

PONT STREET | SW1X



Pont Street

Knightsbridge, London SW1X 0AE

A meticulously refurbished two bedroom apartment on a prime Knightsbridge Street.

Set over two floors and quietly positioned at the rear of a period red brick building this tranquil apartment offers very well laid out accommodation with high ceilings and a particularly bright and spacious living room with dining area on the raised ground floor.

The apartment has been renovated by the current owner to an exacting standard throughout with minute attention to detail including, but not limited to; premium wood flooring, hidden Wi-Fi, ethernet and fibre cabling, Lago bespoke Italian furniture supplied by Harrods, full alarm system, setup for home cinema equipment and numerous other security features and high quality fittings.

The flat extends to over 1,000 square feet of internal space plus a storage area above the kitchen and entrance hall. There is an un-demised patio area to which the flat has direct access.

The flat consists of a smart communal entrance, internal entrance hall, and clever built in storage and guest WC. An integrated kitchen with high-end appliances, large living room with high ceilings and windows. A spiral staircase leads to the lower floor where there is a family bathroom with separate shower and two double bedrooms with bespoke Lago built in storage.

The property extends to 1,090 sq/ft (101.26 sq/m) including loft storage area.



ASKING PRICE: £2,000,000 Subject to Contract

TENURE: Leasehold; expiring 23 June 2105

Our Client qualifies under the Leasehold Reform Act and is able to assign the right to extend the lease to an incoming purchaser.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £8,090.96 for the current financial year (includes heating & hot water)



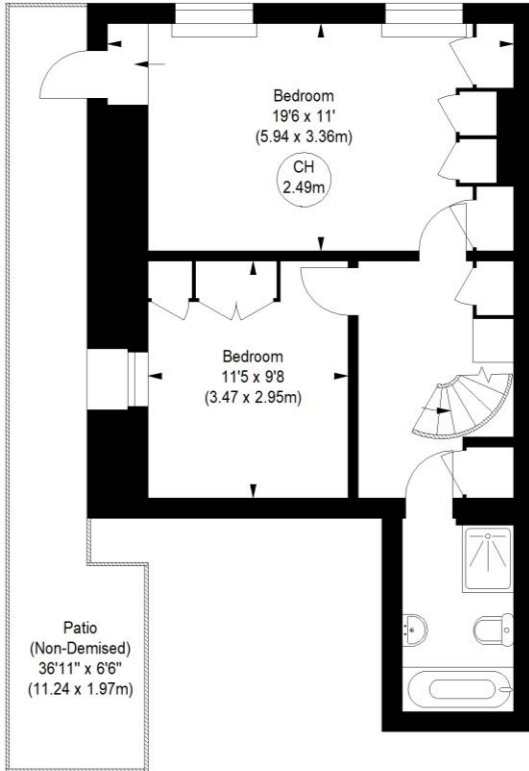
Location:

Pont Street runs between Walton Street and Sloane Street and is conveniently located for various Schools (More House, Knightsbridge and Hill House) plus the numerous shops, including Harrods, cafes and restaurant, as well as the tube links at Sloane Square, Knightsbridge and South Kensington.

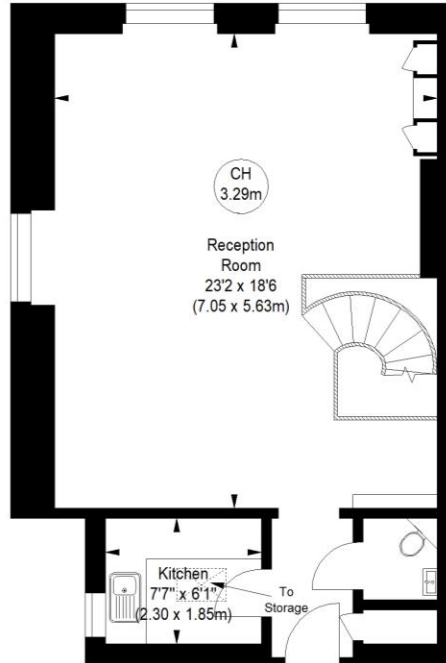
Two Double Bedrooms | non-demised Patio Area | High Ceilings | Open Plan | EPC Rating D

PONT STREET, SW1

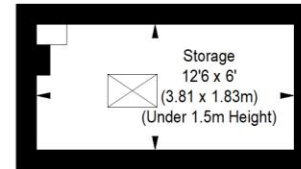
Approximate gross internal area
 1090 sq ft / 101.26 sq m
 (Including Storage)
 Storage Area 76 sq ft / 7.06 sq m



LOWER GROUND FLOOR



RAISED GROUND FLOOR



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



for every step...

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