



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. The vibrant cafe society of Sloane Square and Pavilion Road are also within a short walk, as are the iconic Natural History and Victoria & Albert Museums. 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
- Mezzanine living space
- Freehold in process of purchase

Asking Price £2,500,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
21-34 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 163 years 11 months (expiring 24/03/2189) (to be sold with benefit of a share of freehold)

**Service Charge:** £6,894.56 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** H

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## Pont Street, SW1X

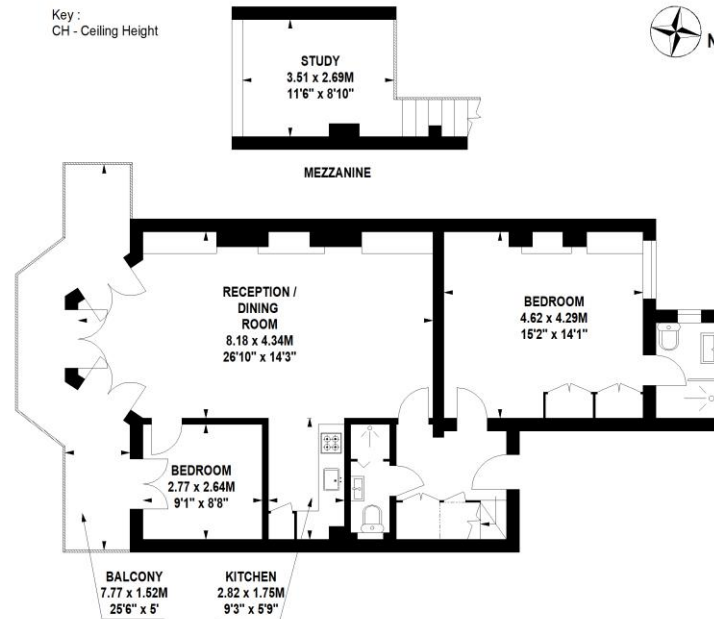
Approximate gross internal area

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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