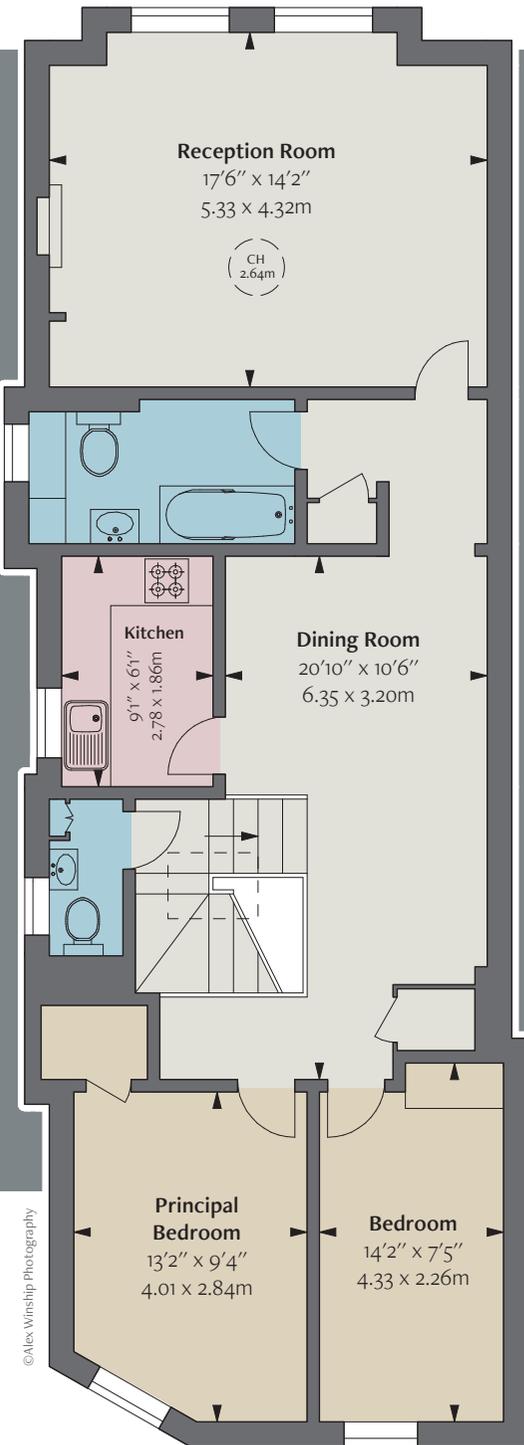




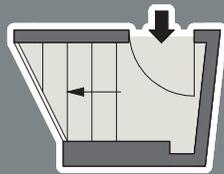
PONT STREET

KNIGHTSBRIDGE SW1X



Approximate Gross Internal Area

979 sq ft
90.95 sq m



Third Floor Entrance

FOURTH FLOOR

Fabulous, bright and spacious top floor flat in this period building located in the heart of Knightsbridge.

The flat is entered on the third floor with a short staircase leading to the fourth (top) floor. There is a wide hallway which could also be used as an informal dining area, off which is located the kitchen. The reception room is located at the front of the building, enjoying southerly views of the surrounding area. The two bedrooms are located at the rear of the flat.

Accommodation comprises a spacious reception room, two bedrooms, a modern bathroom suite and a separate fully fitted kitchen, in addition to a guest WC/cloakroom.

Pont street is a very popular location in Knightsbridge within easy reach of Harrods, the shops and restaurants of Walton street as well as the Kings Road. The luxury boutiques of Sloane Street are approximately 350 metres away, and Knightsbridge tube station is within 500 metres providing quick and direct access to the west end as well as Heathrow.

Tenure Leasehold; a new 125 years lease will be granted

Ground Rent Peppercorn

Service Charge £6,098 for 2022 (14.97% of outgoings)

Guide Price £1,300,000

Local Authority Royal Borough of Kensington & Chelsea

EPC Rating E



Viewing: Strictly by appointment with Savills. Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 11/05/22 SAVILLS-220427-04MS NDK

THE BROCHURE ALEX WINSHIP

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JLL Knightsbridge
knightsbridge@eu.jll.com | 020 7306 1600
JLL Chelsea
chelsea@eu.jll.com | 020 7399 5010
jll.co.uk/residential

Savills Knightsbridge
knightsbridge_sales@savills.com
020 7581 5234
Savills Sloane Street
sloanestreet@savills.com
020 7730 0822
savills.co.uk

