Pont Street Mews, SW1X

Approximate Floor Area = 464.7 sq m / 5002 sq ft (Including Garage / Eaves / Excluding Void) Including Limited Use Area (12.9 sq m / 139 sq ft) (Lift only included on the Lower Ground Floor)



= Reduced head height below 1.5m

Second Floor

Terrace

4.39 x 2.87

14'5 x 9'5

Lift

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00 Pantry б Kitchen / Bedroom Roon 3.56 11'8 Sitting Room **Dining Room** 5.11 x 4.42 8.69 x 4.34 6.60 x 4.24 16'9 x 14'6 Utility 2.54 > 8'4 × 21'8 x 13'11 28'6 x 14'3 (CH = 2.54 / 8'4) • Dressing (CH = 3.05 / 10'0) (CH = 2.97 / 9'9) **Principal Bedroom** Room 6.83 x 5.64 22'5 x 18'6 000 (CH = 2.57 / 8'5) Up Up ┼┼╼╢╲┝╛┼ IN⇒ Void Void Entrance Hall Dn Dr Ō Lift Lift Bedroom 3.07 x 3.02 10'1 x 9'11 Tio Reception Room Dressing Area 5.49 x 4.88 7.06 x 4.80 . Cinema 23'2 x 15'9 18'0 x 16'0 5.87 x 5.00 Garage (CH = 3.02 / 9'11) Favo 19'3 x 16'5 5.49 x 2.95 Bedroom (CH = 3.17 / 10'5) 18'0 x 9'8 Plant 3.89 x 3.89 Bedroom 3.51 x 2.92 3.20 x 2.59 12'9 x 12'9 10'6 x 8'6 O 11'6 x 9'7 Eaves

Ground Floor

Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID912084)

First Floor