



## **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

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## Contact Us

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