



Pont Street, Belgravia **SW1X**



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A well-presented two bedroom apartment, situated on the ground and lower ground floor of this period building.

The accommodation comprises a large reception room and kitchen on the ground floor, with two double bedrooms (both en suite) and a cloakroom on the lower ground floor. Both bedrooms also have access to a private patio area. The property is located in close proximity to Knightsbridge and Sloane Square tube stations.



Asking price: £1,950,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £4,836 approximately per annum, reviewed annually

Local authority: Kensington and Chelsea

Council tax band: G

Location

Pont Street is perfectly located in Knightsbridge with easy access to Belgravia, Chelsea and South Kensington. World-class shopping, restaurants and transport links as well as Hyde Park are all within close proximity. Knightsbridge Underground Station (Piccadilly line) is 0.4 miles from the property and provides excellent links to both Heathrow & the West End.





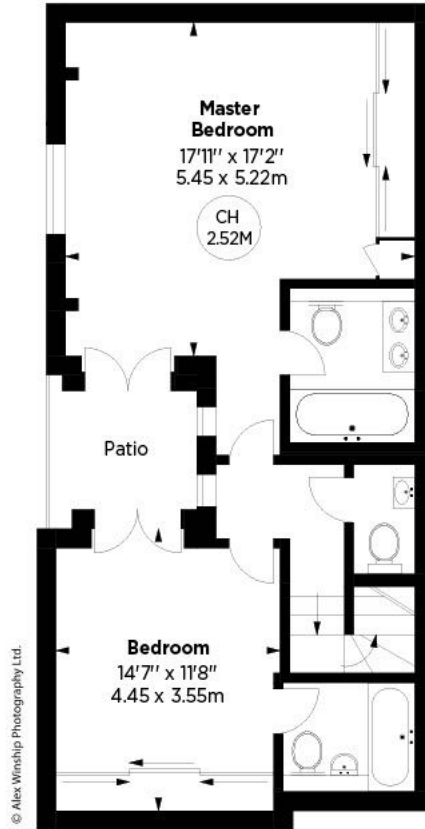
Pont Street, SW1

APPROX. GROSS INTERNAL AREA *
1163 Sq Ft - 108.04 Sq M

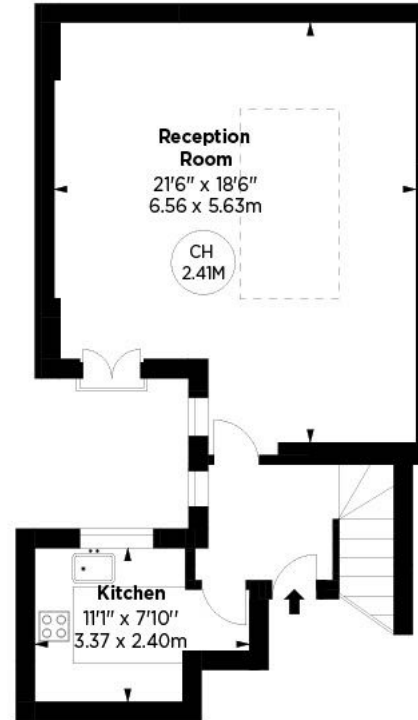


This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height



LOWER GROUND FLOOR



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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