

# Pembridge Villas, Notting Hill



# Strutt & Parker

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## Beautifully renovated top floor, two bed, two bath flat with balcony.

Accessed via the second floor, the property opens into a thoughtfully designed interior that blends contemporary finishes with classic charm.

The spacious reception room is bathed in natural light and flows seamlessly onto a private balcony, while a striking rooflight further enhances the sense of space and brightness throughout the home. The bespoke kitchen has been finished to an exceptional specification, featuring premium NEFF appliances, elegant Mandarin Stone tiling, and an integrated wine cooler. Built-in Bowers & Wilkins speakers provide a sophisticated audio experience, perfectly complementing the contemporary living space.

Both bedrooms are generously proportioned, including a luxurious principal suite with a sleek en-suite bathroom. The bathrooms are beautifully appointed with refined, high-quality fittings, incorporating mirrored vanity cabinets and bespoke storage solutions for both style and practicality. A second bathroom serves the additional bedroom, equally finished to an impeccable standard.

Situated on one of Notting Hill's most desirable streets, this exceptional home combines tranquillity with immediate access to the vibrant local amenities, boutiques, and transport links the area is known for.



### 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. 998 years remaining  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band G  
EPC Rating: C  
Service Charge: £1900 per annum  
Ground Rent: None  
Parking: Residents parking  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

995 sq ft (92 sq m)

Reception room

Kitchen

2 bedrooms

2 bathroom

Balcony

Leasehold

Guide price £1,795,000



Approximate Gross Internal Area  
90 sq m/ 969 sq ft  
2 sq m/ 26 sq ft limited use area  
Total 92 sq m/ 995 sq ft

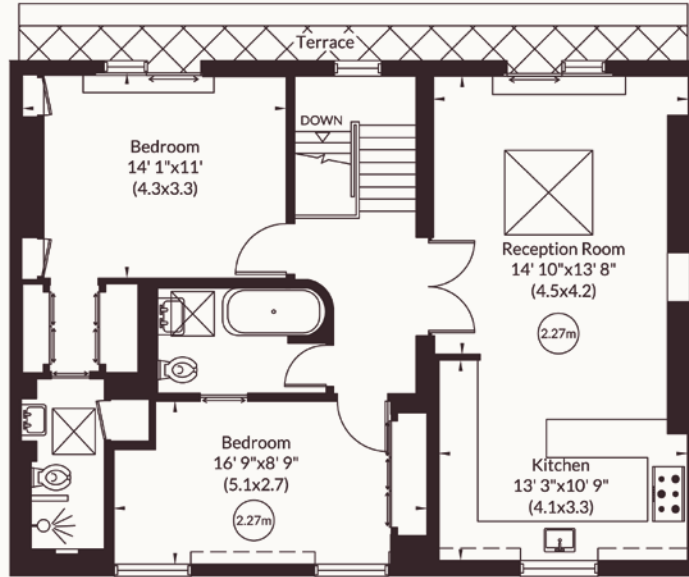
Not to Scale, for identification only



Reduced head height below 1.5m



Second Floor



Third Floor

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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