

RUSSELL SIMPSON

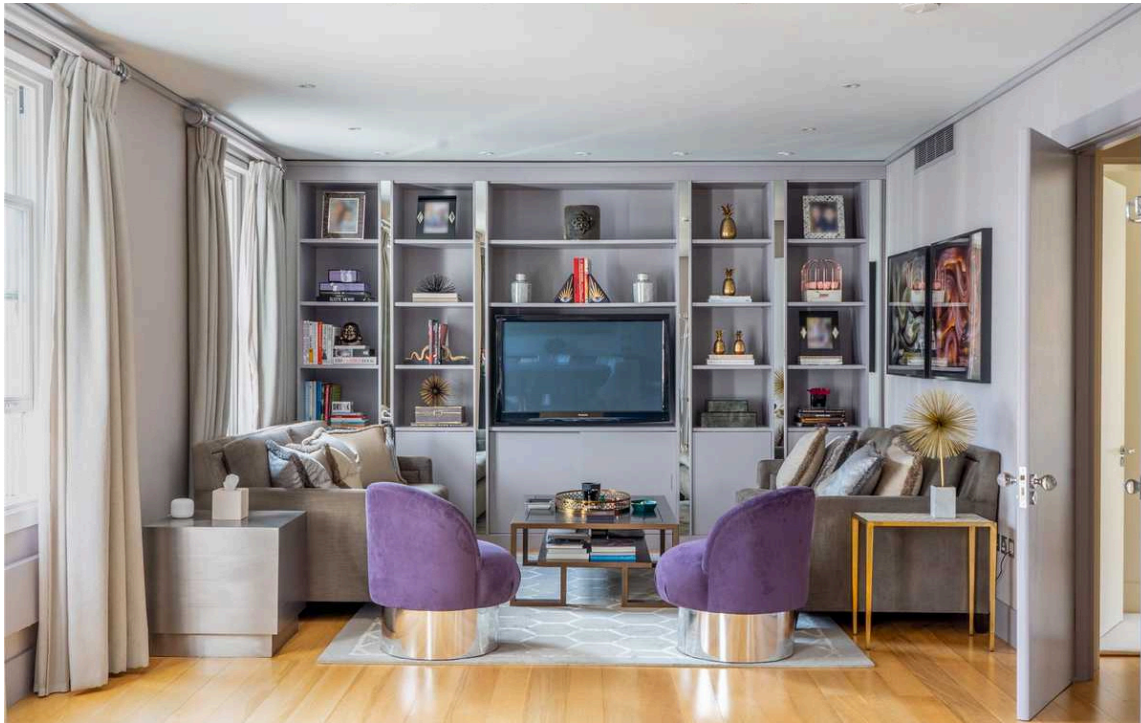
This is an impressive duplex apartment on the top two floors of a grand building in the heart of Knightsbridge.

PONT STREET
KNIGHTSBRIDGE SW1X

Pont Street

Sold

BEDROOMS 4	INTERNAL 1,832 SQ FT	OUTDOOR 15 SQ FT	COUNCIL —
BATHROOMS 4	170 SQM	EPC F	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 984 YEARS	GROUND RENT —	SERVICE CHARGE £10,560 P/Y



The Property

This is an impressive duplex apartment on the top two floors of a grand building in the heart of Knightsbridge. On the second floor is a spacious reception and dining room which spans the full width of the building. There is a separate kitchen to the rear and a bedroom with ensuite, as well as a separate 'downstairs' loo.

On the third floor are three good sized double bedrooms, all with ensuite bathrooms. The principal bedroom is a very generous size with vaulted ceilings giving the room a real sense of space.

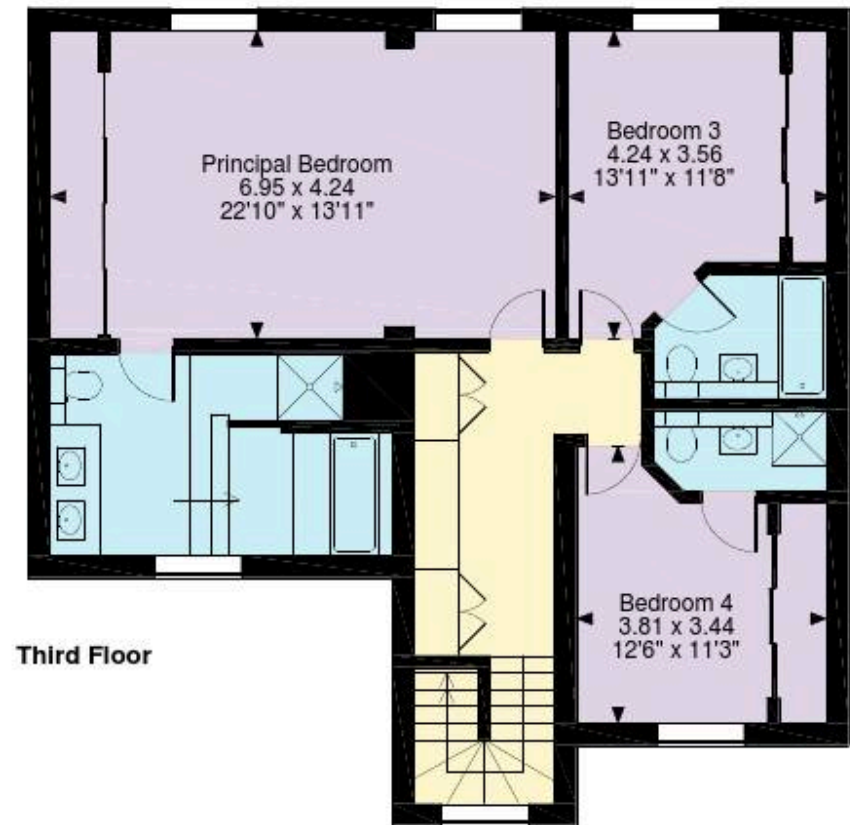
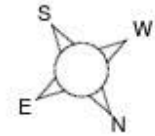


The Neighbourhood

The flat is situated on Pont Street, which is walking distance from the world class bars, restaurants and shops that Knightsbridge has to offer. It is also under 10 minutes' walk from Knightsbridge Underground station with access to the Piccadilly Line.



Pont Street, SW1X
Gross Internal area 1,868 sq ft (174 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**RUSSELL
SIMPSON**

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