



RUSSELL SIMPSON

Exceptionally designed duplex
apartment with a south-facing
garden

PONT STREET
KNIGHTSBRIDGE SW1X

Pont Street

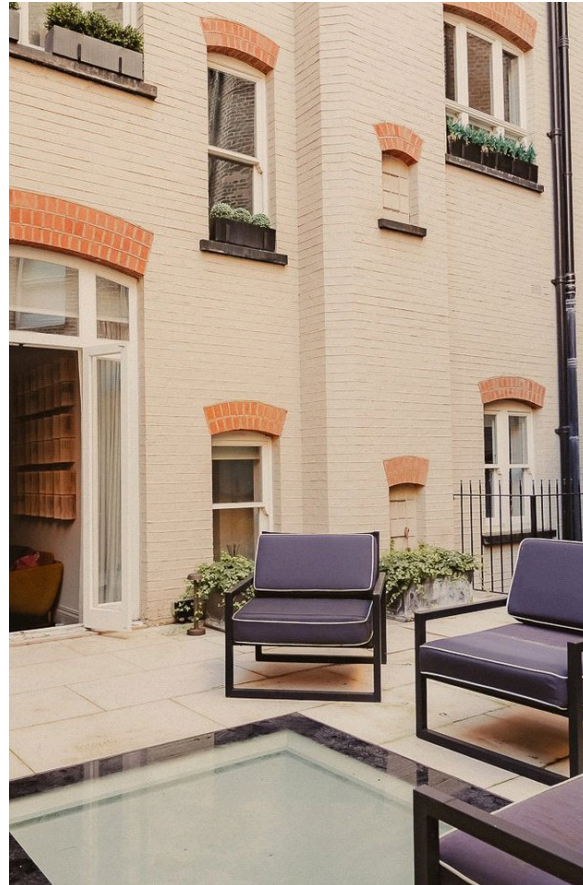
£5,000 _{P/W}

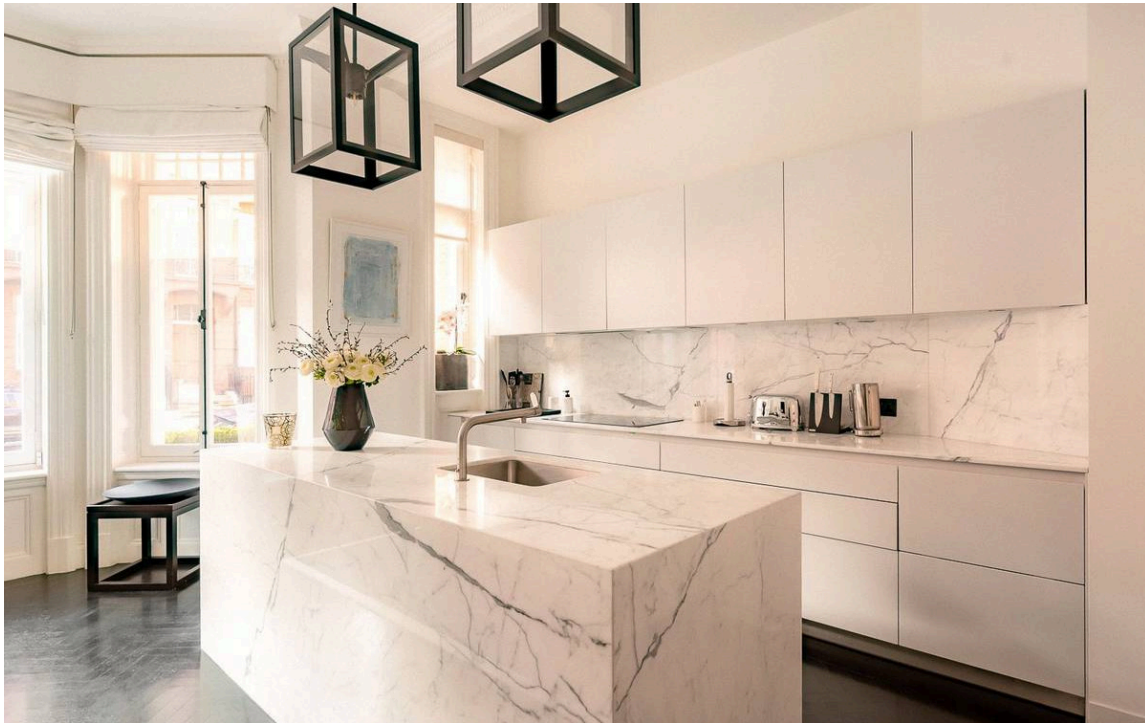
BEDROOMS 3	INTERNAL 2,490 _{SQ FT} 231 _{SQM}	OUTDOOR 465 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 4		EPC C	COUNCIL TAX RBKC, H

The Property

An immaculately presented duplex apartment of exceptional quality.

The property is presented in superb condition with air conditioning throughout, marble flooring, and lift access for added convenience.





The Kitchen

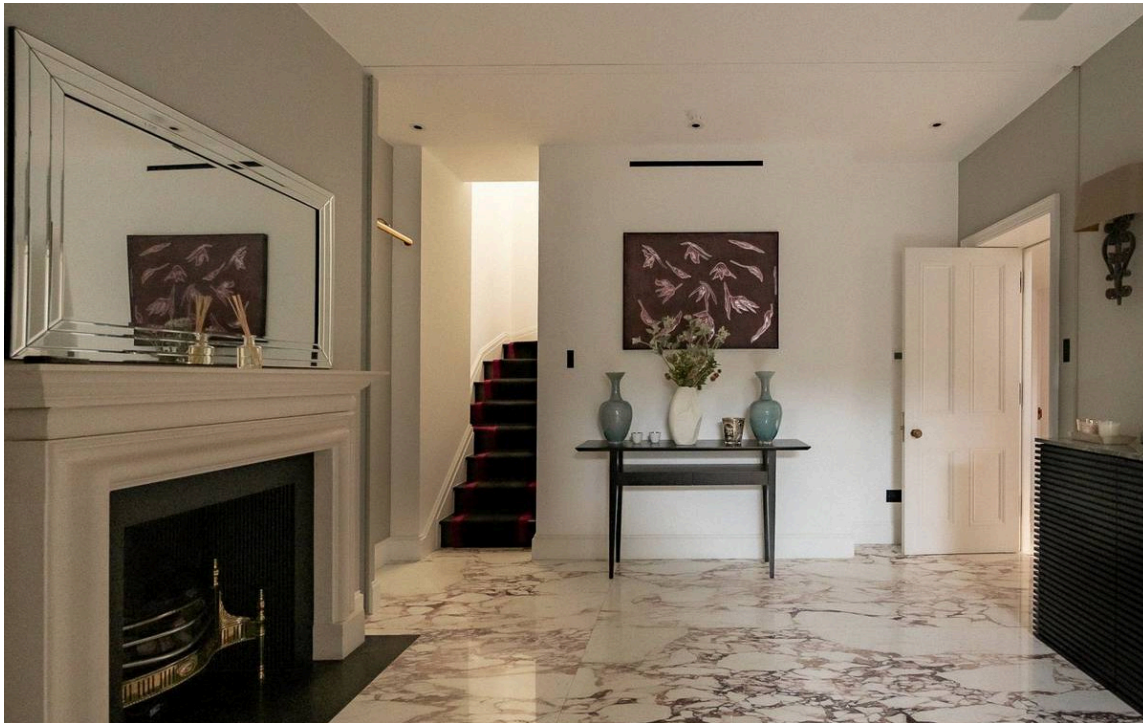
Entering the apartment on the ground floor, you are greeted by an impressive kitchen/dining room with lofty 3.4-metre high ceilings that create a superb sense of scale. The sophisticated space features sleek white marble surfaces throughout, from the elegant waterfall-edge island to the seamless backsplash. Gaggenau appliances are integrated within handle-less white cabinetry, whilst contemporary pendant lighting adds refined detail. The marble flooring flows throughout.





The Reception Room

Beyond is a generous reception room with French doors opening directly onto the rear garden. This bright, well-proportioned space features a classic fireplace with ornate detailing and built-in shelving, creating a refined entertaining area. This floor also features a third double bedroom with ensuite bathroom and a guest washroom.



Second Reception Room

The lower ground floor is accessed through an elegant entrance hall with stunning marble flooring and ornate fireplace with decorative mantel. The hall flows through to a substantial second reception room, beautifully designed with a large skylight that fills the space with light. This sophisticated entertaining space features contemporary built-in shelving and a classic fireplace with brass detailing, creating an impressive sense of scale.





The Bedrooms

This floor houses the principal bedroom, a substantial room with ensuite bathroom finished in marble with sophisticated metallic fixtures. A separate dressing room provides generous built-in storage. A second bedroom with ensuite shower room is also located on this level, well-proportioned with ample natural light. The apartment benefits from four beautifully appointed bathrooms throughout, all featuring marble finishes and contemporary fittings.



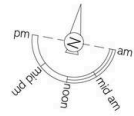


Outdoor Spaces

The property includes a delightful private rear garden, a rare feature for central London. This south-facing outdoor space provides a peaceful retreat with mature planting and enough space for outdoor seating.

The Neighbourhood

Pont Street is an attractive tree-lined street in the heart of Knightsbridge, lined with elegant red brick Victorian buildings featuring distinctive bay windows and ornate architectural detailing. The property is moments away from the upmarket boutiques and restaurants of Sloane Street, whilst the open spaces of Hyde Park are within easy reach. The area offers excellent transport links and is within walking distance of Harrods and the many cultural attractions of South Kensington.



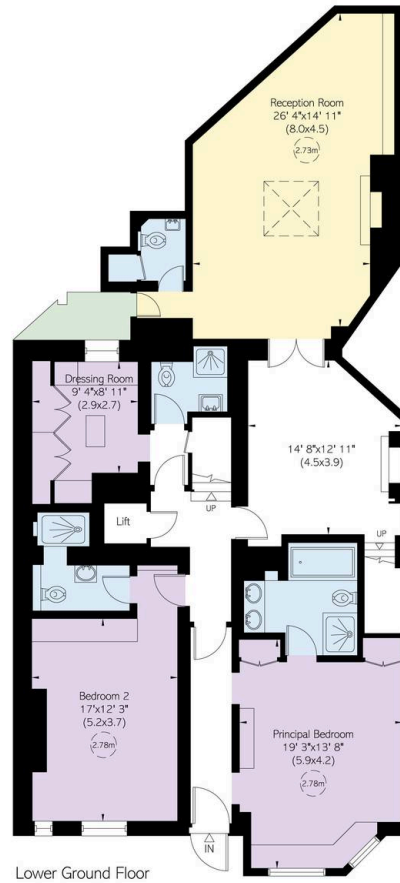
Pont Street, SW1

2,490 sq ft / 231 sq m

Outside Area
465 sq ft / 43 sq m

**RUSSELL
SIMPSON**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes, and compare bearings before making any decisions reliant upon them.



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021