



Pont Street

London, SW1X

£21,666.67 per month
(£5,000 per week)

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

CHESTERTONS



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- 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.

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.

Minimum Term: 12 months
Deposit Required: £30,000.00
Local Authority: Kensington and Chelsea
Council Tax Band: H
EPC Rating: C
Furnished

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

Chestertons Knightsbridge & Belgravia Lettings

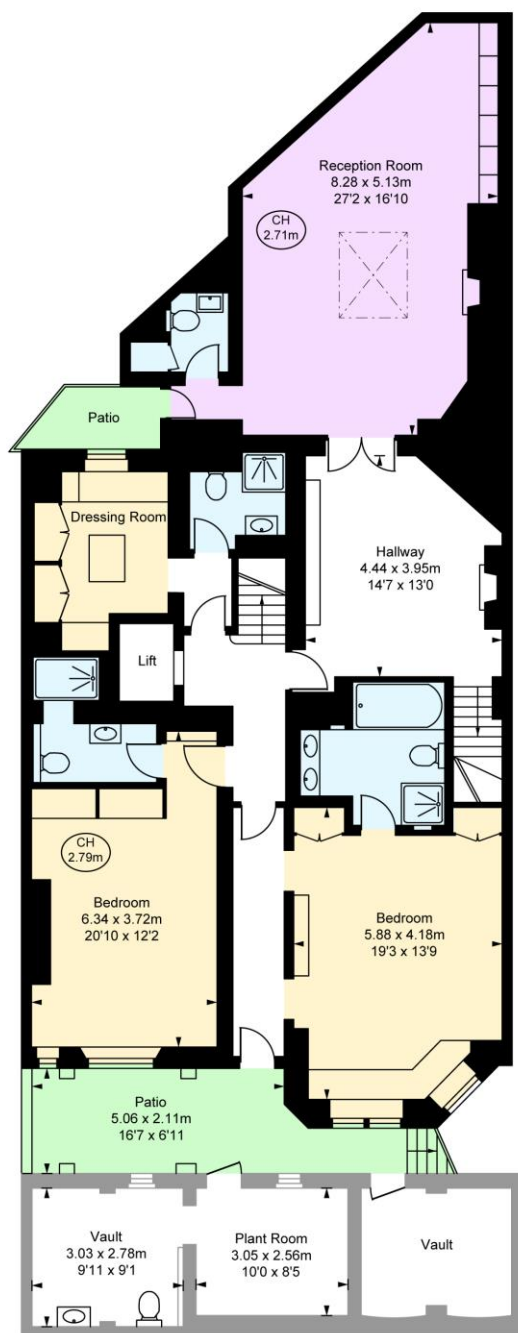
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 London
 SW1X 9HX
knightbridgelettingsusers@chestertons.co.uk
 02072353530
chestertons.co.uk

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

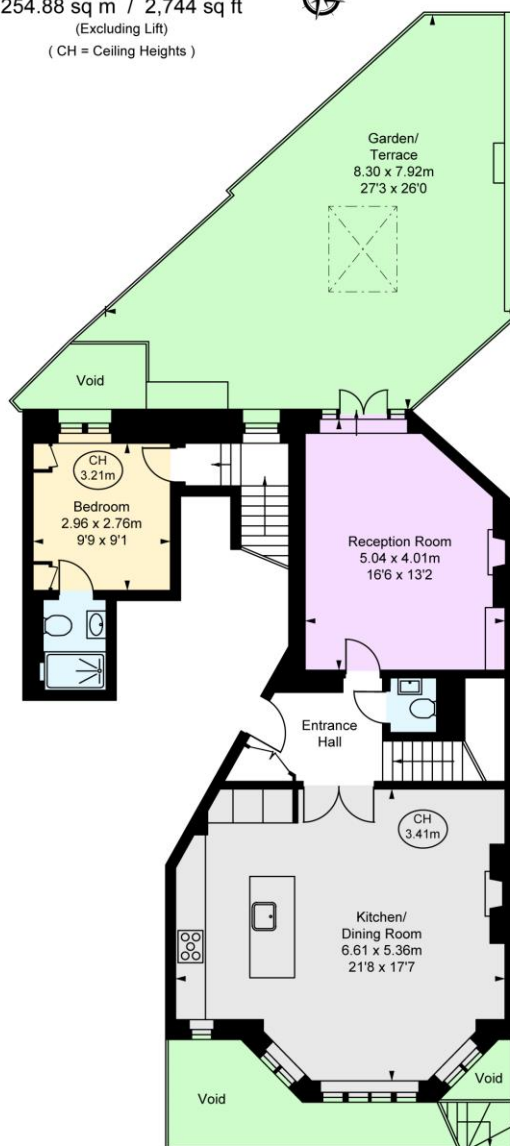
Pont Street, SW1X

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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