



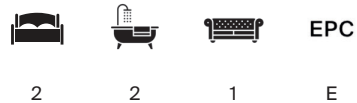
# PONT STREET

Knightsbridge SW1X



# ONE OF KNIGHTSBRIDGE'S MOST DESIRABLE STREETS

Spanning the ground and lower ground floors, it offers generous proportions and excellent natural light throughout. The raised ground floor features an impressive reception room with ceilings over 3 metres, alongside a well-appointed kitchen.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 167 years remaining

Ground rent: peppercorn

Service charge: £9,244 per annum, next review date 2026

**Guide Price: £1,495,000**



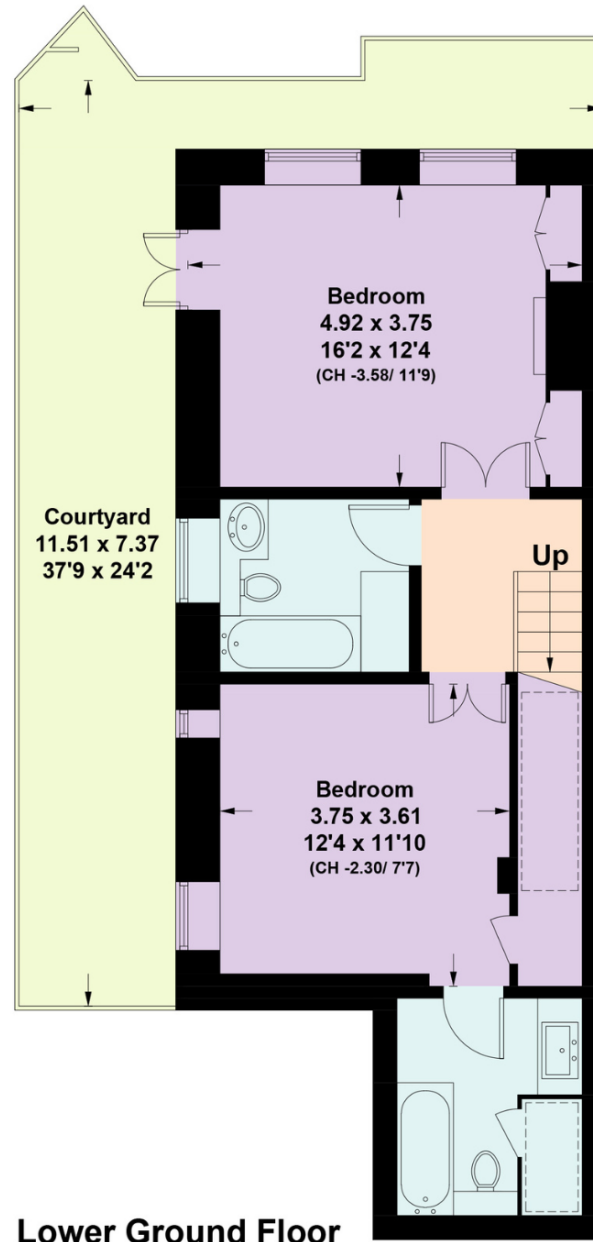
The lower level hosts two well-proportioned bedrooms, including a generous principal bedroom with direct access to the private outdoor space, perfect for morning coffee or evening relaxation. The second bedroom benefits from its own en suite bathroom, providing ideal guest or secondary accommodation, and is complemented by a further family bathroom.

Located in the heart of Knightsbridge, Pont Street is one of London's most coveted addresses, just 0.3 miles from Harrods and 0.1 miles from the internationally renowned boutiques of Sloane Street. The apartment is perfectly positioned to enjoy the best of London living while offering a haven of sophistication and comfort.




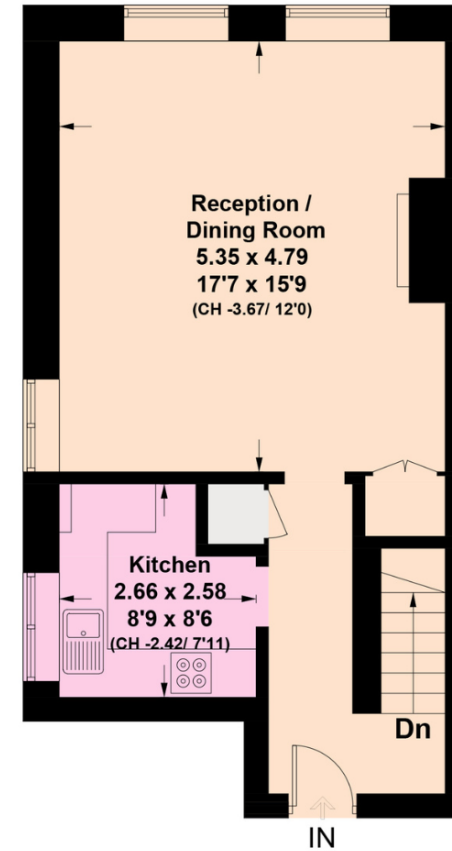






**Lower Ground Floor**

 = Reduced head height below 1.5m



**Raised Ground Floor**

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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