

PONT STREET
LONDON SW1

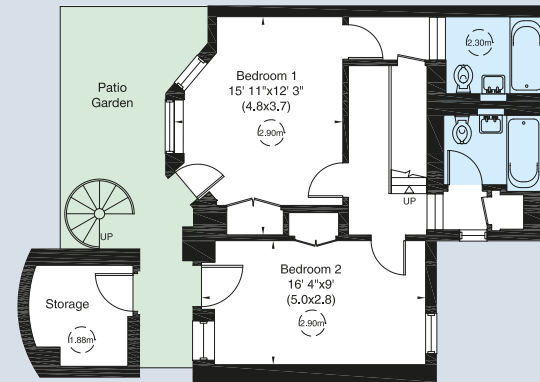


A WONDERFUL TWO BEDROOM MAISONETTE WITH AN IMPRESSIVE RECEPTION ROOM WITH HIGH CEILINGS AND LARGE WINDOWS OVERLOOKING AND LEADING OUT ONTO AN EAST FACING TERRACE AND PATIO GARDEN.

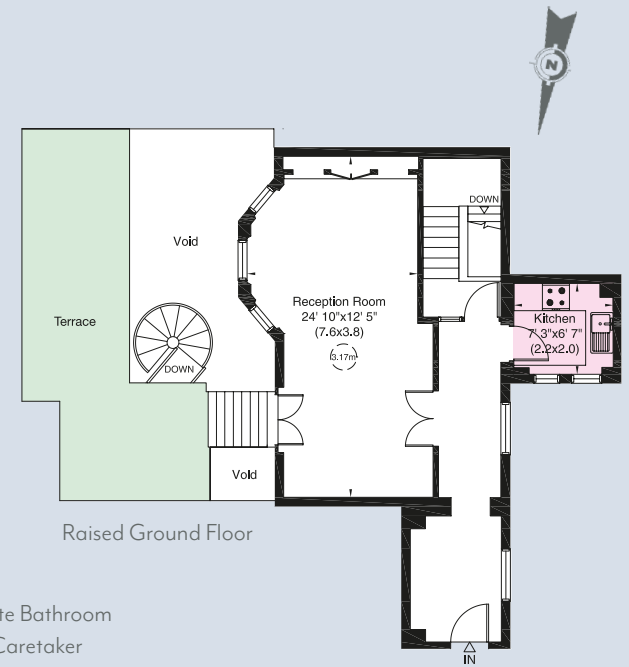
Pont Street is a landmark address running through the heart of Knightsbridge. This handsome period red brick property which is well set back from the road is in easy reach of the world famous shopping found at Harrods as well as the shops, restaurants and transport links of Sloane Street, Sloane Square and Kings Road.



GROSS INTERNAL AREA (APPROX.)
105 SQ M (1,127 SQ FT) INCLUDING STORAGE
100 SQ M (1,077 SQ FT) EXCLUDING STORAGE



Lower Ground Floor



Raised Ground Floor

ACCOMMODATION

Entrance Hall | Reception Room | Kitchen | Bedroom 1 with En-suite Bathroom
Bedroom 2 | Bathroom | Terrace | Patio Garden | Storage Vault | Caretaker

TERMS

Tenure: 58 years remaining | Ground Rent: £300 pa (with reviews.)
Service Charge: £5,356.96 pa (to include reserve fund contribution) year ending 25/12/2018
Local Authority: Royal Borough of Kensington and Chelsea
Guide Price: £1,800,000 subject to contract



All information in this document is correct to the best of our knowledge at the time of going to print (June 2018). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract 358502

Brochure, Photography and Floor plan by **capital group** 020 8671 5448

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