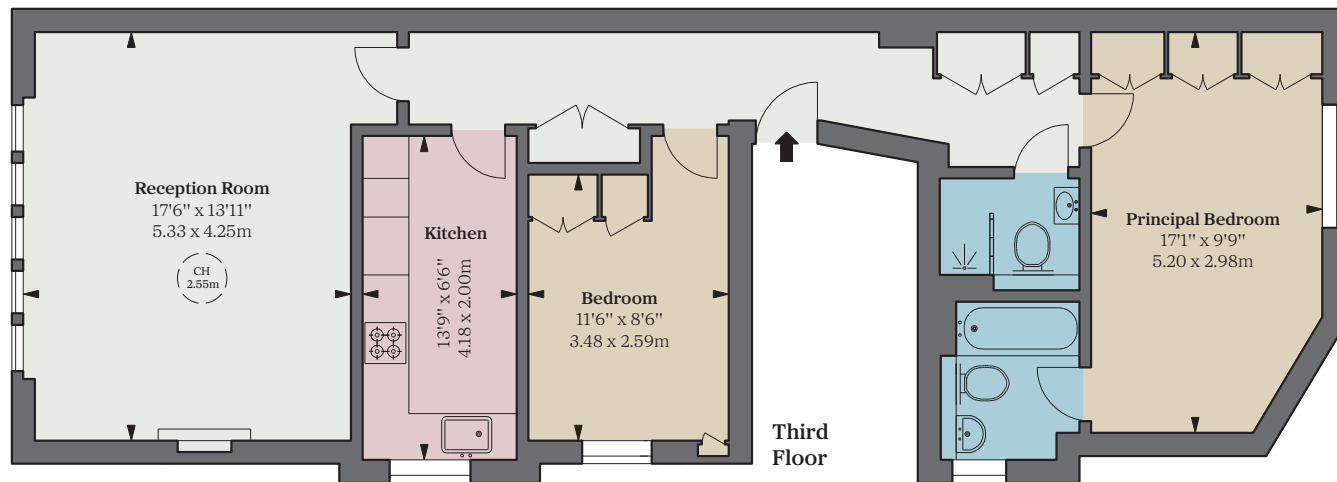


PONT STREET

KNIGHTSBRIDGE SW1X 0AB





© Alex Winship Photography

A very comfortable two bedroomed flat with an en-suite bathroom and a shower room located on the third floor (no lift) of a pair of handsome red-bricked period buildings designed in the “Pont Street Dutch” style.

They are situated on the northern terrace and near to the junction with Sloane Street, equidistant from the world class retail and culinary destinations of Knightsbridge and Sloane Square.

Accommodation

- Two bedrooms
- Bathroom en-suite
- Shower room
- Entrance hall
- Kitchen
- Reception room

Approximate Gross Internal Area
836 sq ft / 77.66 sq m



Guide Price £1,350,000

Tenure Leasehold, 125 years remaining

Service Charge £5,871.31 budgeted for the year ending 28/09/24 (including reserve contribution)

Ground Rent Peppercorn

Local Authority The Royal Borough of Kensington & Chelsea

Council Tax Band G

EPC Rating C

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 08/09/23 JLL-230825-05MS

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