

### RUSSELL SIMPSON

Tranquil flat close on Pembridge Square, with communal garden access

PEMBRIDGE SQUARE NOTTING HILL W2

# Pembridge Square

# £1,295,000

bedrooms	INTERNAL $723$ so ft	OUTDOOR	council
2		16 sq ft	Westminster City
bathrooms	67 зам	epc	council tax
2		C	F
TENURE Share of freehold	LEASE LENGTH	GROUND RENT	service charge $\pounds 2,790$ p/y



# The Property

Two bedroom flat with minimal interiors and a balcony with views over a grand garden square





# Indoor Spaces

Entering the property on the second floor, the front hall connects the main rooms. At the front of the flat is a west facing reception room, with enough space for separate dining and seating areas. Next door is a fitted kitchen.

img 1	Reception Details	
img 2	Kitchen	



### The Bedrooms

On the other side of the flat is a spacious principal bedroom with builtin storage and an ensuite bathroom. In addition, there is a second bedroom and separate shower-room.

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img 1

Principal Bedroom



## Outdoor Spaces

The property includes a small front balcony accessed via the reception room with views over Pembridge Square. In addition, residents have the right to access the private gardens at the centre of the square.



## The Neighbourhood

Pembridge Square was built between 1858 and 1864, lined with white stucco houses with Italianate features. Notting Hill Gate underground station is a short walk away, while the restaurants and shops surrounding Portobello Road are also close. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach.

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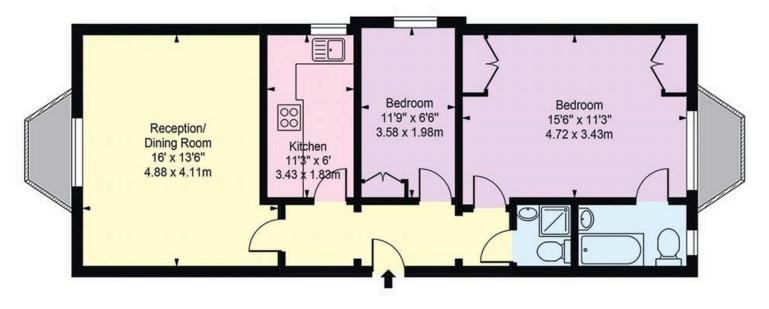
#### Pembridge Square, W2

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#### Approximate Gross Internal Area

723 sq ft / 67.17 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst overy care is taken in the proparation of this plan, please chock all dimensions happes, and compass bearings before making any disclaions reliant upon them.



SECOND FLOOR

mid pm

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