



Pont Street, Belgravia **SW1X**



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This is a well-presented two bedroom duplex apartment in a period building located within a short distance of Knightsbridge and Sloane Square tube stations. The property benefits from two double bedrooms with en suite, a light and spacious reception room, a fitted kitchen, and a guest WC.



Guide price: £1,200,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £3,627 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.



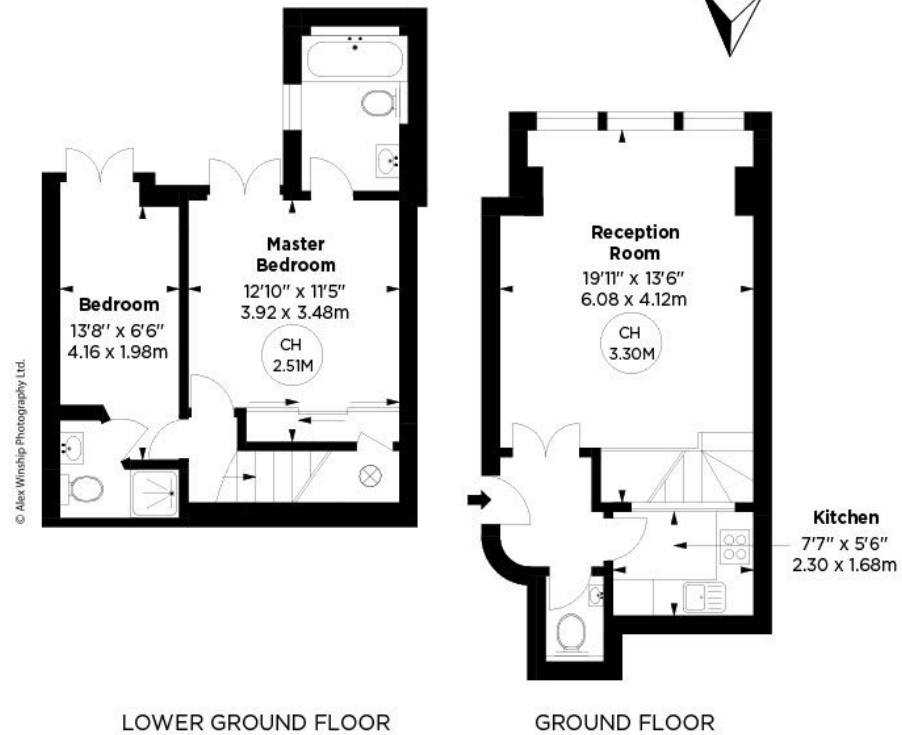


Pont Street, SW1

APPROX. GROSS INTERNAL AREA *
708 Sq Ft - 65.77 Sq M

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

Key :
CH - Ceiling Height



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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