RUSSELL SIMPSON

Exceptionally well-located three-bedroom flat in a beautiful white stucco villa

PEMBRIDGE GARDENS
NOTTING HILL W2

Pembridge Gardens

£3,000,000

BEDROOMS 3	INTERNAL 1,489 SQ FT 138 SQM	OUTDOOR 330 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Bright and beautiful residence on a popular street moments away from Notting Hill Gate station

Entering the flat on the ground floor, the front door opens into a smart hall leading to a reception room with gloriously high ceilings. This includes an open-plan kitchen with marble worktops, as well as separate dining and seating areas. Furthermore, front and rear windows create a double aspect, filling this space with light.

The Bedrooms

The lower ground floor consists of three bedrooms. The principal bedroom has an ensuite bathroom with a bath and a pair of double doors leading out onto the patio. The other two bedrooms share another bathroom with a bath, one of them also with access to a patio.

The Design

This newly refurbished property has been decorated in a contemporary fashion and finished to an exceptionally high standard. It has wooden floors throughout, while air conditioning and underfloor heating add to the comfort and convenience.

The Neighbourhood

The property includes a paved area at the front with space for outdoor seating, as well as a rear patio. It occupies an attractive double-fronted Victorian villa, set back from the street with a gated entrance. Residents also have the right to apply for access to Pembridge Square communal gardens.

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

Pembridge Gardens, W2

Approx Gross Internal Area
1,489 sq ft / 138.05 sq m

Outside Area
330 sq ft / 30.66 sq m

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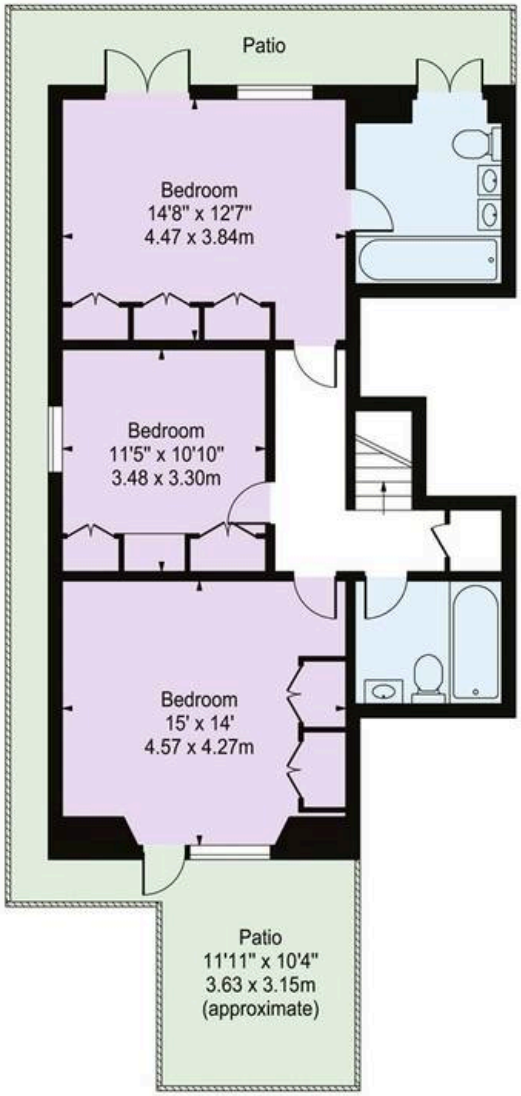
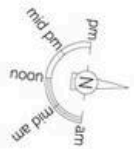
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR

RAISED GROUND FLOOR



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