

**RUSSELL
SIMPSON**

Impressive three-bedroom duplex
apartment with direct lift access

PONT STREET
KNIGHTSBRIDGE SW1X

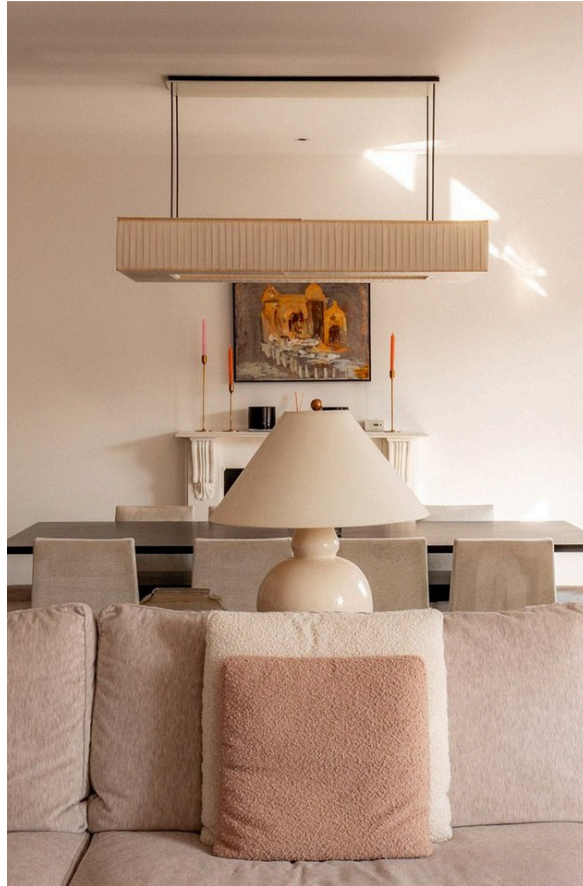
Pont Street

£5,750 _{P/W}

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|-----------------------------------|---|---------------------------------|--|
| <div>BEDROOMS</div> <div>3</div> | <div>INTERNAL</div> <div>2,255 _{SQ FT}</div> <div>209 _{SQM}</div> | <div>OUTDOOR</div> <div>—</div> | <div>FURNISHED STATUS</div> <div>Furnished</div> |
| <div>BATHROOMS</div> <div>3</div> | | <div>EPC</div> <div>C</div> | <div>COUNCIL TAX</div> <div>RBKC, H</div> |

The Property

Beautifully designed duplex presented in superb condition





The Bedrooms

Entering the flat on the third floor by direct lift access, the principal bedroom is impressively large and well-proportioned, with high ceilings that create a sense of scale and built-in storage. The room benefits from a large ensuite marble bathroom with twin sinks and refined fixtures. This floor also features two additional bedrooms, both bright and spacious with built-in storage, each with an ensuite bathroom finished in elegant marble.





Indoor Spaced

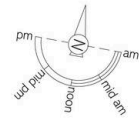
The lift continues to the fourth floor, opening to reveal a spectacular reception room of lofty proportions, filled with light from large windows. The generous space accommodates both seating and dining areas. Beyond is a separate contemporary kitchen featuring bespoke units with marble countertops and Gaggenau appliances, alongside a central island. This level also features an office and guest washroom. Air conditioning throughout adds to the sense of comfort, while the direct lift access to both floors enhances the convenience of this sophisticated apartment.





The Neighbourhood

Pont Street is an attractive street in the heart of Knightsbridge, lined with elegant red-brick buildings featuring ornate Victorian detailing and decorative iron balconies. The address is moments away from the upmarket boutiques of Sloane Street and Harvey Nichols. Hyde Park is within easy reach, offering expansive open spaces, while the artistic treasures of the Victoria and Albert Museum are a short walk away. Knightsbridge Underground station provides excellent transport links, and the area's many restaurants are all within walking distance.

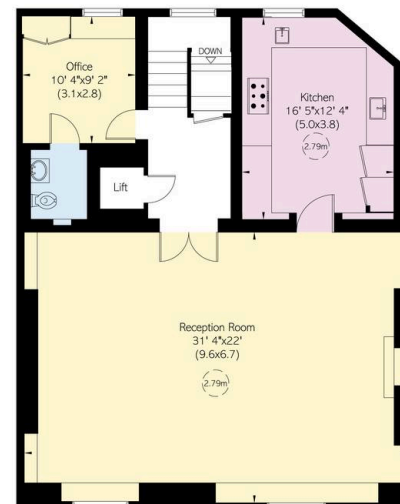
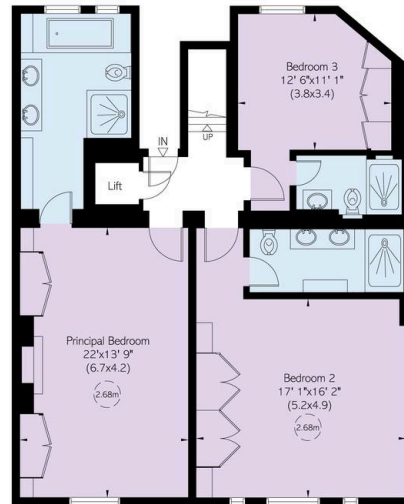


Pont Street, SW1

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Approximate Internal Area
2,355 sq ft/ 210 sq m

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.



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