

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Pont Street, London SW1X

A spacious and well presented two bedroom apartment in this stunning red brick building on Pont Street with a recently extended lease of 172 years.

The property can be accessed either through the communal entrance or via its own private entrance. The accommodation comprises a spacious reception room leading on to the kitchen / breakfast room, a principal bedroom with en suite shower room, a second bedroom and family bathroom. There is also access to a courtyard (not demised) to the rear via the second bedroom. Pont Street is exceptionally well located for ease of access to the wealth of high end shopping with world class brands along Sloane Avenue, Beauchamp Place, Sloane Square, Knightsbridge and Kings Road. There is a plethora of local transport connections as well as excellent local schools and Hyde Park is a stones throw away.

Asking Price: £1,000,000 Leasehold

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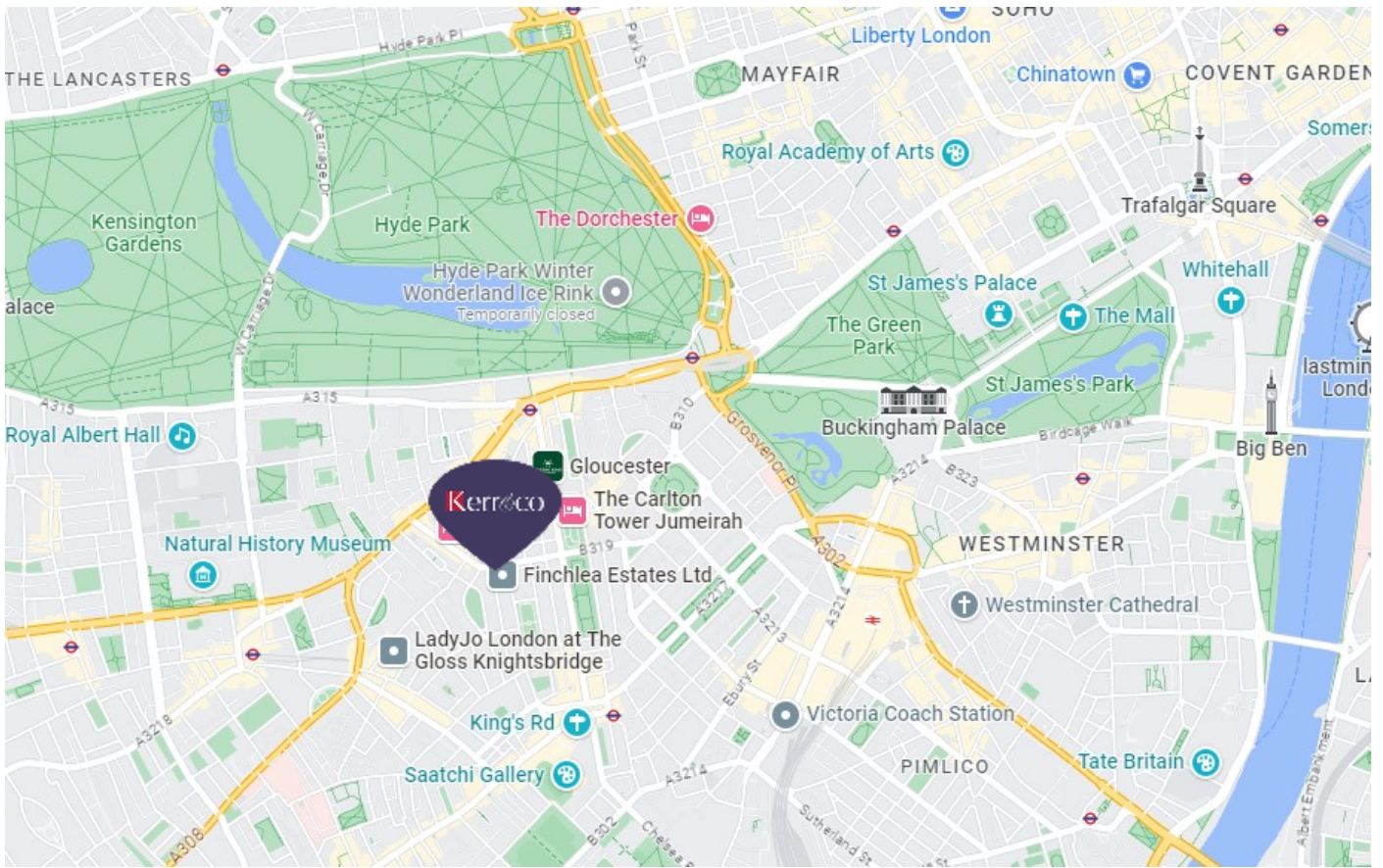




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21' x 15' reception room.
Separate kitchen / breakfast room.
Principal bedroom with en suite shower room.
Second bedroom with access to rear courtyard—not demised
Family bathroom.
Private entrance as well as access through the communal entrance.
Incredibly well located.
Very well presented throughout.
Glass, open tread, staircase from entrance door to lower ground floor.
Offered for sale with no onward chain.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure and other pertinent information:

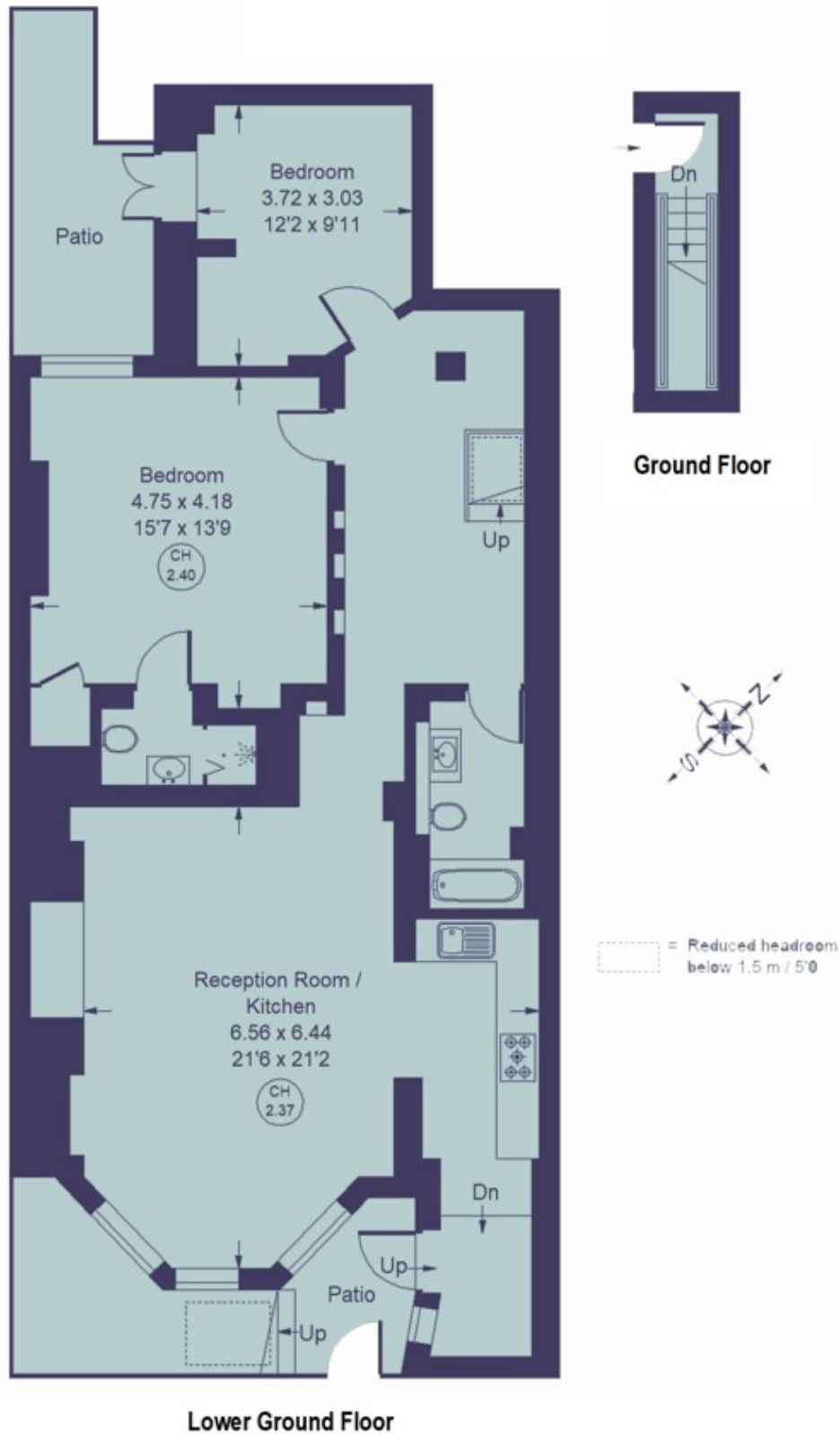
- Leasehold with a lease of 180 years from 23 June 2015.
- Ground Rent: Peppercorn.
- Service Charge: £12,500 per annum—temporarily increased to replenish sinking fund
- Service charge covers: provision of hot water and central heating, insurance, repairs, decoration (internal and external) and maintenance, communal electricity, communal cleaning, communal heating infrastructure.
- EPC Rating: **D68**.
- Parking: Royal Borough of Kensington and Chelsea residents parking permit.
- Council Tax: Band G.
- Connects services / utilities: Mains water and drainage, gas, electricity, telephone and broadband.
- Accessibility: Stepped access to communal entrance or stepped access to flat front door on the lower ground floor.

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Two bedroom lower ground floor flat

Approximate gross internal floor area: 1,112 Sq. Ft. (103.3 Sq. M.)



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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.