



A fabulous two bedroom, two bathroom apartment set on the first floor (with lift) of this handsome red brick building. Accommodation comprises an excellent reception room with floor to ceiling French windows leading to a decked terrace with views of the Scottish Church and towards Beauchamp Place.

There is a spacious light filled, principal bedroom with an en-suite shower room, ample storage and pretty south westerly views of Clabon Mews. The second bedroom has fitted wardrobe and is served by a family bathroom in the hallway. There is a separate fully fitted kitchen.

Pont Street is a sought after location in Knightsbridge. It is within easy reach of Harrods, the shops and restaurants of Beauchamp Place as well as the King's Road.

The luxury boutiques of Sloane Street are approximately 350 metres away, and Knightsbridge underground station is within 500 metres providing quick and direct access to the West End as well as London's Airports.

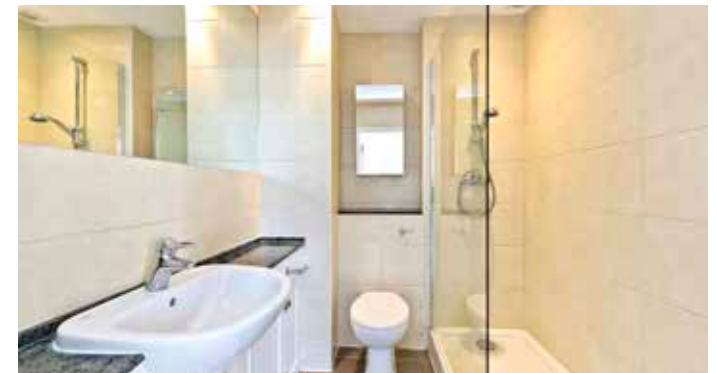
**Guide Price:** £2,850,000

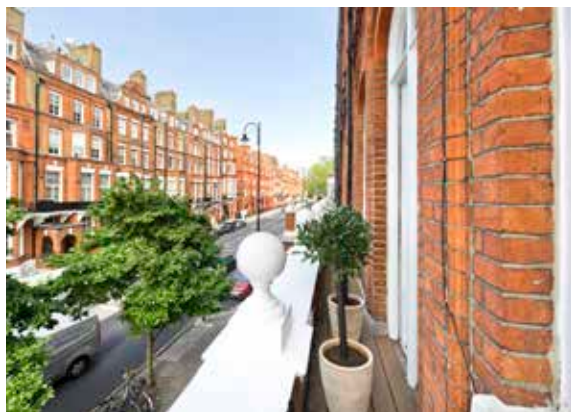
**Borough:** Royal Borough of Kensington and Chelsea

**Leasehold:** 166 years remaining on the lease expiring on the 28th April 2189

Viewings are available by appointment only with SW Residential  
**EPC rating D**

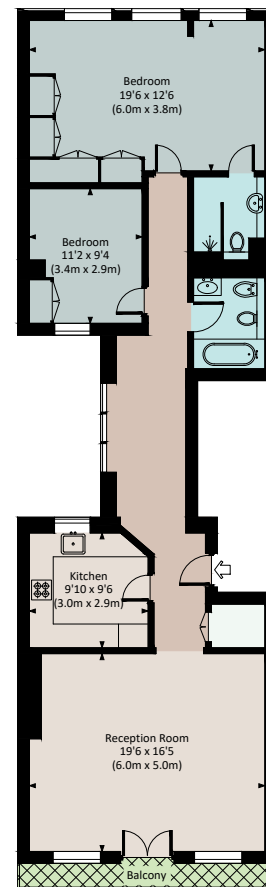
**Service Charges:** £10,108 per annum





**FLOORPLAN**

Approximate Gross Internal Floor Area  
1,105 sq ft / 102.7 sq m



FIRST 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. © 2023 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Photography, floor plan and brochure design by Dowling Jones Design © 2023

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