



Pont Street, Knightsbridge **SW1X**

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# Pont Street, Knightsbridge **SW1X**

Located in an enviable Knightsbridge location on Pont Street, the property offers 1,000 sq ft of living space.

The property's accommodation includes a kitchen with fully fitted appliances, a large south-facing reception room, with three floor-to-ceiling windows, enjoying access onto the south-facing balcony. There is a large double bedroom with fitted wardrobe space and en suite bathroom, a second bedroom, as well as a mezzanine study area. There is a second off the entrance hall. All times and distances are approximate

A newly refurbished, first floor apartment, offering excellent living and entertaining space with grand ceiling heights in excess of four metres in the principal reception areas and bedrooms, with French doors onto a balcony.



**Guide price:** £3,000,000

**Tenure:** Leasehold: approximately 165 years remaining

**Service charge:** £11,250.12 per annum

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington & Chelsea

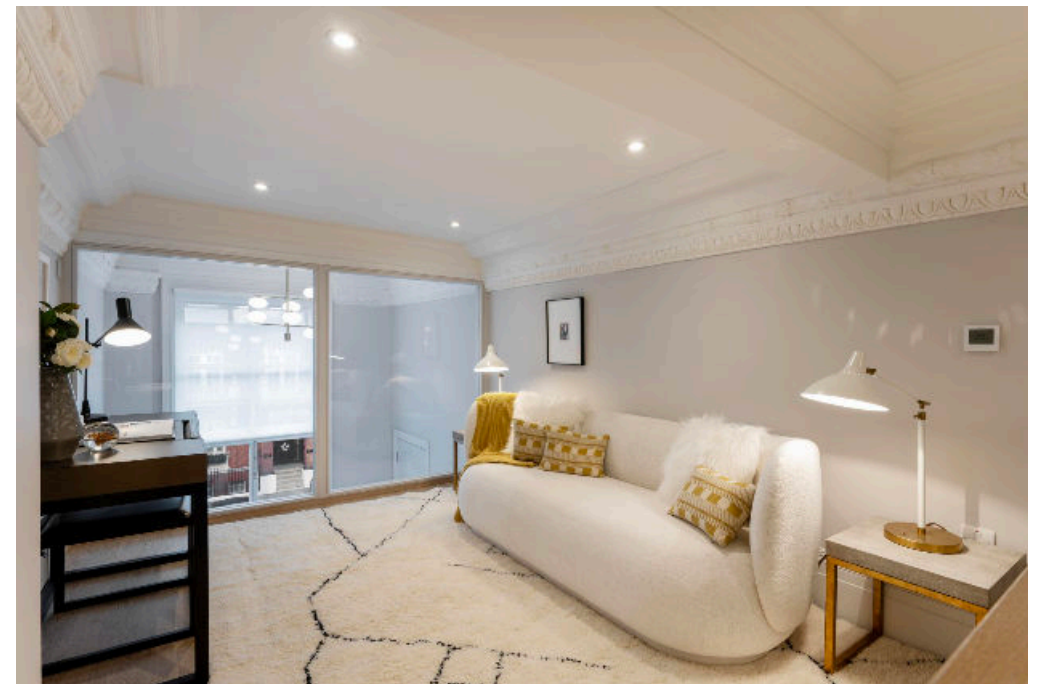
**Council tax band:** Unknown





## Location

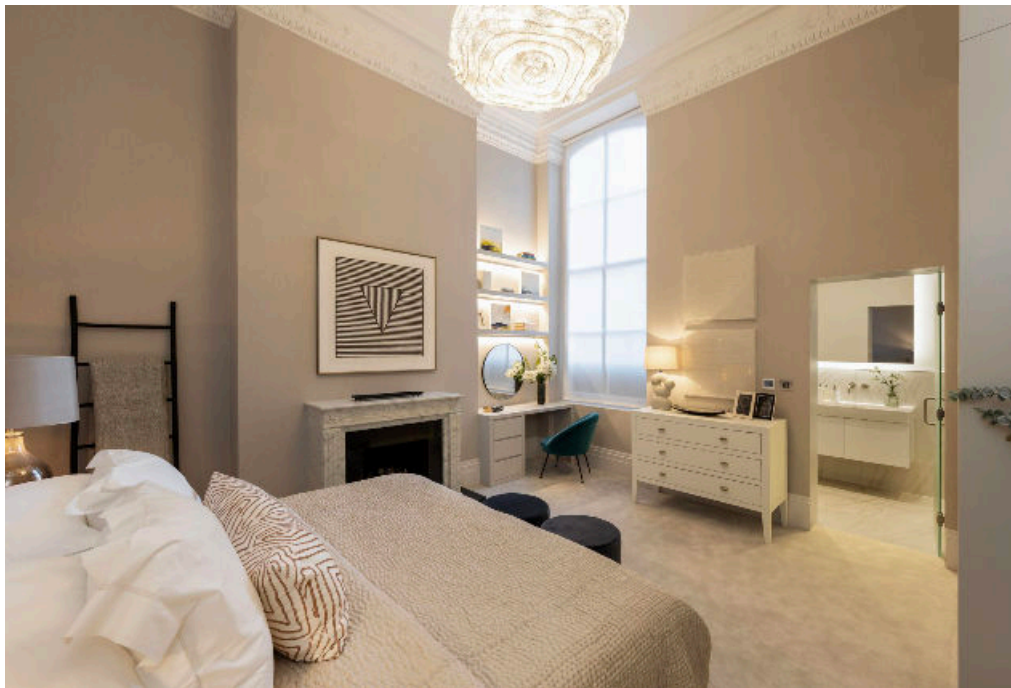
Pont Street is a desirable address in the heart of Knightsbridge just 0.3 miles from Harrods and 0.1 miles from the internationally renowned boutiques of Sloane Street. The cafe society of Sloane Square and Pavilion Road, and the world famous landmarks of the Natural History and Victoria & Albert Museums are just a short walk away.









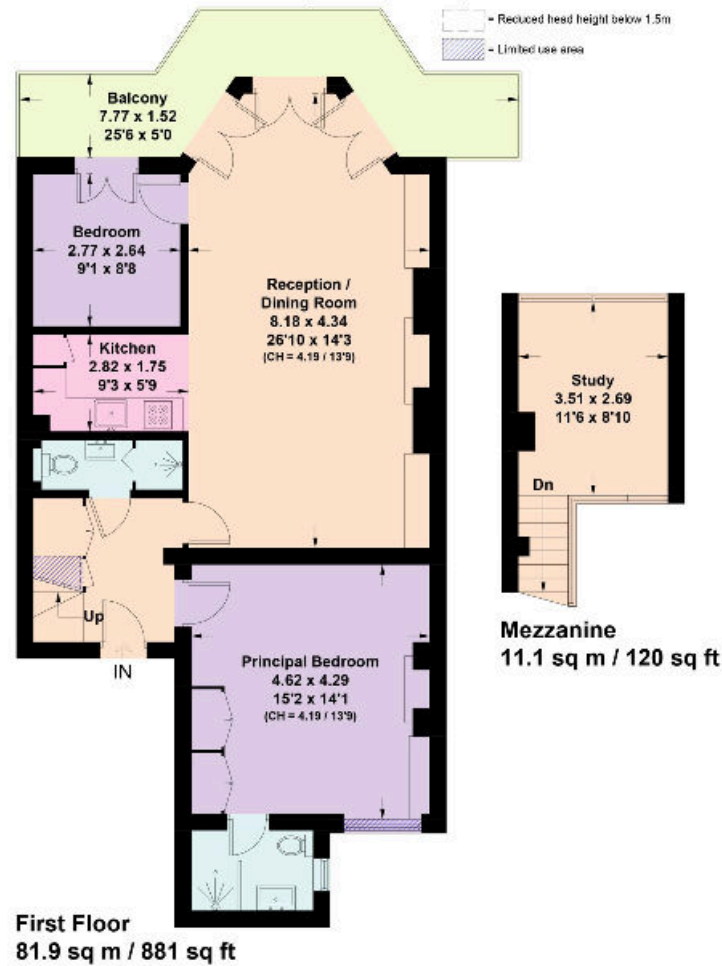


## Pont Street, SW1X

Approximate Floor Area = 93.0 sq m / 1001 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
Balcony = 13.8 sq m / 148 sq ft



Reduced head height below 1.5m  
Limited use area



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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 January 2023. Photographs and videos dated January 2023.

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