



Knightsbridge, London, SW1X



2



2



1



76

£2,500,000

Experience luxury living in this spacious and beautifully finished two-bedroom apartment, located within a prestigious porteried block in the heart of Knightsbridge.

Positioned on the third floor, this impressive 1,194 sq ft residence enjoys a tranquil southerly aspect with pleasant views toward Clapton Mews and beyond. The interior has been thoughtfully laid out to maximise light and space, featuring a modern kitchen with integrated Miele appliances, a generous reception area, and large windows that allow natural light to flood the home.

The building provides a formal uniformed day porter, an elegant entrance hall, and passenger lift access, combining convenience with classic Knightsbridge style.

Perfectly situated, the apartment is moments from the area's renowned amenities, including Harrods, Harvey Nichols, and the boutiques of Sloane Street and Sloane Square, as well as an exceptional choice of fine dining and cultural attractions.

Excellent transport connections are close by, with Knightsbridge Underground Station (Piccadilly Line) and Sloane Square (District and Circle Lines) both within easy reach. Residents also benefit from proximity to garden squares, private clubs, and top-rated schools, further enhancing the appeal of this prestigious address.

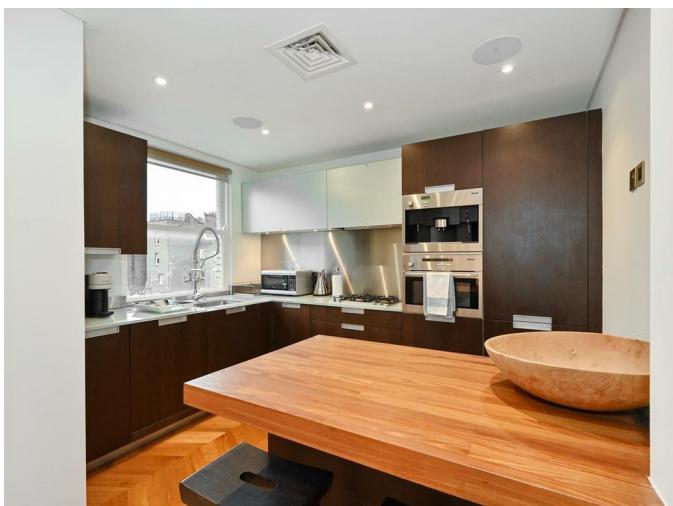
A superb opportunity to secure an elegant home offering comfort, privacy, and convenience in one of London's most desirable neighbourhoods.

- Prime Knightsbridge location
- Southerly aspect with views
- Day porter
- Third floor with lift
- Air conditioning
- Excellent transport links nearby
- Close to high end retailers
- 143 years remaining on lease
- Service Charge £6,900 pa
- Ground Rent: £1,000 pa

REQUEST A VIEWING  
+44 (0)20 3019 6150



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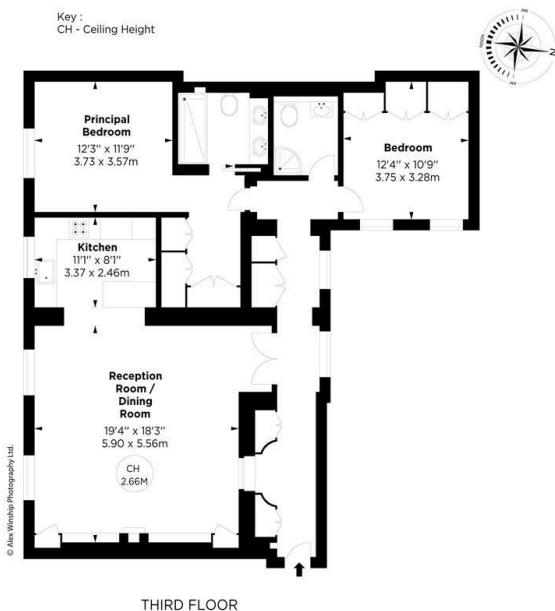


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# Pont Street, SW1

APPROX. GROSS INTERNAL AREA \*  
1194 Sq Ft - 110.92 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GRANGE LONDON

Unit 10, Paddington Works, 8 Hermitage Street, Paddington, London, W2 1BE  
hello@grange.london +44(0)20 3019 6150