

Viscount Court,
Pembroke Villas



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A rare lateral and beautifully presented four-bedroom apartment, located in a handsome period mansion building.

Arranged across the third and fourth floors, with lift access, this exceptionally well-proportioned apartment extends to approximately 2,029 sq ft and offers a rare combination of lateral space, 3m high ceilings and excellent natural light, with windows on two sides.

The property has excellent entertaining space, with a spacious kitchen and dining room, along with a separate impressive 22ft double reception room with floor to ceiling windows and French doors opening onto a balcony. The spacious principal bedroom, benefits from a dressing area and en suite bathroom. There are three further bedrooms all with ample storage and two additional bath/shower rooms.



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 are also nearby.

Postcode region: W2

General

Tenure: Leasehold. 215 years from 25 March 1980
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band F
EPC Rating: D
Service Charge: Approximately £19,500 per annum, including a contribution to the sinking fund of £7,500
Parking: Residents
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

2,029 sq ft (189 sq m)
Lift
Lateral space
Four bedrooms
Leasehold

Guide price £3,250,000

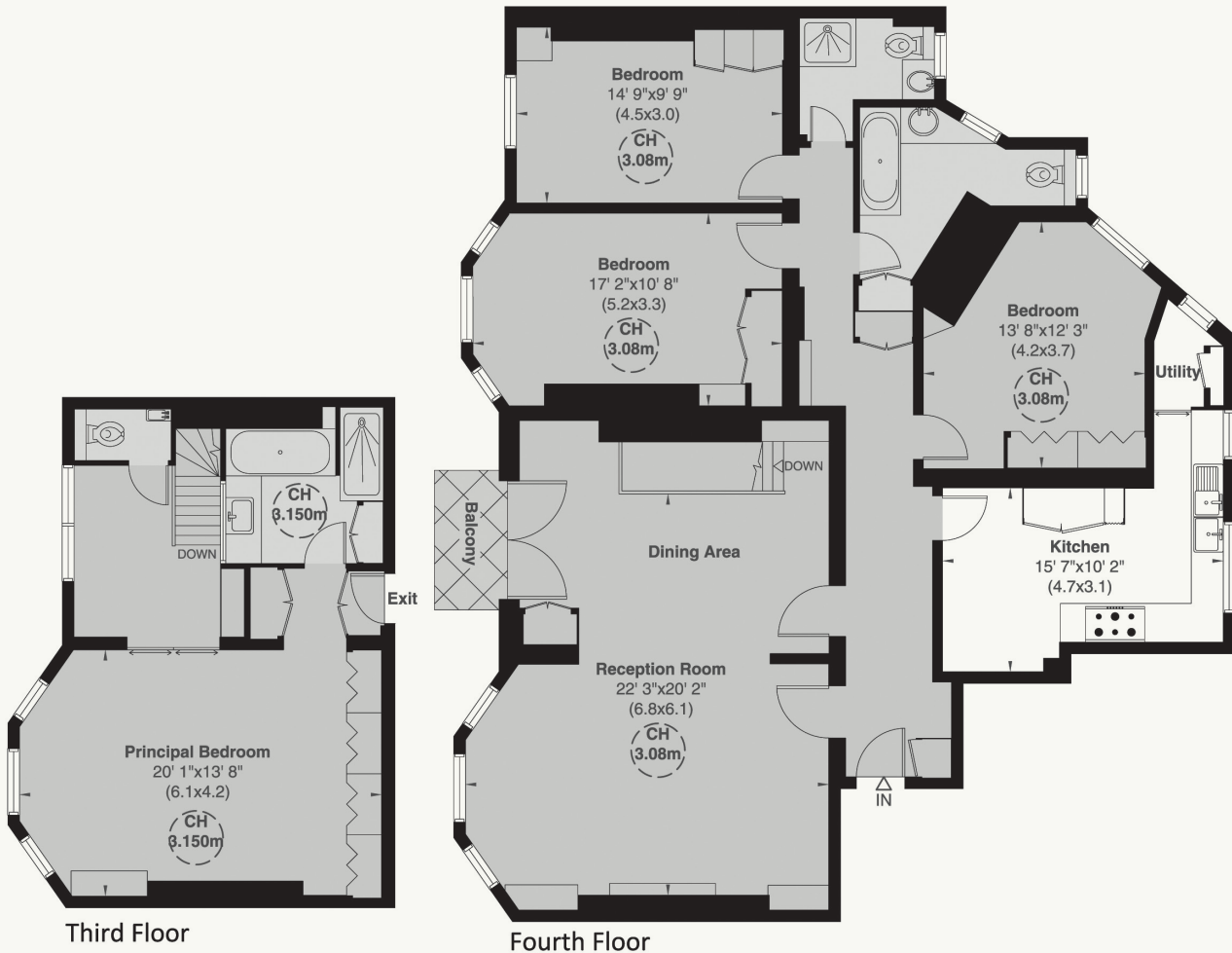


Viscount Court, 1 Pembridge Villas, W2

Gross internal area (approx.)

189 Sq m (2029 Sq ft)

For identification only, Not to Scale



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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