

Pembridge Villas,
Notting Hill



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An outstanding first floor flat on a prestigious and sought after Notting Hill address.

Situated in a semi-detached, part stucco-fronted building, this lateral and unique two-bedroom flat provides exceptional proportions with 3.4m ceiling height and two impressive, floor to ceiling French doors opening seamlessly onto a charming balcony. The balcony has a pretty outlook and is perfectly suited for enjoying a morning coffee or an evening glass of wine.

The bedrooms are positioned to the rear of the flat. The principal bedroom is entered through a large dressing area with an abundance of built-in wardrobe space and, there is a large en-suite bathroom. The second double bedroom also benefits from an en-suite bathroom. There is an additional guest W/C and, the flat benefits from a recently installed security and intercom system.



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.

Postcode region: W11

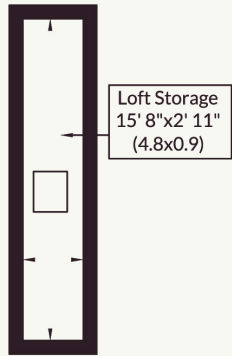
General

Tenure: Leasehold 999 year from 18 January 1988 plus a share of the freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band G
EPC Rating: C
Service Charge: Ad hoc
Parking: Resident's parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

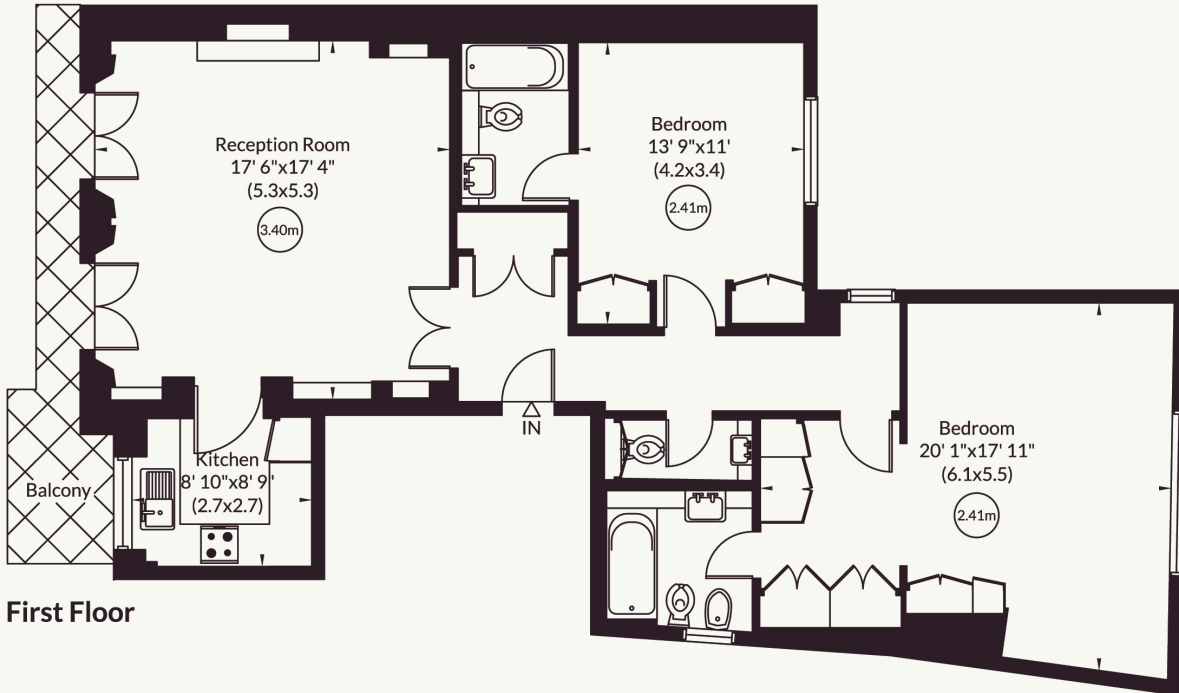
1,137 sq ft (106 sq m)
First floor flat
Semi detached
Balcony
3.4m ceiling heights
Share of freehold

Guide price £2,400,000





Approximate Gross Internal Area
 101 sq m/ 1090 sq ft
 4 sq m/ 46 sq ft Loft Storage
 Total 106 sq m/ 1137 sq ft
 Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
 All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Strutt & Parker Notting Hill

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