

## **RUSSELL SIMPSON**

Stylish two-bedroom flat with  
contemporary interiors and off-  
street parking in Notting Hill

PEMBRIDGE CRESCENT  
NOTTING HILL W11

# Pembridge Crescent

£1,200,000

BEDROOMS 2	INTERNAL 779 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	72 SQM	EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 940 YEARS	GROUND RENT —	SERVICE CHARGE £3,600 P/Y

# The Property

Bright and spacious flat with minimalist design and rooftop views close to Portobello Road





## Indoor Spaces

The interiors are decorated in a contemporary style and presented in very good condition.

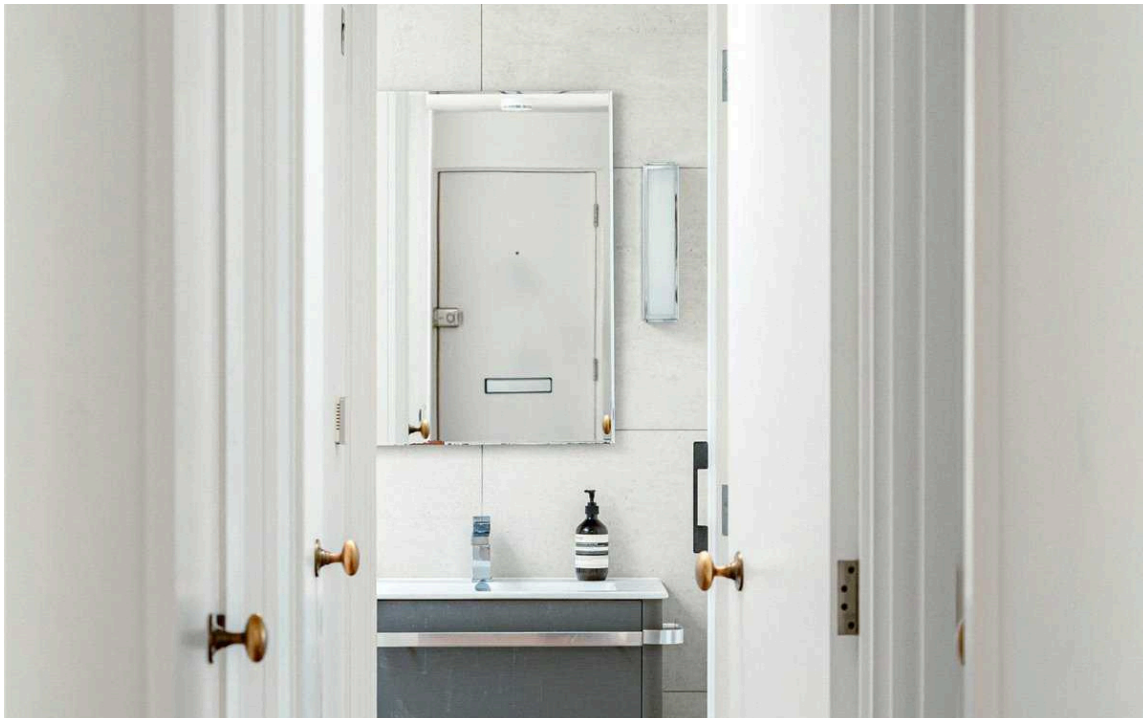
Stepping into the flat on the fifth floor, the entrance hall leads towards a generous reception room. This includes an open-plan kitchen with a breakfast bar and wine storage, as well as separate dining and seating areas. Furthermore, the wooden floors, south-west facing windows and Scandinavian-style minimalism create a sense of brightness and calm.





## The Bedrooms

The principal bedroom has an ensuite bathroom with a generous shower, a separate ensuite WC, and considerable inbuilt storage space. Finally, there is a second bedroom with a bathroom next door.





## The Neighbourhood

Rodney House is a striking modernist apartment block built in the 1960s. This flat has access to its own off-street parking in a secure covered area with a coded gate.

Pembridge Crescent is a beautiful street lined with white stucco townhouses running parallel to the Portobello Road. From here, the many restaurants and independent boutiques of Notting Hill are close. Notting Hill Gate underground station is also nearby, while the open spaces of Kensington Gardens and Hyde Park are a short walk away.

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img 2

Parking

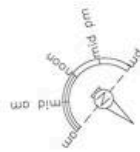


# Rodney House, W11

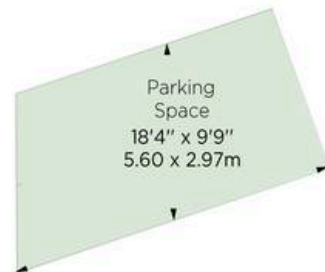
**Approx. gross internal area**  
779 sq ft / 72.37 sq m

**Approx. gross outdoor area**  
179 sq ft / 16.63 sq m

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SIMPSON**



Key :  
CH - Ceiling Height



GROUND FLOOR



FIFTH FLOOR

This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



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