



## **RUSSELL SIMPSON**

Elegant duplex apartment with  
direct lift access in prime  
Knightsbridge

PONT STREET  
KNIGHTSBRIDGE SW1X

Pont Street

£5,250 <sub>P/W</sub>

BEDROOMS 3	INTERNAL  2,148 <sub>SQ FT</sub>  199 <sub>SQM</sub>	OUTDOOR  89 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 3		EPC  C	COUNCIL TAX  RBKC, H



## The Property

Grand duplex apartment presented in superb condition

Entering the flat on the first floor via direct lift access, the generous reception room fills the space with light through full-length windows and lofty proportions that create a sense of scale. The impressive 3.4-metre high ceilings add to the sense of elegance throughout this beautifully proportioned space. French doors open directly onto the private balcony, whilst the room flows seamlessly into the separate dining room.





## Entertaining Spaces

The sophisticated dining room mirrors the reception's refined proportions, featuring the same exceptional ceiling height and three large floor-to-ceiling windows that flood the space with natural light. Access to a second balcony is provided through French doors. Built-in shelving provides elegant display space, whilst the room's well-considered layout accommodates formal dining with ease.

A compact study area provides a quiet workspace, whilst the other side is a fully fitted kitchen features bespoke units and Gaggenau appliances. The sleek design maximises the available space with marble surfaces and integrated storage throughout. A large window fills the kitchen with light, whilst a small breakfast table provides a secondary dining space.

This level also features a guest washroom for convenience.





## The Bedrooms

The helical staircase leads to the second floor, where the principal bedroom offers generous proportions and an ensuite bathroom with marble surfaces throughout. The room benefits from inbuilt storage space.

Furthermore, bedroom two provides substantial accommodation with large windows and an ensuite shower room, whilst the third double bedroom completes the sleeping accommodation with its own ensuite shower room.





## The Design

The property benefits from air conditioning throughout and stunning wooden floors that flow through the reception areas. The sophisticated interiors are decorated in a contemporary style, with marble surfaces in the bathrooms and kitchen adding to the sense of luxury.

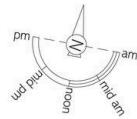




## The Neighbourhood

The property includes two private balconies accessible from both the reception and dining rooms, providing space for outdoor seating with views across the surrounding period buildings.

Pont Street is an attractive street lined with red-brick period buildings typical of this upmarket area of Knightsbridge. The property is moments away from the exclusive boutiques of Sloane Street and within easy reach of the world-famous department stores Harrods and Harvey Nichols. The many restaurants and shops of Sloane Square are a short walk away, whilst the open spaces of Hyde Park provide a welcome contrast to the sophisticated urban environment. The area offers excellent transport links, with Knightsbridge station within walking distance.



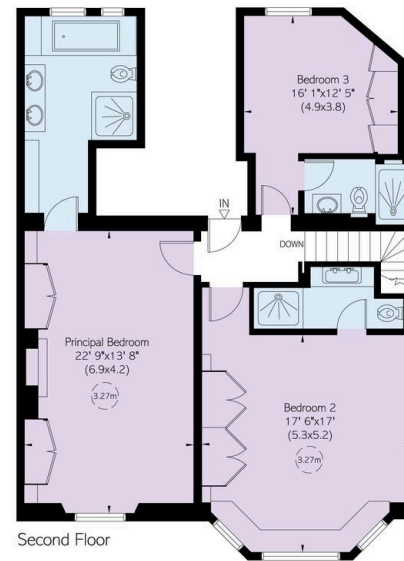
## Pont Street, SW1

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SIMPSON**

**Approximate Internal Area**  
2,448 sq ft / 200 sq m

**Outside Area**  
90 sq ft / 8 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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