



Pont Street, Knightsbridge SW1X

ASHDOWN MARKS  
PROPERTY CONSULTANTS

## Pont Street, London SW1X

A stunning, rarely found FIRST floor maisonette with large entertaining rooms.

The flat features a wonderful drawing room with detailed mouldings and high ceilings. To the rear is also a generous beautifully refurbished kitchen/dining room opening onto a south facing balcony. The second floor provides three double bedrooms (one currently a dressing room) which all benefit from air conditioning.

- Drawing Room with Balcony
- Kitchen / Dining Room with Balcony
- Two Double Bedrooms with En Suite Bathrooms
- Bedroom Three / Dressing Room
- Utility Room
- Cloakroom
- Part Air Conditioning
- Lease: Expires 27th September 2189
- EPC: Rating C
- Council Tax: Band G

Service Charge: 15% of total outgoings.

Currently approx. £12,730 p.a for year ending 28<sup>th</sup> Sept 2024 – subject to annual review.

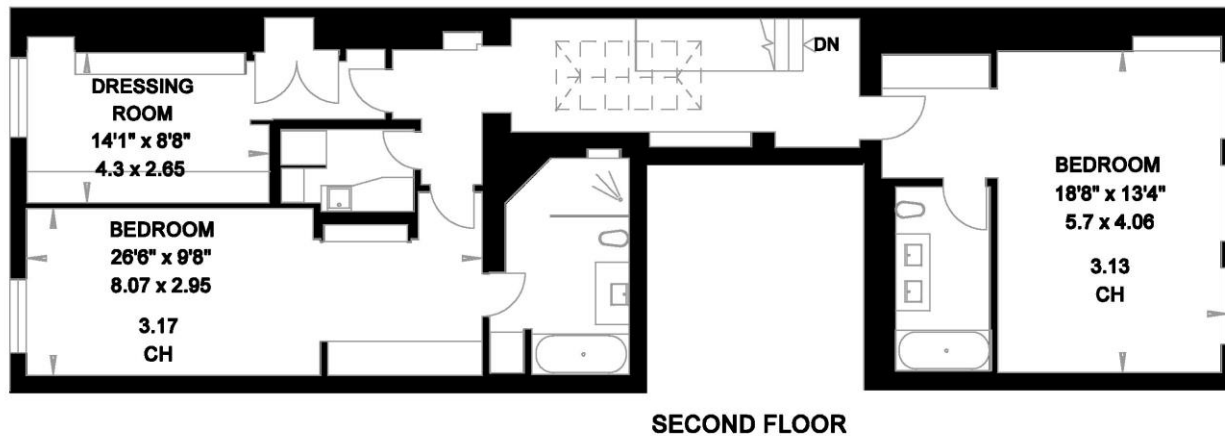
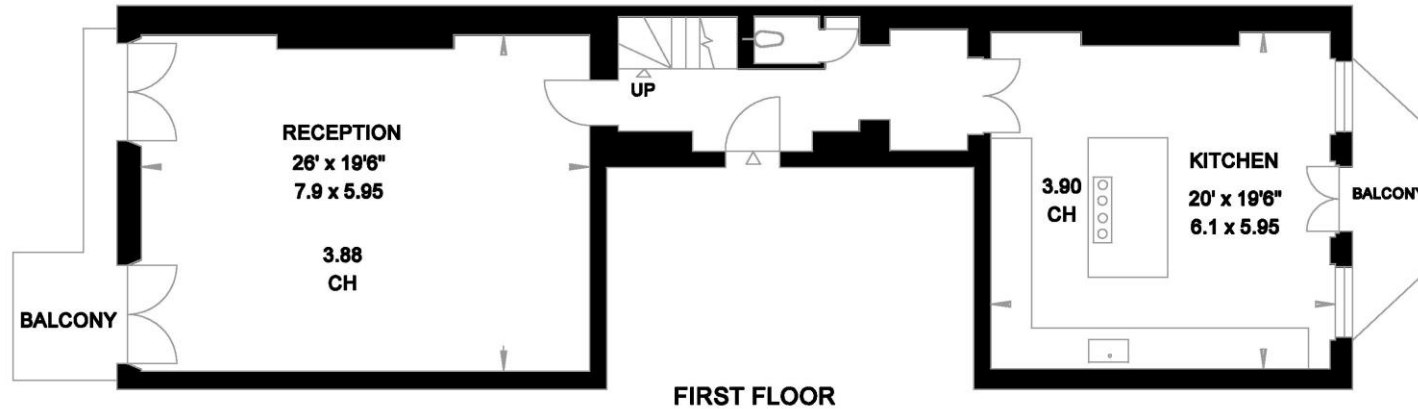
**Guide Price: £6,750,000**





**PONT STREET  
LONDON SW1**

Gross Internal Area = 214.6 sq. metres  
2310 sq. feet



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**9 Milner Street, London, SW3 2QB**

**Tel: 020 7589 3353**

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