



RUSSELL SIMPSON

A rare freehold house set across two floors with a beautiful garden

PEMBROKE STUDIOS
KENSINGTON W8

Pembroke Studios

Sold

BEDROOMS 3-3	INTERNAL 1,664 SQ FT	OUTDOOR 445 SQ FT	COUNCIL TAX H
BATHROOMS 2-3	154 SQM	EPC D	TENURE Freehold



The Property

This beautiful home has been designed and well-planned with exemplary attention to detail throughout.

This unique house has been recently reconstructed behind the original façade offering a fabulous modern house in the historic setting of Pembroke Studios. Approached through wrought iron gates which lead to an enchanting communal courtyard and gardens with low-built houses that form part of a collection of Victorian artists studios.





Indoor Spaces

The ground floor consists of the entrance hall, a large semi-open plan living room/dining and kitchen leading into the private garden, creating the perfect set-up for entertaining. There is also a studio on the ground floor looking into the garden and a guest WC. The second floor comprises of a stunning principle bedroom with vaulted ceiling's in excess of four meters and a large beautifully designed en-suite bathroom. This special bedroom benefits from a walk-in-wardrobe. The second double bedroom is also en-suite and situated on the second floor.





The Neighbourhood

The house benefits from an external Grade II listing only. Internally the house is not Grade II listed unlike the majority of houses located in the Studios. This is an extremely rare opportunity that allows internal alterations.

Pembroke Studios is situated at the south- west corner of Edwardes Square, close to the open spaces of Holland Park and the excellent transport links of Kensington High Street.



Pembroke Studios, Pembroke Gardens, W8

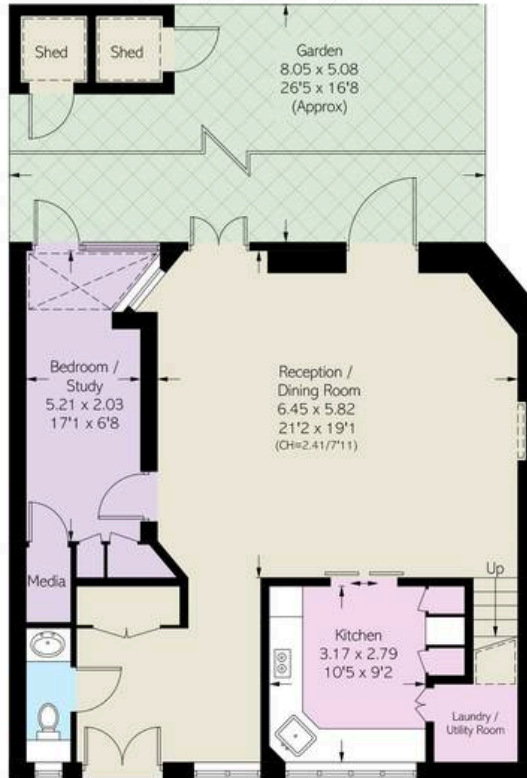
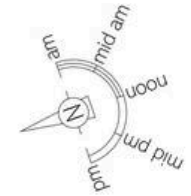
Approximate Area = 1664 sq ft / 154.6 sq m

Loft = 199 sq ft / 18.5 sq m

Sheds = 33 sq ft / 3.1 sq m

Total = 1896 sq ft / 176.2 sq m

Including Limited Use Area (250 sq ft / 23.2 sq m)

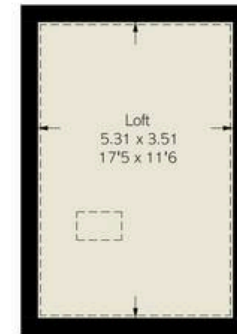


Ground Floor

= Reduced head height below 1.5m



First Floor



Loft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 20 3761 9691

Email: info@russellsimpson.co.uk

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.

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SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

kensington@russellsimpson.co.uk