



PONT STREET

Knightsbridge SW1X



IN THE HEART OF KNIGHTSBRIDGE

An exceptional first-floor apartment with fabulous proportions and grandeur, located on one of central London's most prestigious addresses.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold, approximately 169 years remaining

*Ground rent: unknown

Approximately £16,317.52 per annum, reviewed once per year, with the next review date currently unknown.

Guide price: £2,850,000



Extending to approximately 1,281 sq ft, the property has been finished to a very high standard, combining elegant proportions with a thoughtfully arranged layout. The impressive reception room provides a superb entertaining space, further enhanced by the outstanding ceiling height, large windows, and access to a private balcony.







The accommodation comprises a generous principal bedroom with en suite bathroom, a second spacious bedroom, and a further separate bathroom. A well appointed kitchen sits adjacent to the reception space, completing an apartment that is both practical and refined.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.

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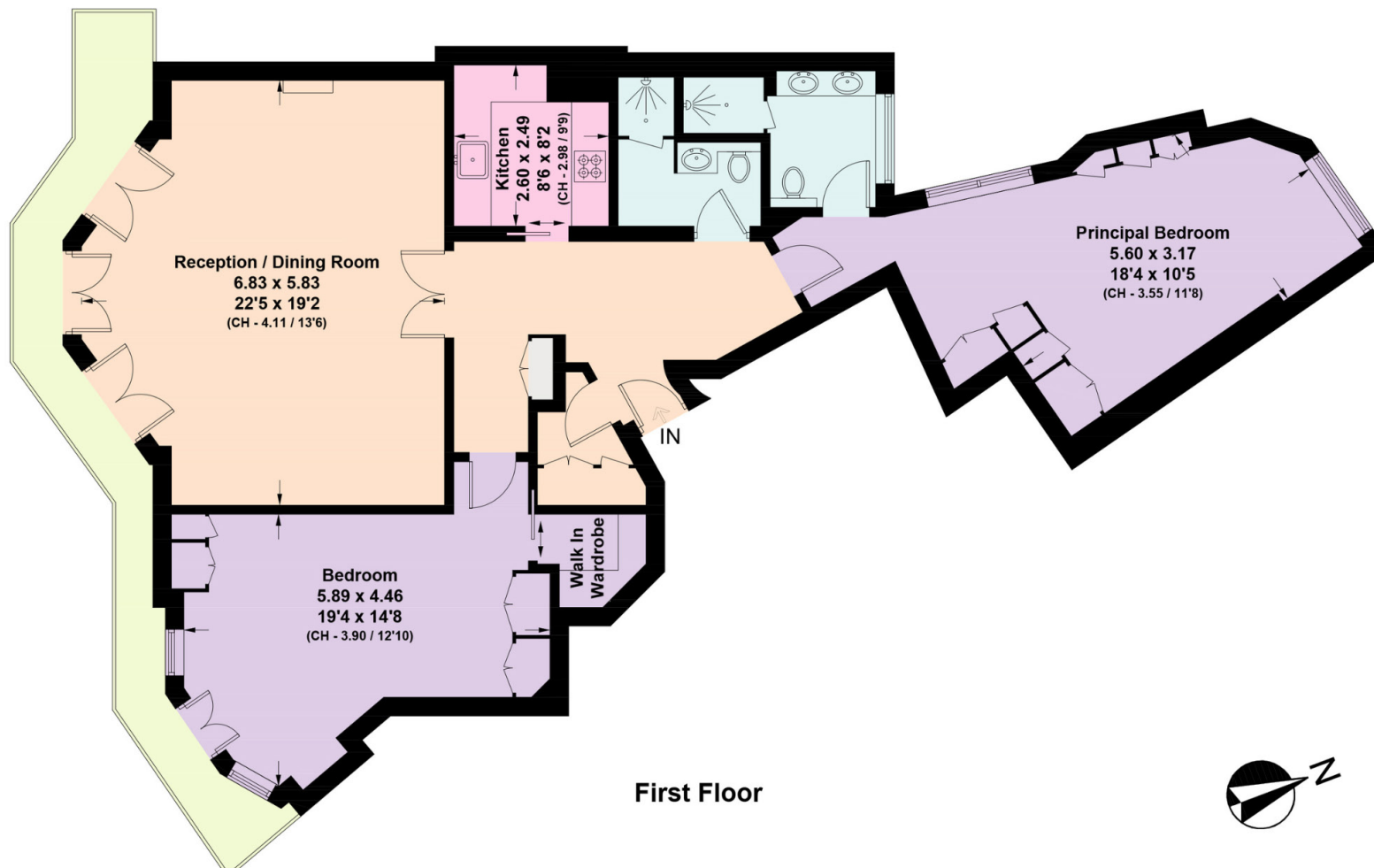


Pont Street is one of the most highly desired residential enclaves, sitting within the heart of Knightsbridge, one of London's most exclusive neighbourhoods, between Hans Place and Cadogan Square. It is also the pivotal link between Knightsbridge, Belgravia, Chelsea and South Kensington, putting the best of these worlds on your doorstep.









Approximate Gross Internal Area = 120.2 sq m / 1294 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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