



PONT STREET, SW1X
£1,650,000 SHARE OF FREEHOLD

ELEGANT TWO-BEDROOM MAISONETTE WITH GARDEN ON PRESTIGIOUS PONT STREET

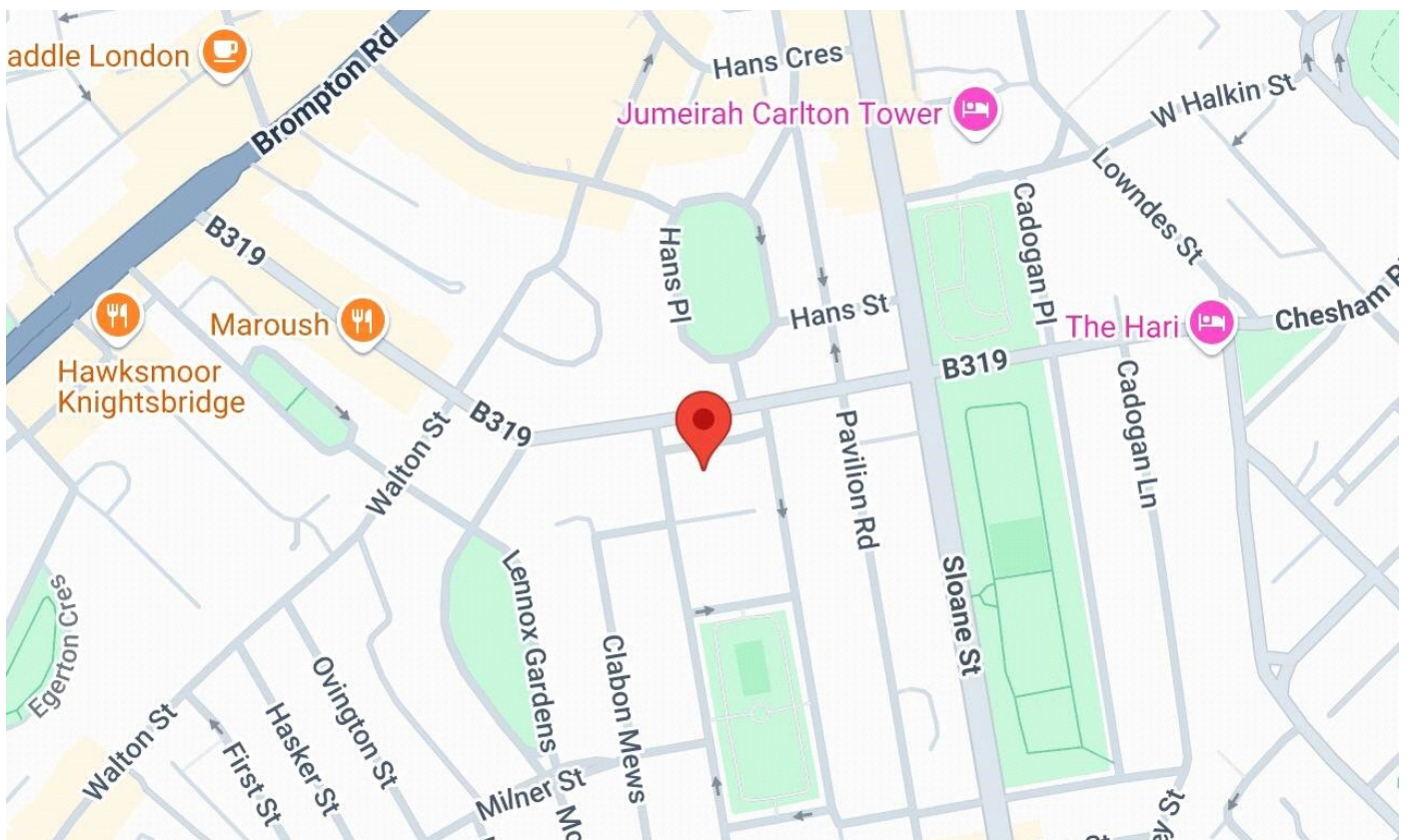
Knightsbridge & Chelsea | 0207 589 6616 | knightsbridge@winkworth.co.uk



DESCRIPTION:

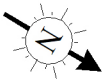
A wonderful two-bedroom maisonette set within a handsome red-brick period property on the iconic Pont Street, on the border of Chelsea and Knightsbridge. The home boasts an impressive reception room with soaring high ceilings and large windows, filling the space with natural light and offering charming views. The reception leads directly onto an east-facing terrace and patio garden, ideal for morning sun and entertaining. Perfectly positioned, the property is set back from the road and close by world-renowned shopping at Harrods, as well as the boutiques, restaurants, and excellent transport links of Sloane Street, Sloane Square, and the King's Road.



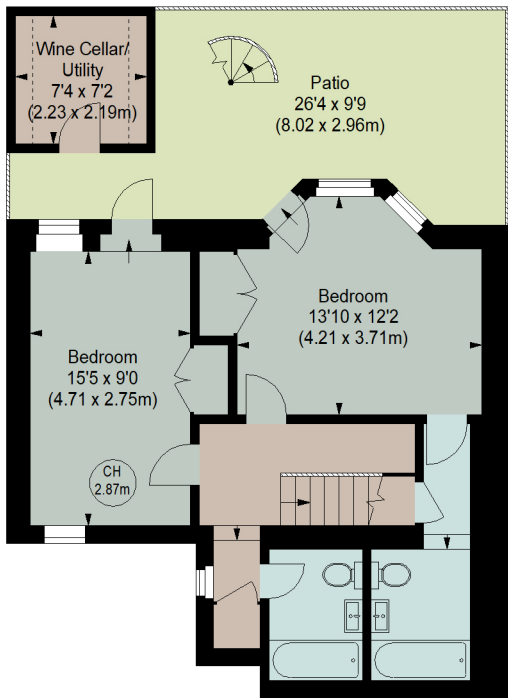


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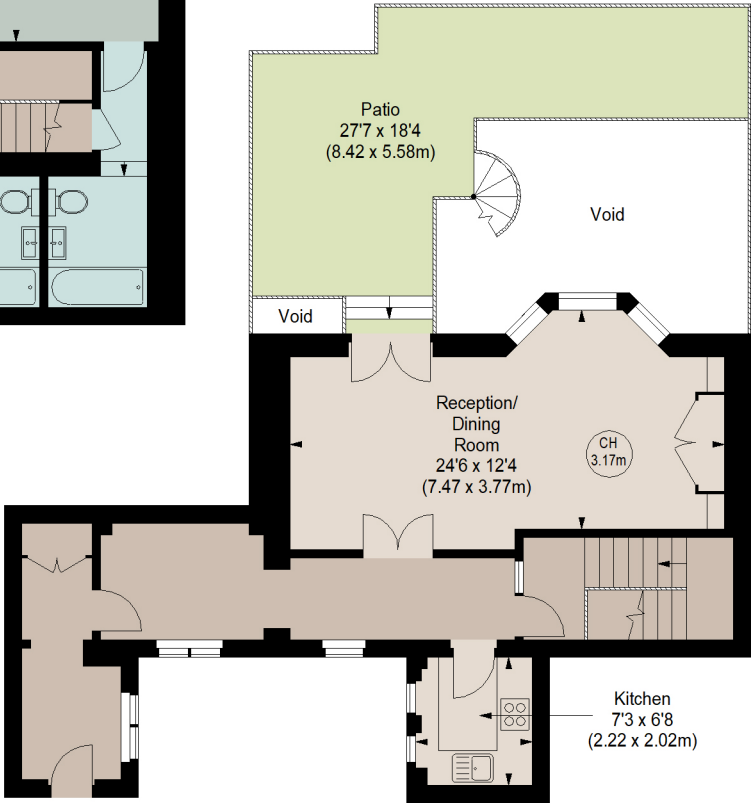
Approximate gross internal area
1070 sq ft / 99.39 sq m



Key :
CH - Ceiling Height



LOWER GROUND FLOOR
(49.69 m²)



GROUND FLOOR
(49.70 m²)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
Term: 999 year and 5 months
Service Charge: £7,600.00 per annum
Ground Rent: Peppercorn Annually (subject to increase)
Council Tax Band: G
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.