



Pembridge Villas, Notting Hill, W11

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Pembridge Villas, Notting Hill, W11

An impressive three bedroom, top floor flat.

A well-appointed third floor apartment with roof top views and fantastic natural light. This three bedroom flat is accessed via a second floor entrance and occupies the entire top floor of an impressive double fronted period building on Pembridge Villas. A west facing balcony runs the length of the flat and is accessed via the reception room and principal bedroom, which also benefits from a walk in wardrobe and en suite bathroom. Additionally there are two further bedrooms plus a shower room.

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.

Entrance hall | Open plan kitchen/reception
Three bedrooms | Shower room | En suite
EPC rating C

Terms

Tenure: Leasehold - 999 years from 01/01/1979

Service Charge: £500pa building insurance contribution. Maintenance is ad-hoc

Ground Rent: £100pa

Council Tax: Band G

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £1,300,000



Gross Internal Area 1,013 sq ft (94 sq m) including under 1.5m
986 sq ft (92 sq m) excluding under 1.5m
For identification purposes only.



303 Westbourne Grove, London, W11 2QA

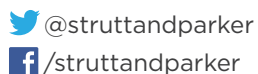
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