



RUSSELL SIMPSON

An immaculately refurbished
maisonette, in the heart of Notting
Hill

PEMBRIDGE ROAD
NOTTING HILL W11

Pembridge Road

Sold

BEDROOMS 3-3	INTERNAL 1,136 SQ FT	OUTDOOR 176 SQ FT	COUNCIL RBKC
BATHROOMS 3-3	105 SQM	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.



Floor Plans Provided By Roost

**RUSSELL
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