



PEMBRIDGE SQUARE

NOTTING HILL

STUNNING DETACHED VILLA



Built between circa 1857-1864, this exceptional Grade II Listed detached house commands a glorious corner position overlooking a wonderful garden square and represents a remarkable fusion of traditional and contemporary.

Over the last few years the house has been subject to a comprehensive refurbishment/modernisation programme with spectacular results. Whilst maintaining the generous volumes and details, wonderful ceiling heights and glorious natural light and views, the design and restoration of the interior is modern and comfortable, using wide plank Wenge floors, tinted walnut joinery, discreet lighting and meticulous detailing.

New insertions such as the two glass lifts and cantilevered glass staircase lead down into a world of spa, gym and a garage in fair faced concrete. Underfloor heating, comfort cooling and a fully integrated state of the art technology system are just some of the many updates that have been implemented to bring this Victorian building into the 21st Century.

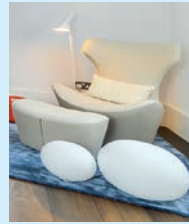
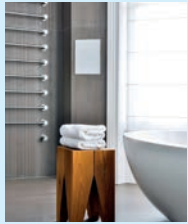


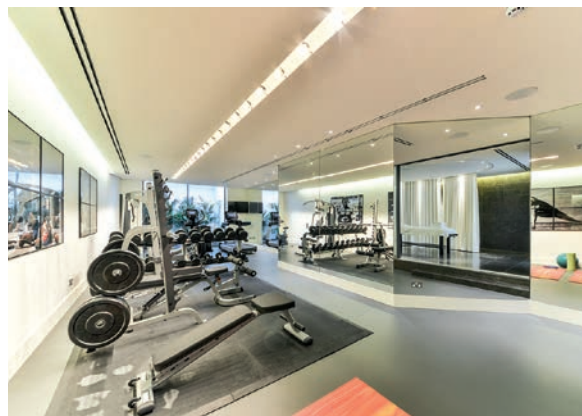
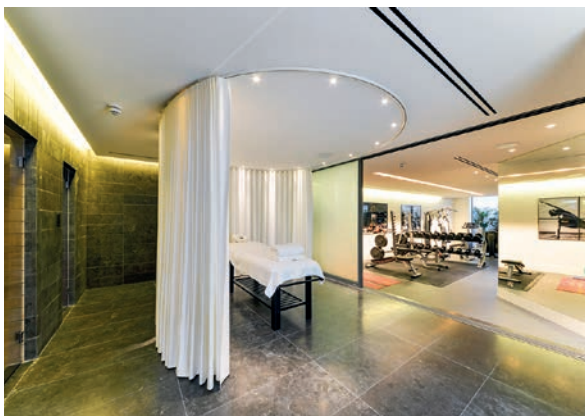


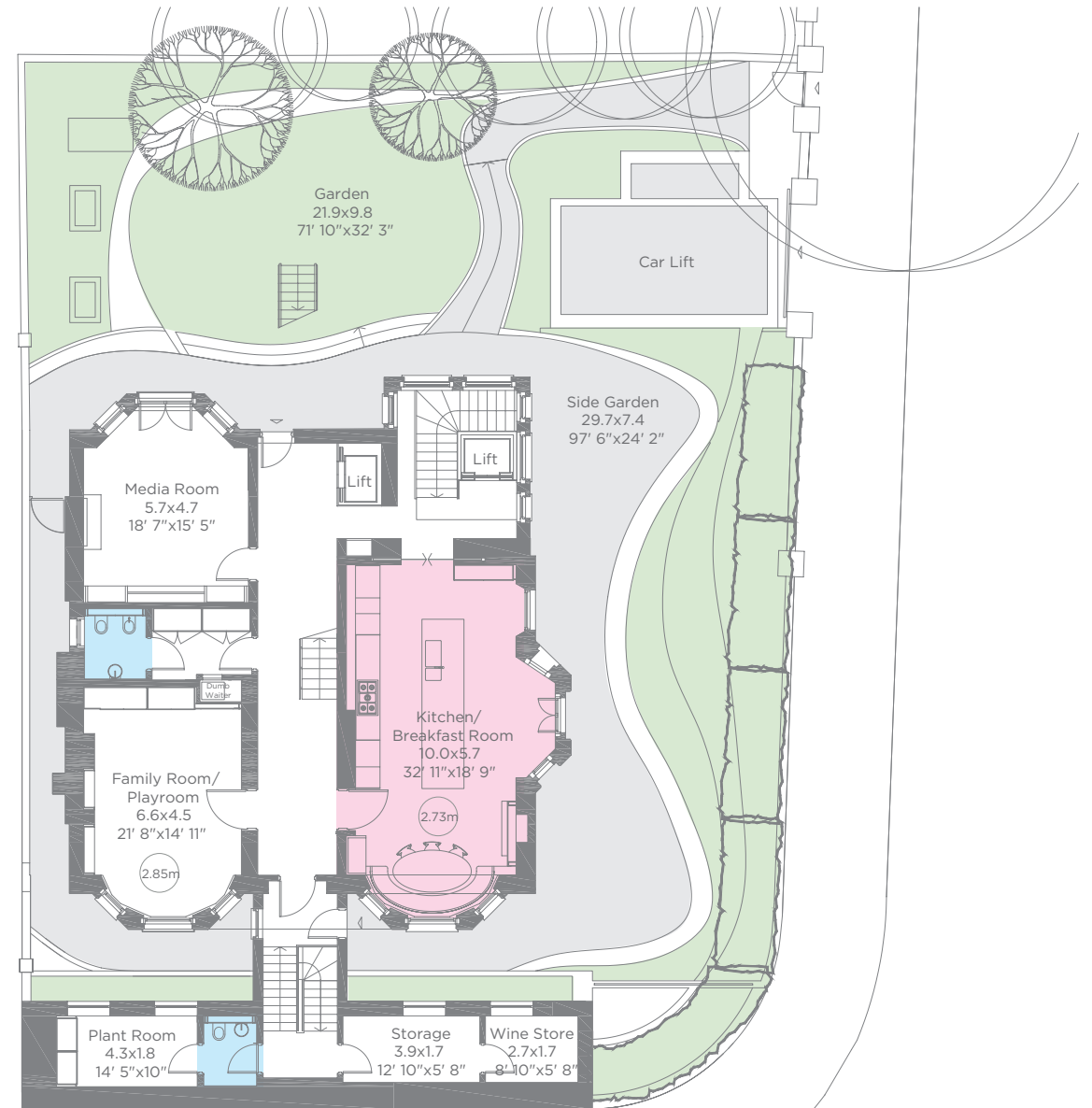
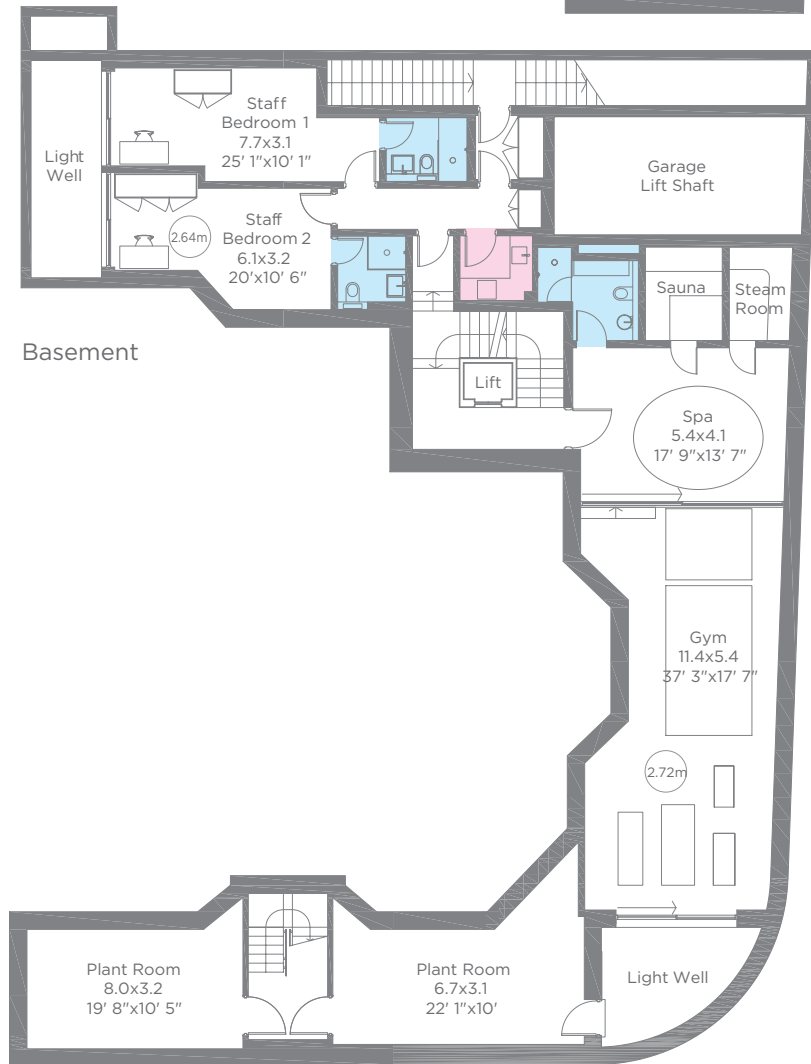
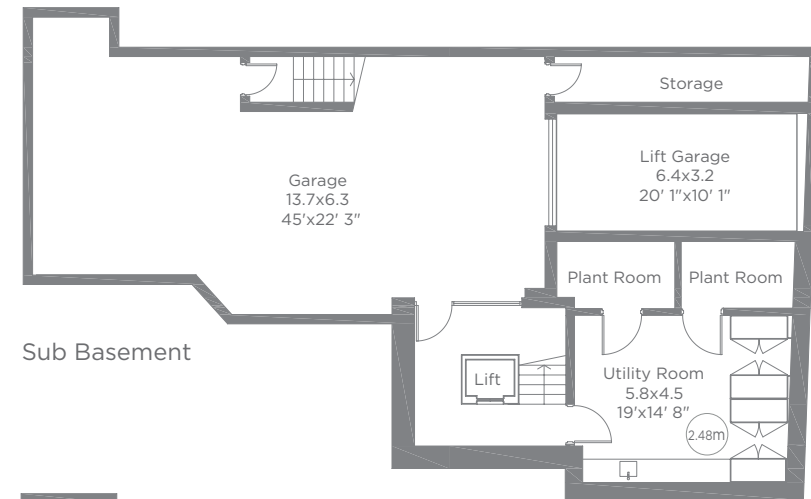
ACCOMMODATION & AMENITIES

- First floor master suite comprising two dressing rooms, bathroom, separate lavatory and a sitting room
- Five further bedrooms with en suite bathroom/shower rooms
- Two staff bedrooms with en suite shower rooms
- Three guest cloakrooms
- Double reception room
- Dining room
- Family room/playroom
- Media room
- Two studies
- Kitchen/breakfast room
- Gym, spa, steam room, sauna and shower
- Wine store
- Kitchenette
- Utility room
- Storage
- Garden, terrace and balconies
- Garage with car lift
- Two passenger lifts

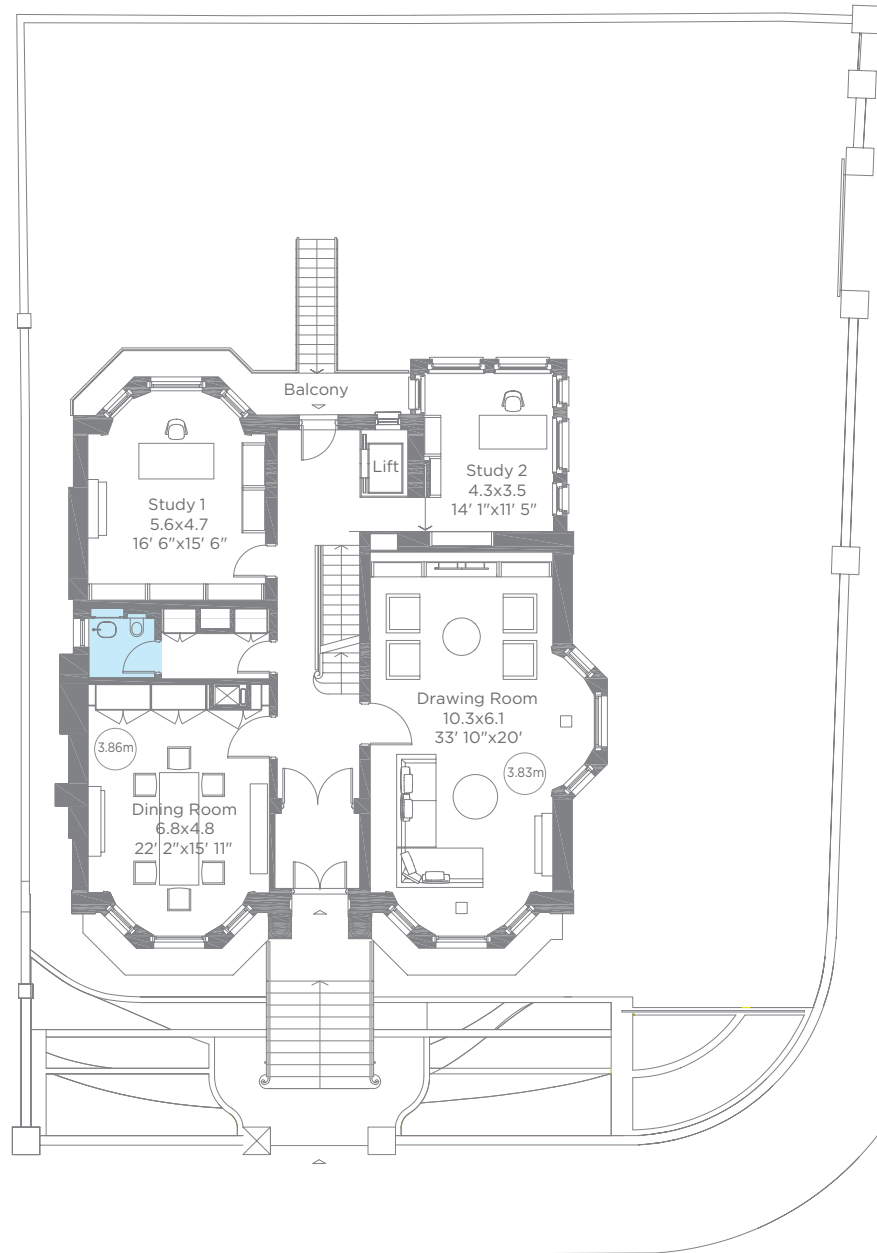




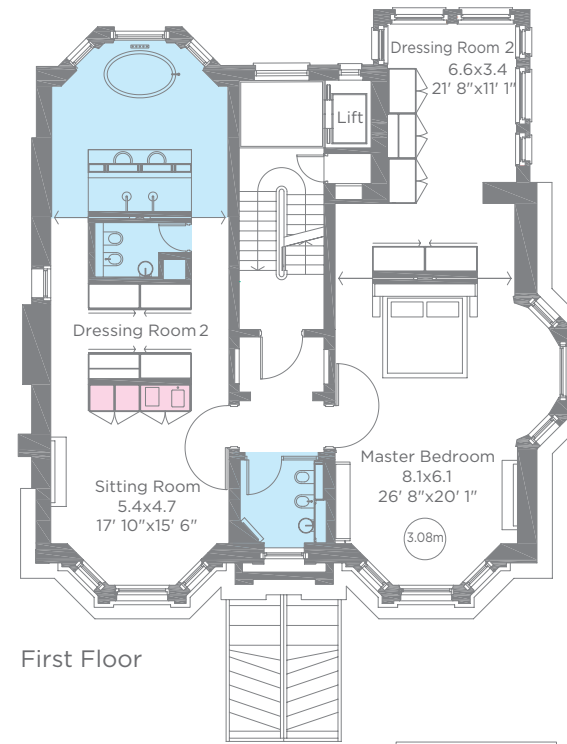




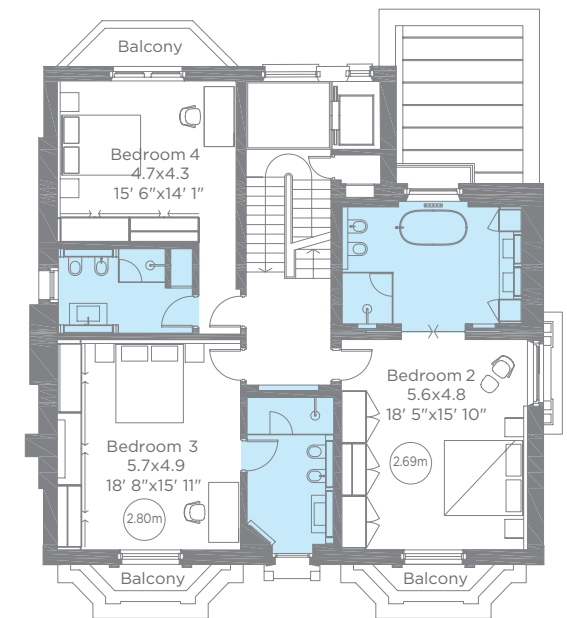
Lower Ground Floor/Garden Floor



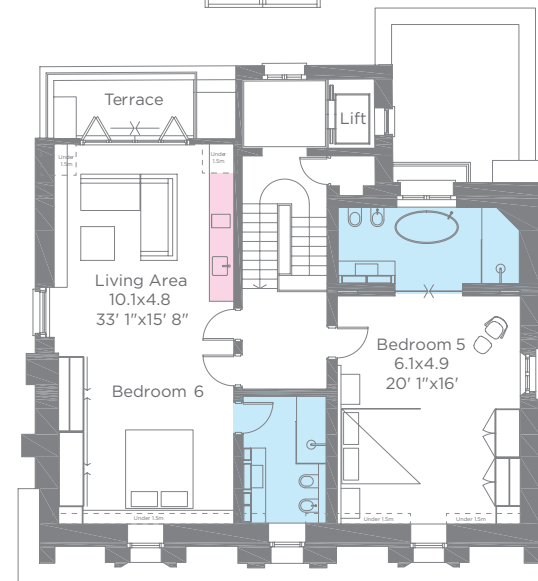
Raised Ground Floor



First Floor



Second Floor



Third Floor



Approximate Gross Internal Area
 1,239 sq m - 13,327 sq ft Including Under 1.5m
 and 1 Lift Garage
 1,235 sq m - 13,285 sq ft Excluding Under 1.5m,
 Including Garage and 1 Lift Garage
 (Please note Basement Plant Rooms are
 included in above figures)



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Tenure: Freehold • Local Authority: The Royal Borough of Kensington & Chelsea • Price On Application

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