



## PONT STREET, SW1X

**Price**  
**£825,000**

A bright contemporary second floor studio flat with lift, extending to 338 sq ft with an attractive leafy aspect, which has been thoughtfully refurbished to a high standard. The flat is situated on the second floor and has good ceiling height and benefits from excellent storage in the loft space above. Pont Street is excellently located for the shops, restaurants and transport links of Knightsbridge and Sloane Square. Harrods is just a walking distance from the flat. The flat would make an ideal pied-a-terre or rental investment.

### Details

- Studio Room
- Kitchen
- Shower Room
- Loft Storage Space
- Independent Heating/Hot Water
- Resident Parking Permits Available

# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

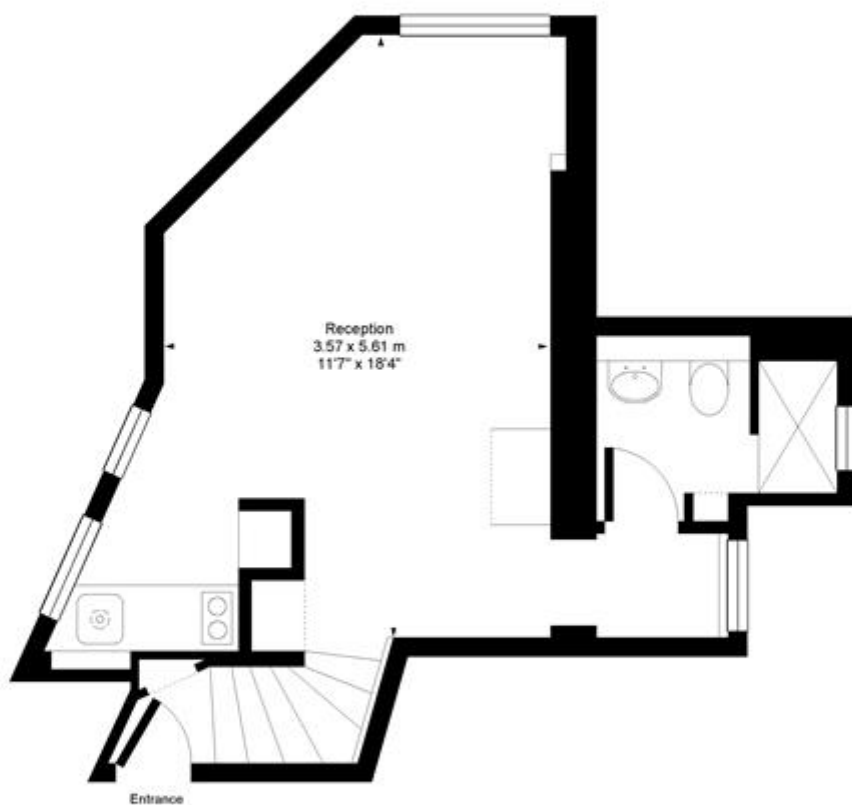
Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7581-7646 Fax: 020-7581-7005



## Pont Street SW1



Approx. Gross Floor Area = 32 sq.meters • 338 sq.feet




### SECOND FLOOR

For illustrative purposes only. Not to scale.

## Terms and Conditions

Tenure: 90 years  
 Service Charge: £2,448.00  
 Borough: Kensington & Chelsea  
 Price: £825,000


## EPC Information


**Energy Performance Certificate** 

**Flat:** Pont Street, LONDON SW1X 0AE  
**Dwelling type:** Mid-floor flat  
**Date of assessment:** 31 October 2011  
**Date of certificate:** 31 October 2011  
**Reference number:** 7598-1959-6280-9929-9974  
**Type of assessment:** RiSAP, existing dwelling  
**Total floor area:** 27 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
50	53	57	58

**England & Wales** EU Directive 2002/91/EC 


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	444 kWh/m <sup>2</sup> per year	432 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£35 per year	£16 per year
Heating	£378 per year	£381 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**