

# Pembridge Villas

Notting Hill, W11



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A spectacular penthouse with a 700 sq ft roof terrace on this prestigious Notting Hill address.

This rare one-bedroom penthouse, with lift access, has been stylishly decorated and is flooded with natural light.



**1 RECEPTION ROOM**



**1 BEDROOM**



**1 BATHROOM**



**SHARE OF FREEHOLD**



**666 SQ FT**



**ASKING PRICE  
£1,500,000**



### The property

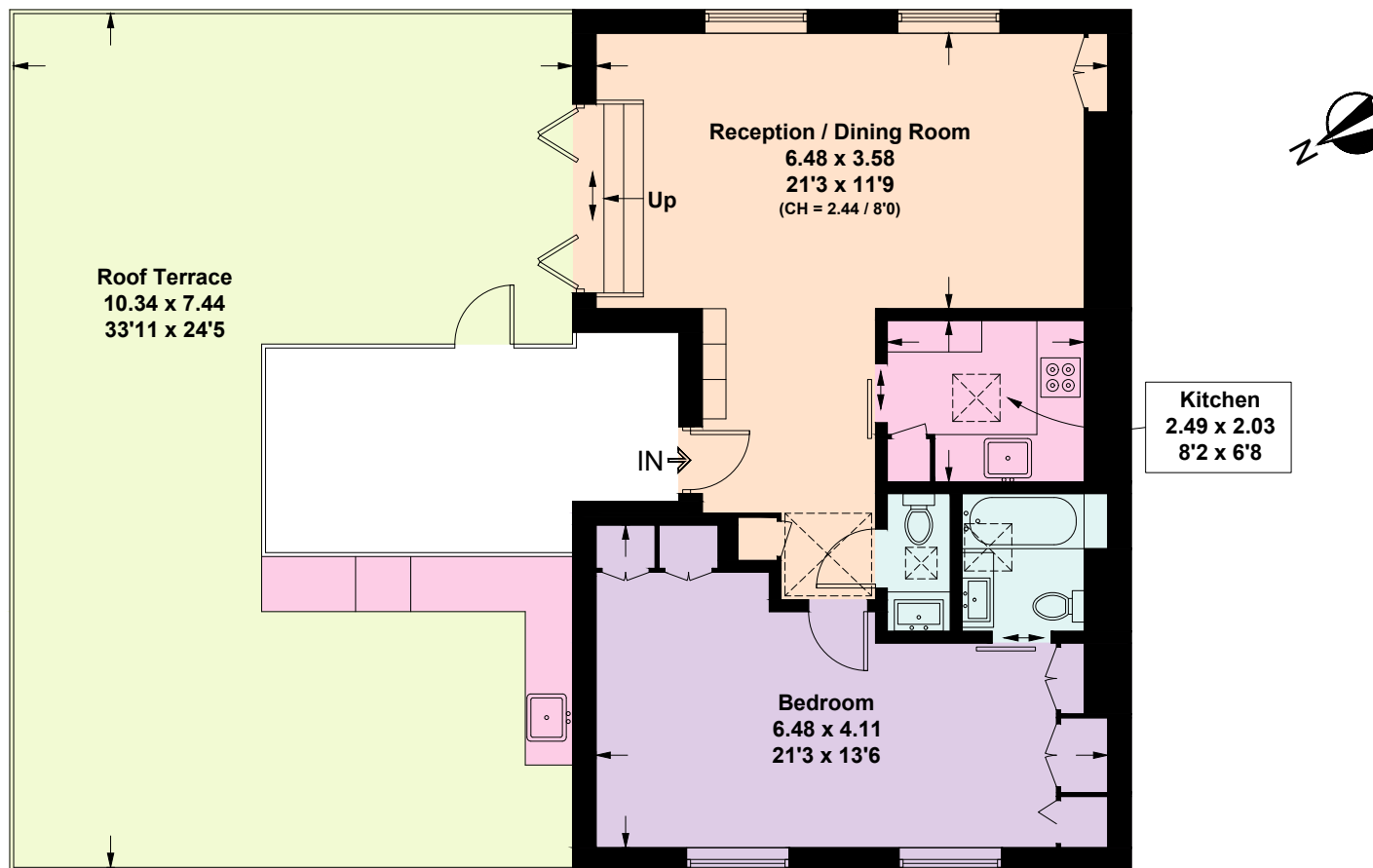
Set within an impressive period building the flat has fantastic entertaining space with French doors leading on a expansive roof terrace with panoramic views across London's skyline. The bedroom is situated at the rear of the property with a large, en suite bathroom and plentiful built in storage. The flat also benefits from a guest WC.

### Location

Pembridge Villas benefits from the wonderful restaurants, shopping and transport facilities of Westbourne Grove, Ledbury Road and Notting Hill Gate. The open spaces of Kensington Gardens and Hyde Park are also within easy reach.







**Fourth Floor**

## Floorplans

Gross internal area 666 sq ft (61.9 sq m)

Roof terrace 715 sq ft (66.4 sq m)

For identification purposes only.

## General

Tenure: 150 years from 25 March 1972, plus a share of the freehold

Local Authority: Royal Borough of Kensington and Chelsea

Service Charge: £6,400 pa

Council Tax: Band F

EPC Rating: C

Parking: Resident's permit available

Broadband: Available

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## Notting Hill

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