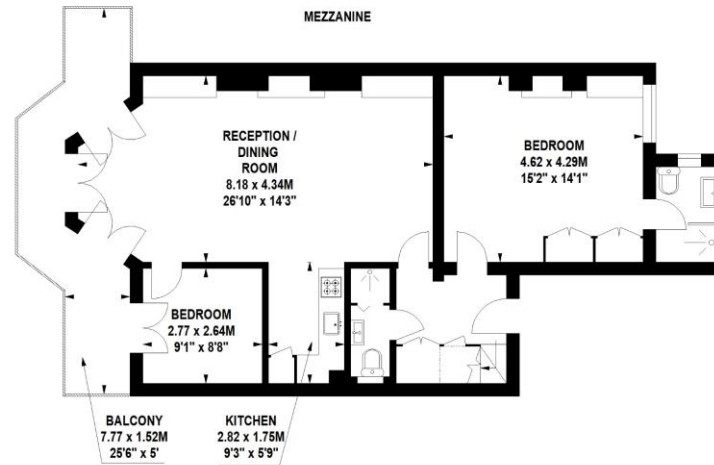
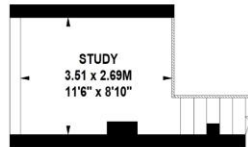
sales.knightsbridge@chestertons.co.uk

020 7235 8090

Pont Street, SW1X

Approximate gross internal area
92.99 sq m / 1001 sq ft
(Including Limited Use Area (0.7 sq m / 7 sq ft)
Balcony = 13.8 sq m / 148 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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