



Pont Street

London, SW1X

£30,116.67 per month
(£6,950 per week)

An immaculately presented duplex apartment of circa 2,478 sq ft, with concierge, air-conditioning system throughout, stunning marble flooring, private rear garden and lift access.

The property is finished to a very high standard and located moments from Sloane Street. The accommodation includes an impressive kitchen/dining room with 3.4 metre high ceilings and Gaggenau appliances and a separate reception providing access to the beautiful rear garden. Additionally, the property offers a second reception, three double bedrooms, including a master suite with separate dressing room and four bathrooms.

Perfectly located just a short walk from Hyde Park, Sloane Square and Harrods.



Pont Street

London, SW1X

- Air-conditioning system throughout
- Marble flooring
- 3.4 metre ceilings
- Kitchen fitted with Gaggenau appliances
- Lift access
- Private rear garden
- Concierge



An immaculately presented duplex apartment of circa 2,478 sq ft, with concierge, air-conditioning system throughout, stunning marble flooring, private rear garden and lift access.

Minimum Term: 12 months
Deposit Required: £41,700.00
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: C
Furnished

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Knightsbridge & Belgravia Lettings

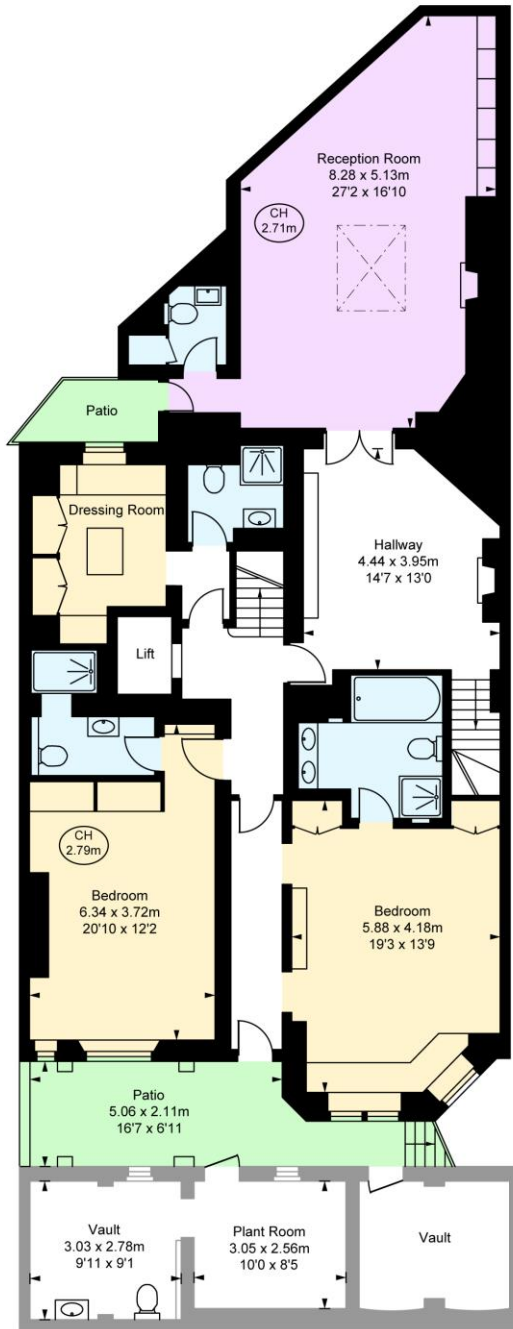
31 Lowndes Street
 London
 SW1X 9HX
 knightsbridge@chestertons.co.uk
 02072353530
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

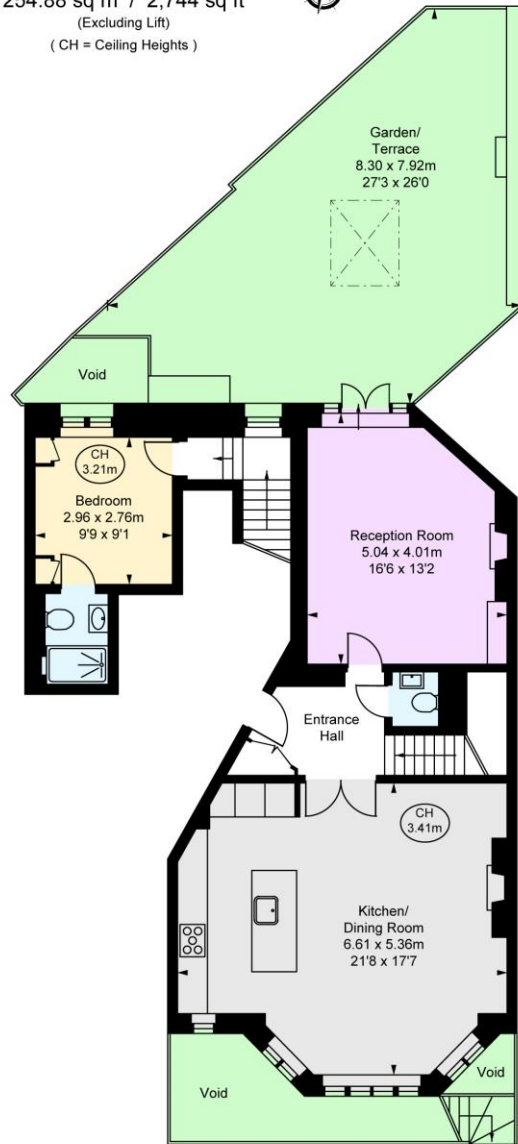
Pont Street, SW1X

Approximate Gross Internal Area
 230.17 sq m / 2,478 sq ft
 Vault / Plant Room
 24.71 sq m / 266 sq ft

Total Areas Shown On Plan
 254.88 sq m / 2,744 sq ft
 (Excluding Lift)
 (CH = Ceiling Heights)



Lower Ground Floor
 Approximate Gross Internal Area
 150.58 sq m / 1,621 sq ft



Ground Floor
 Approximate Gross Internal Area
 79.60 sq m / 857 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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