



**PONT STREET, LONDON, SW1X**  
£1,350,000\*

**Carter Jonas**

# PONT STREET, LONDON, SW1X

New to the market. A beautiful, bright and modern one bedroom flat on the second floor (without lift) of this red brick residential building. With high ceilings and large shuttered windows, the natural light is exceptional. EPC rating: C

Pont Street is ideally located in the heart of Knightsbridge close to Harrods and the exclusive boutiques of Sloane Street as well as easy access around central London and beyond with underground stations at Knightsbridge, Sloane Square and South Kensington.

Reception room leading to fully fitted kitchen, double bedroom, bathroom. Excellent storage. Wood floors throughout with the exception of tiling in the kitchen and bathroom.

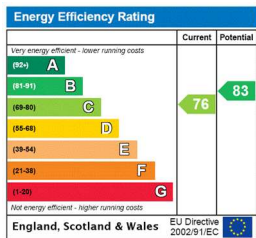
- Leasehold - End date; 24/3/2103
  - Annual ground rent amount (£) - £300 rising to £900 per annum on 25th March 2040 rising every 21 years to end of lease. Lease renewal process already prepared.
  - Annual service charge amount (£) - Year end December 2022 £1,930.83
  - Service charge review period (year/month) - annually
- There is currently a sinking fund in place for this years' service charge budget for £5000 for major external works. Furthermore the Section 20 notice for a boiler replacement at the building and the block management are soon to proceed with the works themselves.

Royal Borough of Kensington & Chelsea  
Council tax band: G

TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND C



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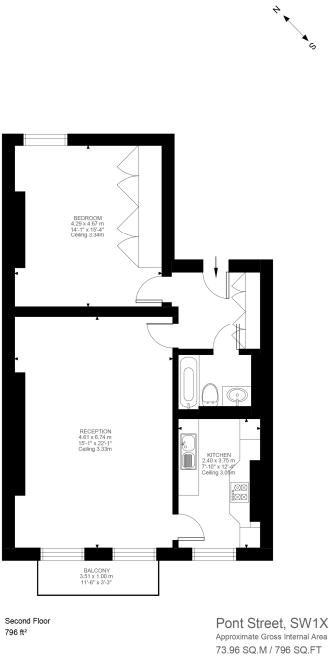


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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Offices throughout the UK

## IMPORTANT INFORMATION

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