

Pont Street, London, SW1X  
£1,000.00 Per Week

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Winkworth Knightsbridge & Chelsea  
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Winkworth

for every step...



An extremely bright and spacious third floor two double bedroom apartment with two bathrooms, located moments away from the amenities of Knightsbridge.

## ABOUT THIS FLAT

This beautifully proportioned apartment is set on the third floor of a handsome period building, offering excellent natural light and a sense of space throughout. The heart of the property is the open-plan kitchen and reception room, designed for both entertaining and everyday living. High ceilings, neutral décor and a feature fireplace create an elegant yet relaxed atmosphere, while the modern kitchen provides excellent storage and integrated appliances. Both bedrooms are generously sized doubles, each benefiting from large sash windows that frame attractive views and flood the rooms with natural light. The principal bedroom is served by an en suite bathroom, with a further family bathroom completing the accommodation. The apartment is ideally positioned in the heart of Knightsbridge, just a short walk from world-class shopping and dining on Brompton Road, Walton Street and Sloane Street. Hyde Park and South Kensington's museums and cultural landmarks are also within easy reach, along with excellent transport links from Knightsbridge and South Kensington Underground stations.

## KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 1,071 Square Feet
- Upper floor with lift
- Period building













## PONT STREET, SW1X

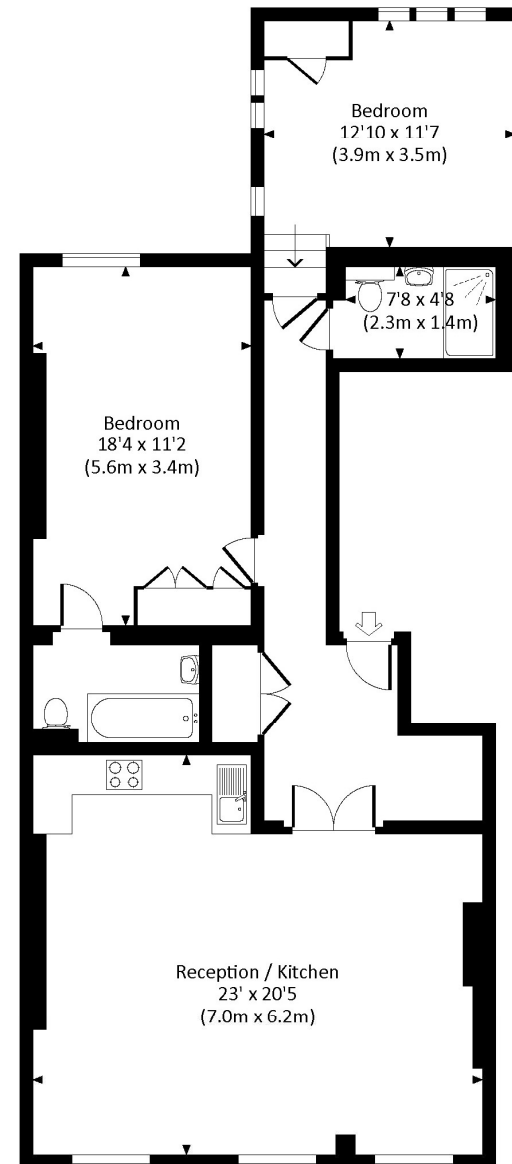
Approx. gross internal area  
1071 Sq Ft. / 99.5 Sq M.



### FINER DETAILS

- Holding Deposit: £1,000.00
- Deposit: £5,000.00
- EPC Rating: C
- Council Tax Band: H

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



### THIRD FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933