



CLOSE X



## RUSSELL SIMPSON

Charming split-level flat with patio  
and terrace in Knightsbridge

PONT STREET  
KNIGHTSBRIDGE SW1X

Pont Street

£2,050,000



CLOSE X

|                         |                                                                          |                      |                                                 |
|-------------------------|--------------------------------------------------------------------------|----------------------|-------------------------------------------------|
| BEDROOMS<br>2           | INTERNAL<br><br>1,208 <small>SQ FT</small><br><br>112 <small>SQM</small> | OUTDOOR<br><br>—     | COUNCIL<br><br>RBKC                             |
| BATHROOMS<br>2          |                                                                          | EPC<br><br>D         | COUNCIL TAX<br><br>H                            |
| TENURE<br><br>Leasehold | LEASE LENGTH<br><br>995 <small>YEARS</small>                             | GROUND RENT<br><br>— | SERVICE CHARGE<br><br>£8,396 <small>P/Y</small> |



## The Property



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A well-presented flat across two floors in the heart of Knightsbridge

The property is presented in good condition throughout, decorated in a classic style. Notable features include the generous proportions of the lower ground floor kitchen and reception room, the practical dual ensuite configuration, and the excellent outdoor space across two levels.



## The Bedrooms



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Entering the flat on the ground floor, the property gives access to the principal bedroom; a generously proportioned and benefiting from its own ensuite bathroom and built-in storage. There is an additional bedroom on the lower ground level, with good natural light and also benefiting from its own ensuite bathroom. A separate storage room on this level provides practical additional space.

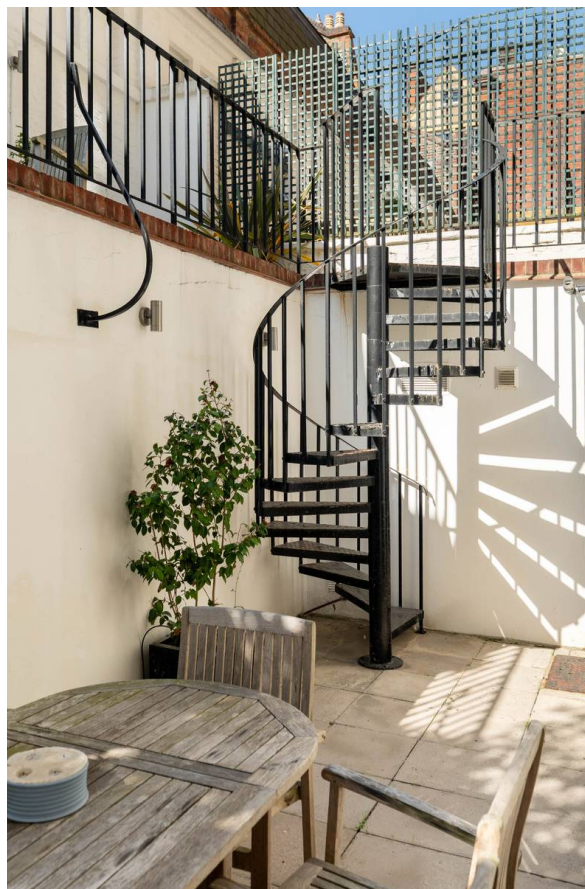




## Entertaining Spaces CLOSE X

Downstairs, there is a spacious open-plan kitchen and reception room creating an excellent living and entertaining environment, with direct access to a patio garden. The space is light and airy; the garden also give access to a terrace space above via a spiral staircase.

The property includes a patio garden accessed directly from the kitchen and reception room, providing excellent outdoor dining space. The ground floor benefits from a terrace accessed via a spiral staircase, offering an elevated outdoor space above.



## The Neighbourhood

Pont Street is an attractive street in the heart of Knightsbridge, lined with elegant red-brick Victorian mansion buildings. Knightsbridge Underground station is moments away providing excellent transport links, while the world-famous Harrods department store and the upmarket boutiques of Sloane Street are within easy reach. The open spaces of Hyde Park are a short walk away, and the many restaurants and shops of Brompton Road and Beauchamp Place are nearby. Sloane Square and the King's Road are also within easy reach, making this a supremely convenient address.

Pont Street,  
SW1X

**Approx Gross Internal Area**

1,208 sq ft / 112 sq m  
(Including Storage & Excluding Void)

**Storage**

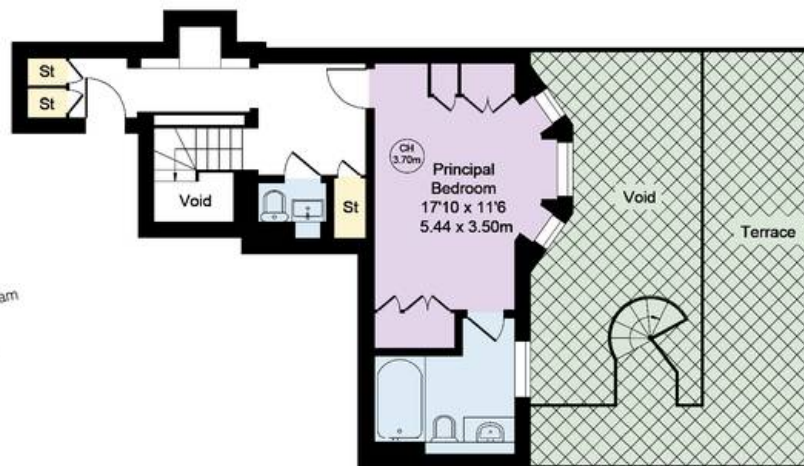
33 sq ft / 3 sq m

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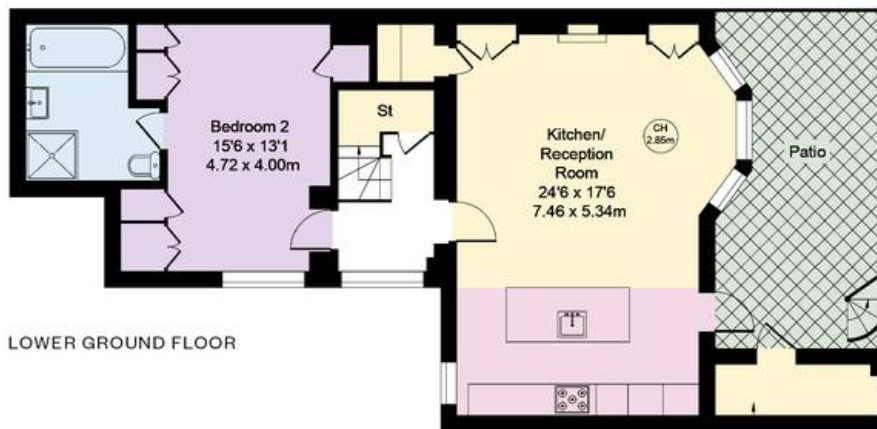
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Key:  
CH - Ceiling Height



GROUND FLOOR



LOWER GROUND FLOOR

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CLOSE X