



Pont Street

London, SW1X

£30,311.67 per month
(£6,995 per week)

An immaculately presented duplex apartment of circa 2,157 sq ft, with concierge, air-conditioning system throughout, stunning wood flooring, private terrace and direct lift access. The property is finished to a very high standard and located moments from Sloane Street.

The accommodation includes an impressive reception and separate dining room, both benefitting from 3.4 metre high ceilings and providing access to the private terrace. Additionally, the property offers a modern kitchen fitted with Gaggenau appliances, three double bedrooms and three bathrooms.

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

CHESTERTONS



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- Air-conditioning system throughout
- Wood flooring
- 3.4 metre ceilings
- Kitchen fitted with Gaggenau appliances
- Direct lift access
- Private terrace
- Concierge



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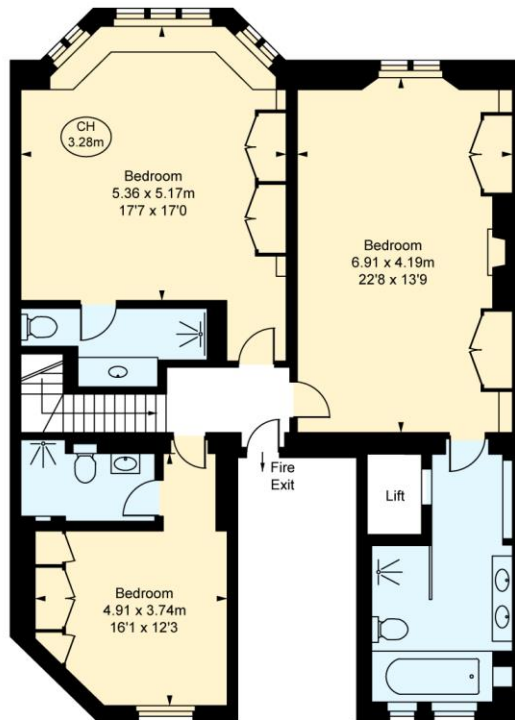
Minimum Term: 12 months
Deposit Required: £41,970.00
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: C
Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

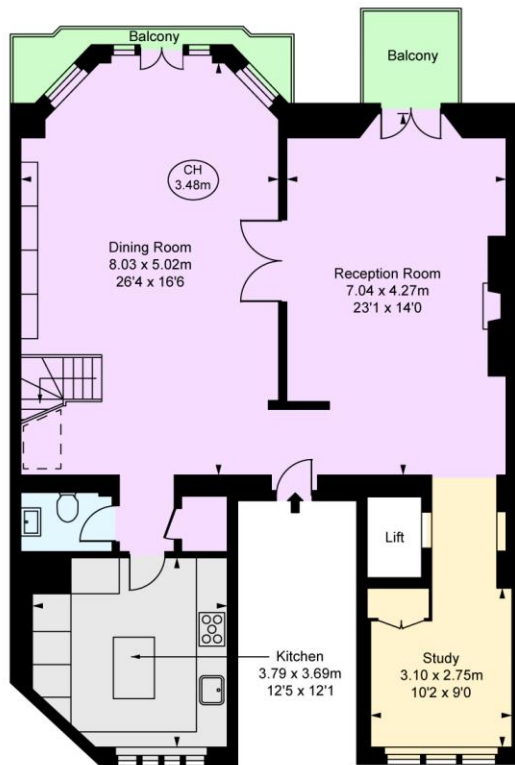


Pont Street, SW1X
Approximate Gross Internal Area
200.40 sq m / 2,157 sq ft

(Including restricted height
under 1.5m □ □ □ □)
(Excluding Lift)
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
100.29 sq m / 1,079 sq ft



First Floor
Approximate Gross Internal Area
100.11 sq m / 1,078 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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