



RUSSELL SIMPSON

A very special, newly renovated two
bedroom flat, in an impressive
building on Pont Street

PONT STREET
KNIGHTSBRIDGE SW1X

Pont Street

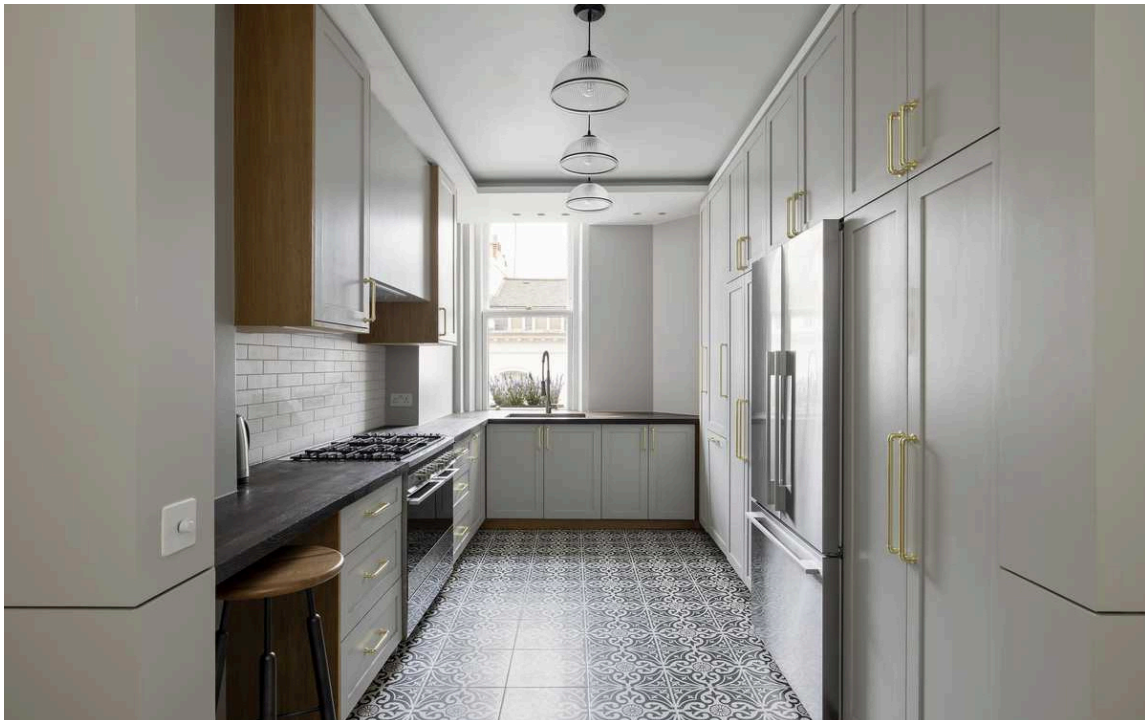
Sold

BEDROOMS 2	INTERNAL 1,214 SQ FT	OUTDOOR 25 SQ FT	COUNCIL —
BATHROOMS 2	112 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 145 YEARS	GROUND RENT —	SERVICE CHARGE £6,936 P/Y



The Property

This is a spacious two bedroom, two bathroom flat, on the second floor, which has been developed to a very high standard.





The Bedrooms

There is a large main bedroom with built-in storage and immaculate ensuite shower room. The second bedroom, again has built in storage and is serviced by another pristine bathroom, that doubles up as a guest loo. There is a well appointed kitchen that leads through into an imposing reception room, with fantastic views down Pont Street.



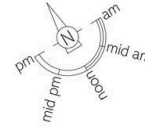


The Neighbourhood

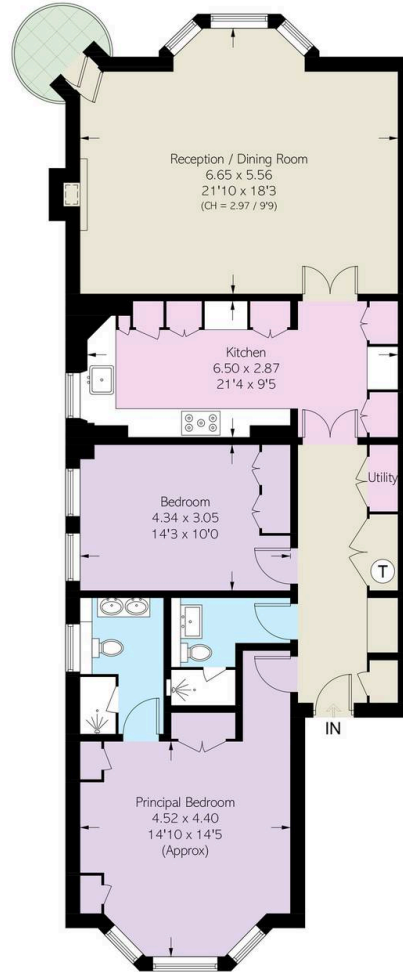
Pont Street supposedly takes its name from the French word 'Pont' meaning bridge and history suggests that the street was built to bridge the river Westbourne. This was a river that was dammed to form the serpentine. Pont Street is extremely well located for the shops, bars and restaurants in Knightsbridge, as well as being a short walk from Knightsbridge underground station.

PONT STREET, SW1X

Approximate Area = 1214 sq ft / 112.8 sq m
 Including Limited Use Area (15 sq ft / 1.4 sq m)
 Approximate External Area = 25 sq ft / 2.3 sq m



= Reduced head height below 1.5m



Second Floor

VIEWING ARRANGEMENTS

Telephone: +44 (0) 20 7225 9277
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This plan is for reference purposes only. Not intended to be used as a contract. All dimensions and descriptions are approximate. Please contact us for further information on this plan. Please check all dimensions, details and complete listings. All measurements are taken to the centre line.

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