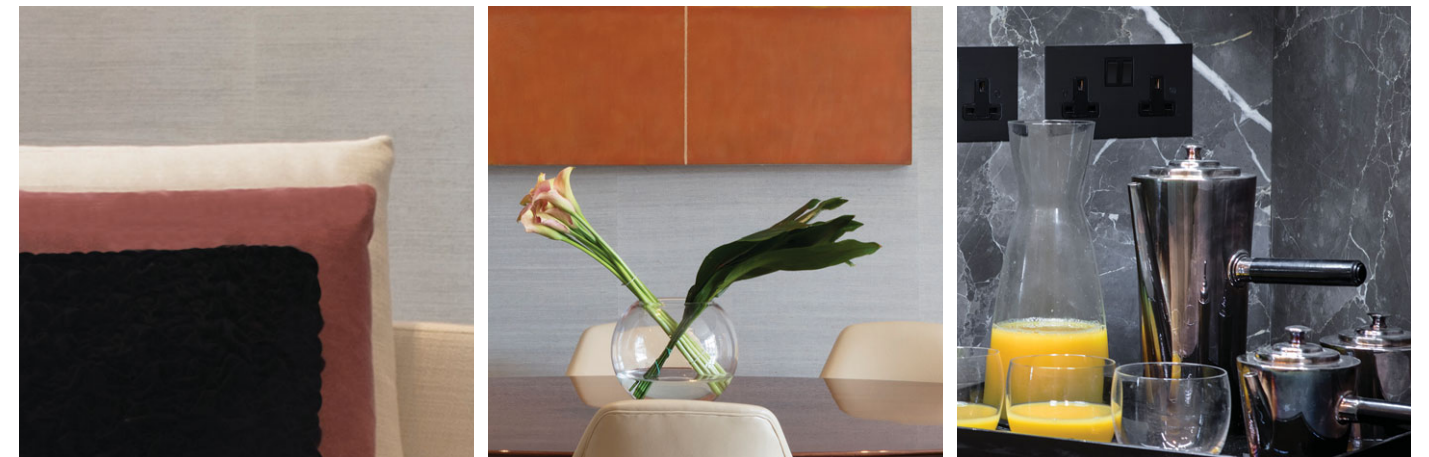


Pont Street

London SW1X



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An immaculately restructured and re-built 1st floor lateral apartment occupying a beautifully tranquil south facing position over two buildings on this coveted Knightsbridge tree lined avenue and interior designed with a 1950's and 1960's aesthetic.

At just over 1400 sq feet (130 sq metres), with 3.3m ceiling heights the property offers substantial lateral living in a period Victorian villa and 2 sets of full height French doors with a long view down Clabon Mews and over the rear gardens of Cadogan Square delivering the most extraordinary natural light.

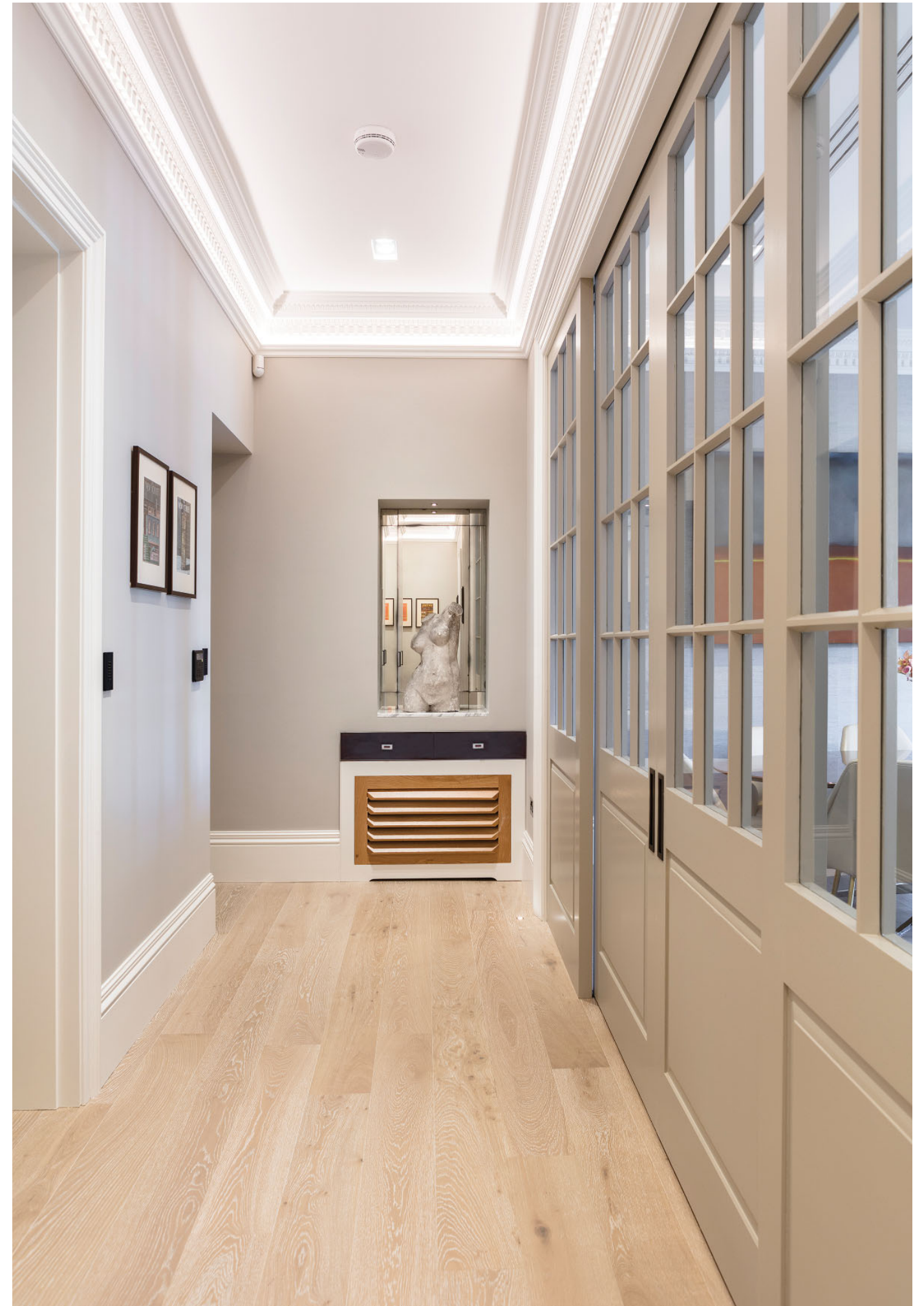
Offering very well balanced accommodation with a wide reception room with feature curved walls, 2 bedroom suites, guest WC, 2 balconies and a resident porter, the apartment provides outstanding volume and has been lavished with every comfort for luxurious living.

- Sonos multi-room audio visual system to every room
- Lutron Homeworks scene set lighting and digital keypads
- Wired for automated Silent Gliss blinds to every window for 90% shading
- Bespoke furniture including chandeliers, dining suite and exquisite finishes in silk, marble and antiqued mirror glass
- Resident Porter
- Kensington & Chelsea parking permit
- Double reception room with formal, informal and dining zones
- Master bedroom suite luxuriously appointed with second guest suite
- Varenna kitchen with Gaggenau appliances
- Panic Buttons with state of the art security that can be monitored from anywhere in the world using ipad or iphone
- Underfloor heating to all stone areas
- Air conditioning
- 6 person passenger lift

Lighting

Lutron lighting throughout the living and entertainment areas, the system allows pre-set lighting for different moods all controlled from individual wallplates or by the Lutron app on smartphone or ipad. Also operates the multi-room audio visual system, automated blinds, heating and security. The system allows for example a pre-dimmed setting for cinema viewing or night setting for bathrooms.

The Lutron system also operates the 5 amp floor and table lamp circuits.







Home Entertainment

A multi-room Sonos AV system has been installed throughout the apartment with ceiling recessed speakers in all rooms. The cinema style Sony TV in the main reception room has an integrated surround sound system for music and home cinema operation with 5 speakers.

The whole system is scaleable for operation with other separates including TV, DVD, CD, PC, internet streaming and Games consoles with the benefit of surround sound from any source. Included in the living area and entertainment area is a 55" HD Sony television with articulated bracket for ease of viewing from any angle.

The living area and all bedrooms are pre-wired for Sky Plus allowing multi-channel viewing in all areas of the apartment.







Master Suite

A wide south facing bedroom in this incredibly tranquil setting with views of date palms evoking the feeling of the Riviera. The bedroom has ample space for separate sleeping, sitting and dressing areas.

The luxuriously appointed master suite has a feature lit bookmatched Calcatta Oro marble wall, vanity units and a dedicated oversized walk-in shower in Basalt.

Specification

Floors

Natural oak floorboards finished with a matt lacquer in the living areas

Guest bathroom & WC in antiqued honey polished limestone slabwork and highly polished Port Saint Laurent vanity tops

Master bathroom in bookmatched Calacatta Oro slabwork with an uplift feature wall over bath

Thick wool pile carpets in all bedrooms and Silk & Wool hand finished rug to Reception

Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free

Kitchen

Varenna kitchen finished in matt lacquered cabinets form the tall units and undercounter units. Fior di Bosco bookmatched marble worktops and splashback and incorporating Gaggenau integrated appliances including additional wine fridge to store a further 50 bottles.

Fitted Furniture

Floor to ceiling full height bespoke wardrobes to master in a lacquered silver stained figured sycamore with bronze handle trim

Guest bedroom suites in wenge stained oak and clad in silk

Bespoke fitted AV unit in a lacquered silver stained figured sycamore with a Calacatta Oro shelf housing for the Bioethanol Fireplace

Walls

Silk clad wardrobes to master and guest bedrooms

Antiqued mirror glass to hallway feature display

Grasspaper and Hessian wall coverings in guest bedrooms

Bespoke headboards designed with silk and bronze finishes

3 part bespoke skirting boards to the reception room

Bathrooms

Calacatta Oro marble uplift feature wall and vanity unit in bookmatched slabwork

Port Saint Laurent vanity units in guest bathroom & guest WC with limestone shower enclosure and floors

Vola wall mounted taps and fixtures to all en-suite bathrooms and guest WC

Underfloor heating and heated mirror pads to all bathrooms

Windows

All windows fully refurbished with new felt neoprene seals dressed with high quality sheers and silk wool curtains

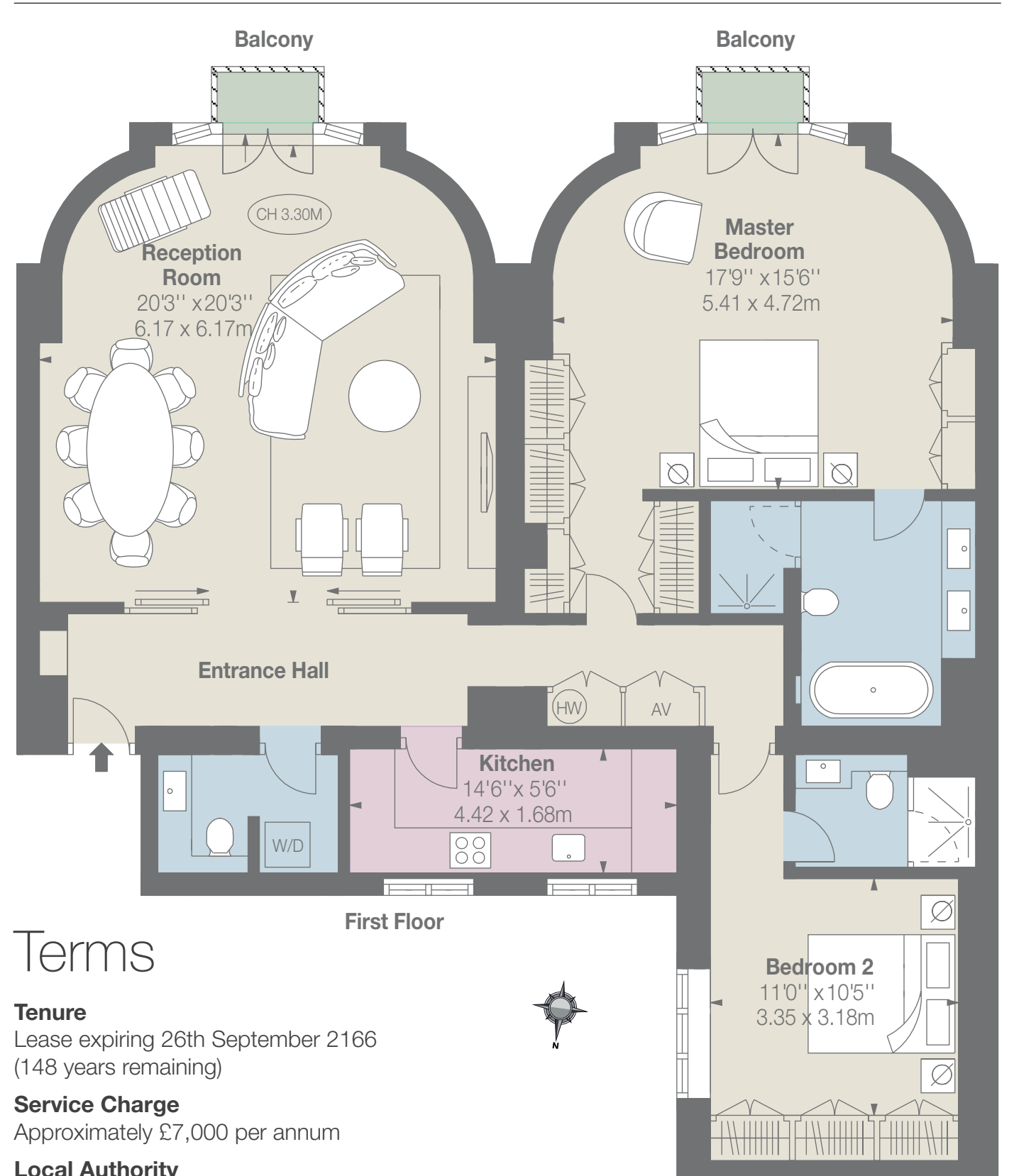
Concealed wiring for automatic fabric Silent Gliss blinds operated by the Lutron system

Balconies

Bespoke metal planters planted with lavender and green leaf fillers illuminated with dedicated spotlights

Air Conditioning





Terms

Tenure

Lease expiring 26th September 2166
(148 years remaining)

Service Charge

Approximately £7,000 per annum

Local Authority

The Royal Borough of Kensington & Chelsea

EPC Rating

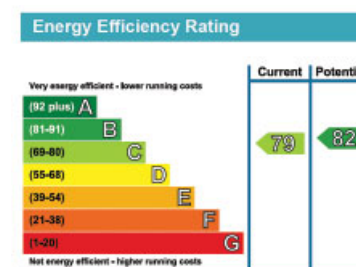
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Price

On application

Further Information

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Gross Internal Area (Approximate)

130.34 sq m / 1,403 sq ft

Balconies (Approximate)

1.95 sq m / 21 sq ft



Location

With a South facing aspect spanning the rear of two of these grand Pont Street buildings, the apartment occupies a tranquil position enjoying exceptional light in the reception and master bedroom.

Pont Street is a coveted address in the heart of Knightsbridge. It is within a five minute walk of Harrods and the international boutiques of Sloane Street. The café society of Sloane Square and the world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park are a stone's throw away.

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