



Pont Street, Knightsbridge, London **SW1X**

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# Pont Street, Knightsbridge **SW1X**

A well-presented three bedroom apartment on the top two floors of a well-maintained portered building offering excellent living and entertaining space and a balcony.

The property's accommodation includes a kitchen with fully fitted appliances, a large reception room, with floor-to-ceiling windows, enjoying access onto the Juliette balcony. There are two double bedrooms with fitted wardrobes, two en suite bathrooms, as well as a third bedroom with separate bathroom.



**Guide price:** £2,750,000

**Tenure:** Available freehold

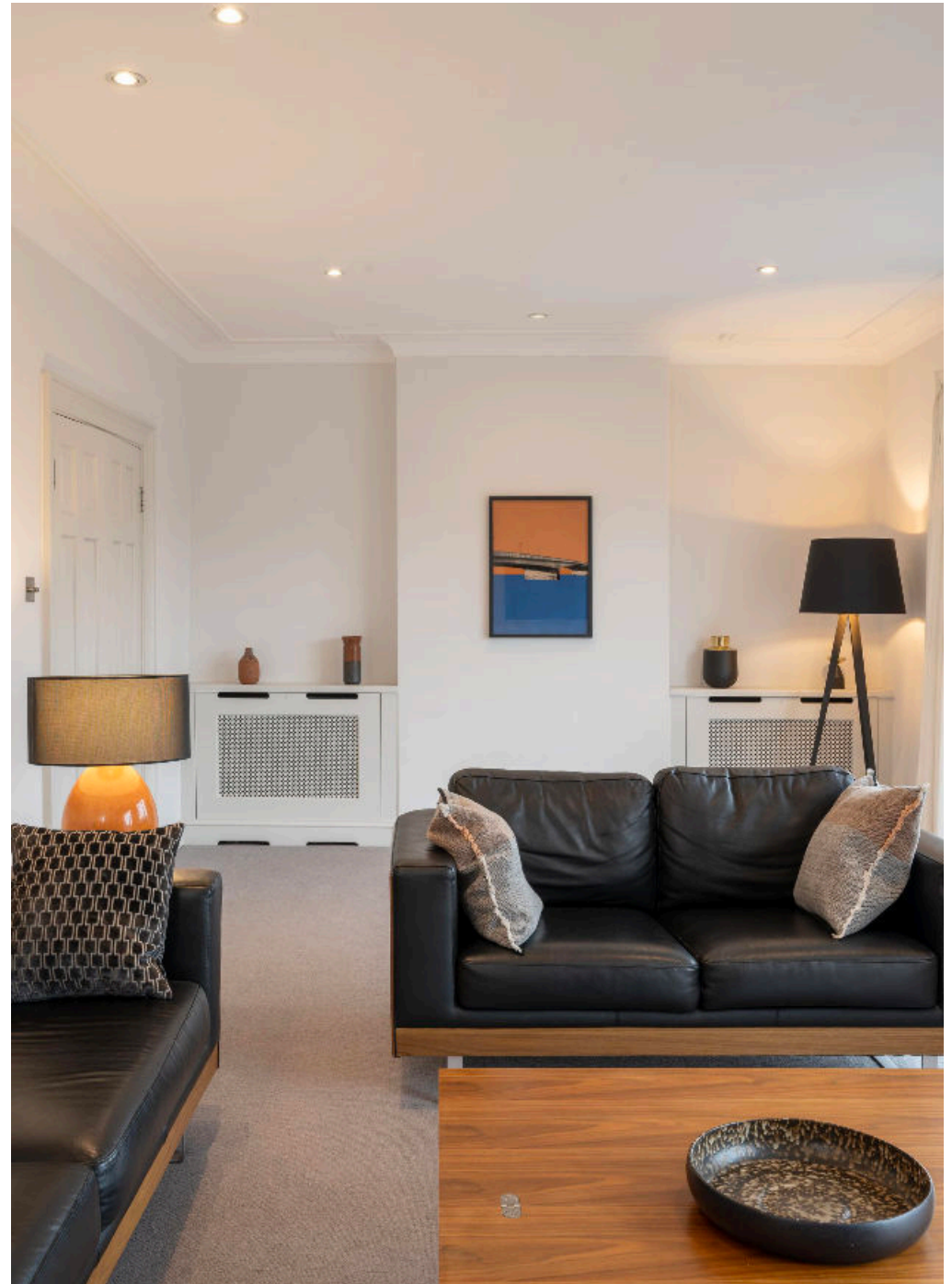
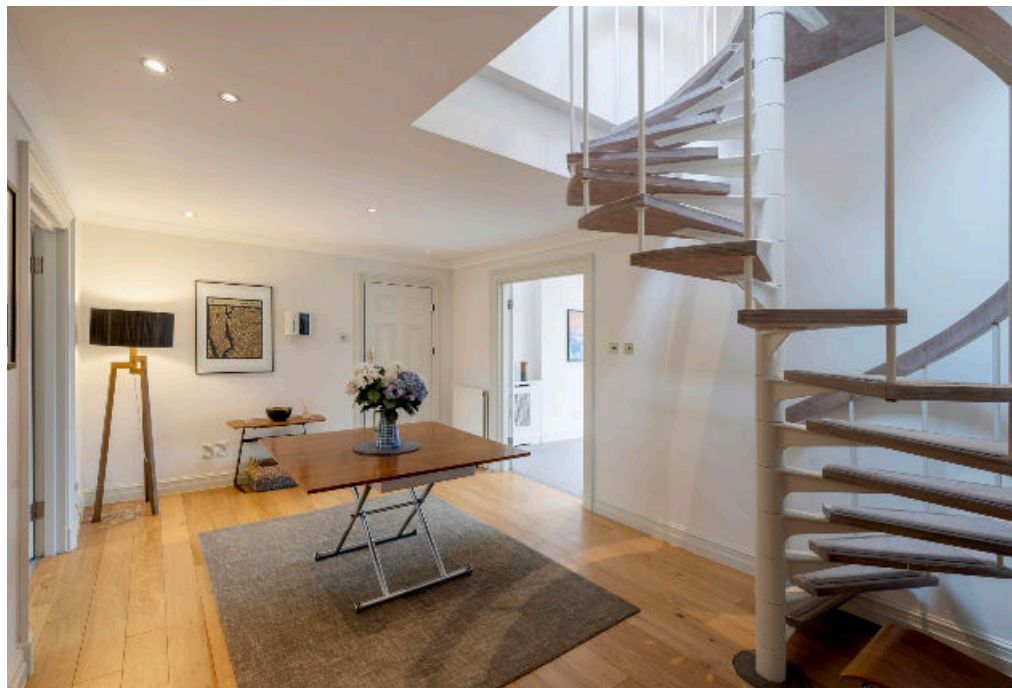
**Service charge:** £9538.50 per annum (including contribution to the reserve fund), reviewed every year, next review due 2025

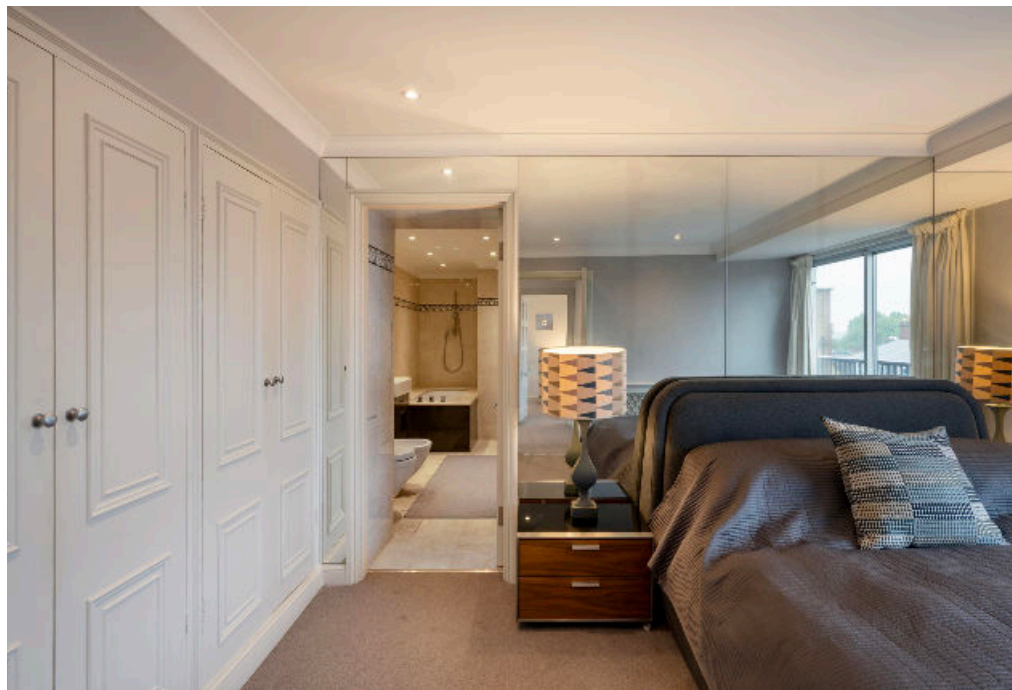
**Ground rent:** We were unable to confirm the ground rent. You should make your own enquiries.

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


**Council tax band:** G







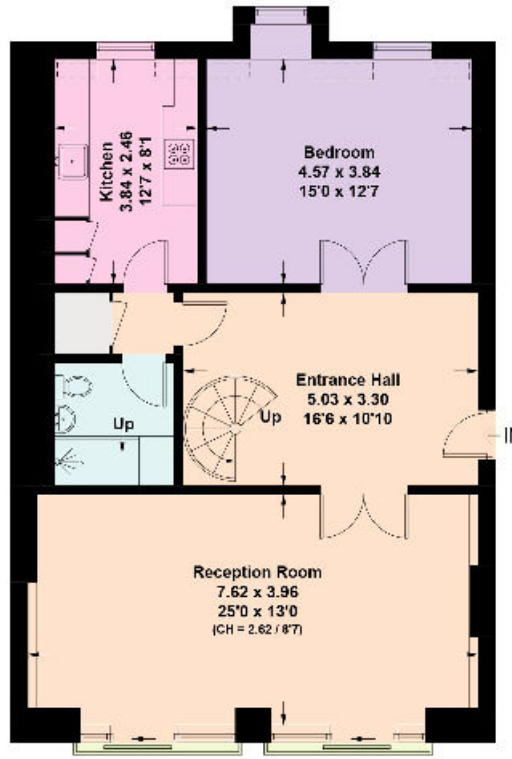


 = Reduce head height below 1.8m

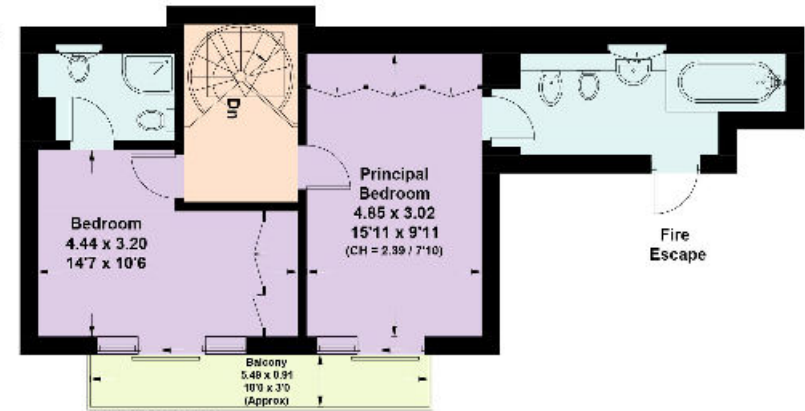
## Pont Street, SW1X

**Approximate Gross Internal Floor Area  
131.3 sq m / 1413 sq ft**

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.



**Fourth Floor**



**Fifth Floor**

**Knight Frank**

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We would be delighted to tell you more

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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