

# RUSSELL SIMPSON

An immaculately refurbished maisonette, in the heart of Notting Hill

PEMBRIDGE ROAD
NOTTING HILL W11

BEDROOMS $3-3$	INTERNAL $1,136$ so ft	оитдоов 176 sq ft	RBKC
BATHROOMS $3-3$	105 ѕам	EPC C	COUNCIL TAX D
TENURE Leasehold	LEASE LENGTH 996 YEARS	GROUND RENT	SERVICE CHARGE





### The Property

This beautifully designed apartment benefits from a lovely South-West facing living room with big windows and a stunning kitchen. Set across three floors, at the rear there is terrace excellent for entertaining alongside a guest cloakroom.

Leasehold, with 999 years remaining.



### Indoor Spaces

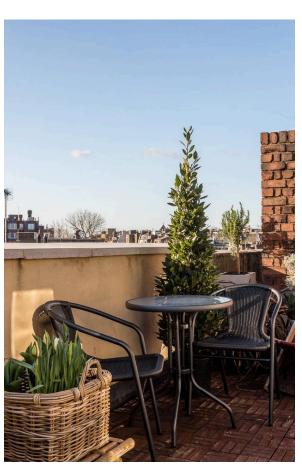
The second floor accommodates the principal en-suite bedroom, a further double bedroom and a family bathroom. An additional double bedroom with great storage, covers the top floor which provides access to the South-West facing flat roof which offers amazing views over Notting Hill.



#### The Bedrooms







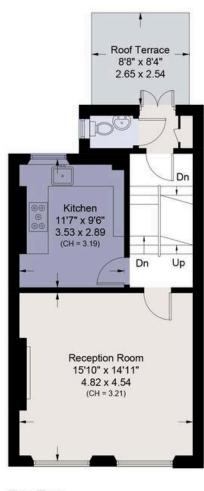
## The Neighbourhood

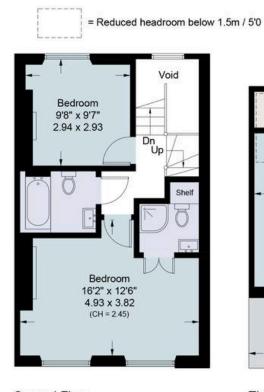
Pembridge Road is conveniently located minutes away from the transport links at Notting Hill Gate and the many amenities of Portobello Road.

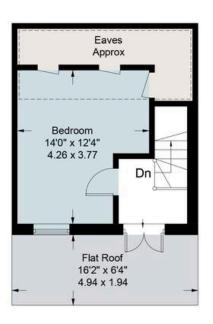
#### Pembridge Road, W11

Approximate Area = 1136 sq ft / 105.54 sq m Eaves Storage = 62 sq ft / 5.77 sq m Total = 1198 sq ft / 111.31 sq m (Including Eaves) For identification only. Not to scale.









Up IN

Ground Floor

First Floor

Second Floor

Third Floor

Floor Plans Provided By Roost

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#### Contact Us

+44 (0) 20 3761 9691

13 Kensington Square London W8 5HD

kensington@russellsimpson.co.uk