# PRIME NOTTING HILL FREEHOLD INVESTMENT 59 PEMBRIDGE ROAD LONDON W11 3HG



- A rare opportunity to acquire a freehold in prime Notting Hill.
- Arranged as 2 x 1-bedroom flats (ideal for re-sale or letting).
- Located on the corner of Portobello Road and situated 0.2 miles (4 minute walk) from Notting Hill Gate Underground Station (Central and Circle & District Lines).
- First Floor flat occupied by a single male regulated tenant.
- Second Floor flat being sold with vacant possession.
- GIA 963 sq ft.
- The ground floor trades as an antique shop and is sold on a long lease of 999 years from 2023.

Guide Price - £750,000 (Seven Hundred and Fifty Thousand Pounds) subject to contract representing a significant discount to refurbished value.

#### FLOORPLANS

**FIRST FLOOR** 

SECOND FLOOR



#### TENURE

Freehold.

## PROPOSAL

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### CONTACT

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