



**PONT STREET, SW1X**  
**£2,695,000 LEASEHOLD**

**SPACIOUS KNIGHTSBRIDGE APARTMENT WITH  
HIGH CEILINGS, A PRIVATE BALCONY AND OVER  
1,000 SQ FT OF EXQUISITE ACCOMMODATION**

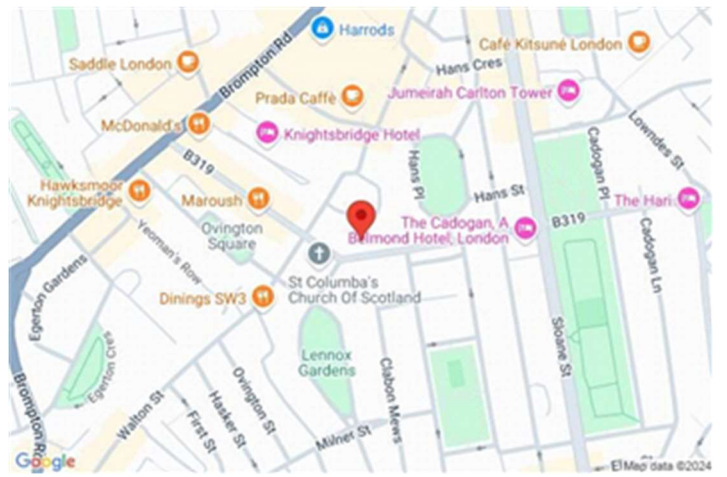
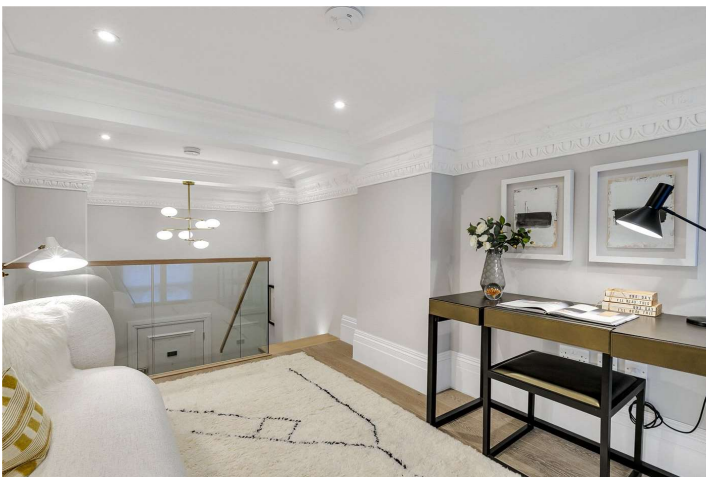
**Knightsbridge & Chelsea | 0207 589 6616 |**  
**knightsbridge@winkworth.co.uk**



**DESCRIPTION:**

A grand and spacious two-bedroom, first-floor apartment in Knightsbridge, boasting over 1,000 sqft of living space. Features include 4m-high ceilings, local caretaker and a private south-facing balcony. The layout offers a fully fitted kitchen, a bright reception room with dining area and three floor-to-ceiling windows. The large principal suite has fitted wardrobes and ensuite shower room. This property also includes a third mezzanine sleeping/study area overlooking a south facing guest bedroom, guest WC and shower room which is located off the entrance hall.





# PONT STREET, SW1X

Approximate gross internal area

1001 sq ft / 93.0 sq m



## FIRST FLOOR

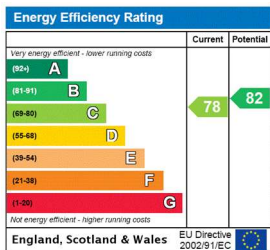
(82.0 m<sup>2</sup>)

## MEZZANINE

(11.0 m<sup>2</sup>)

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.



**Tenure:** Leasehold

**Term:** 164 year and 3 months

**Service Charge:** TBC

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:**

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.