

PRIME NOTTING HILL FREEHOLD INVESTMENT

59 PEMBRIDGE ROAD

LONDON W11 3HG

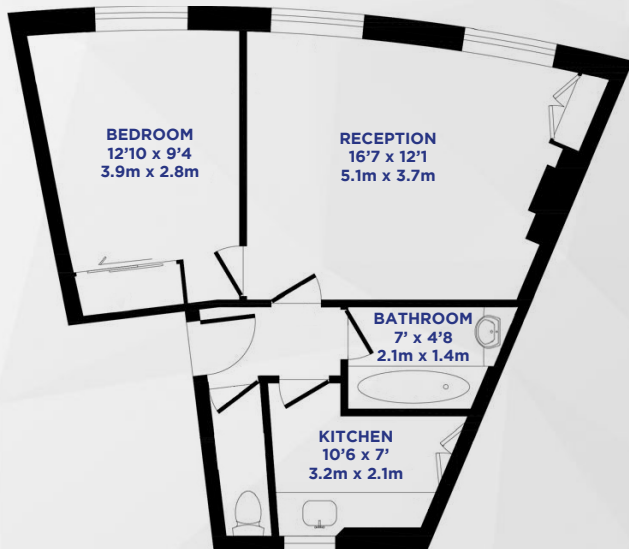


- A rare opportunity to acquire a freehold in prime Notting Hill.
- Arranged as 2 x 1-bedroom flats (ideal for re-sale or letting).
- Located on the corner of Portobello Road and situated 0.2 miles (4 minute walk) from Notting Hill Gate Underground Station (Central and Circle & District Lines).
- First 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



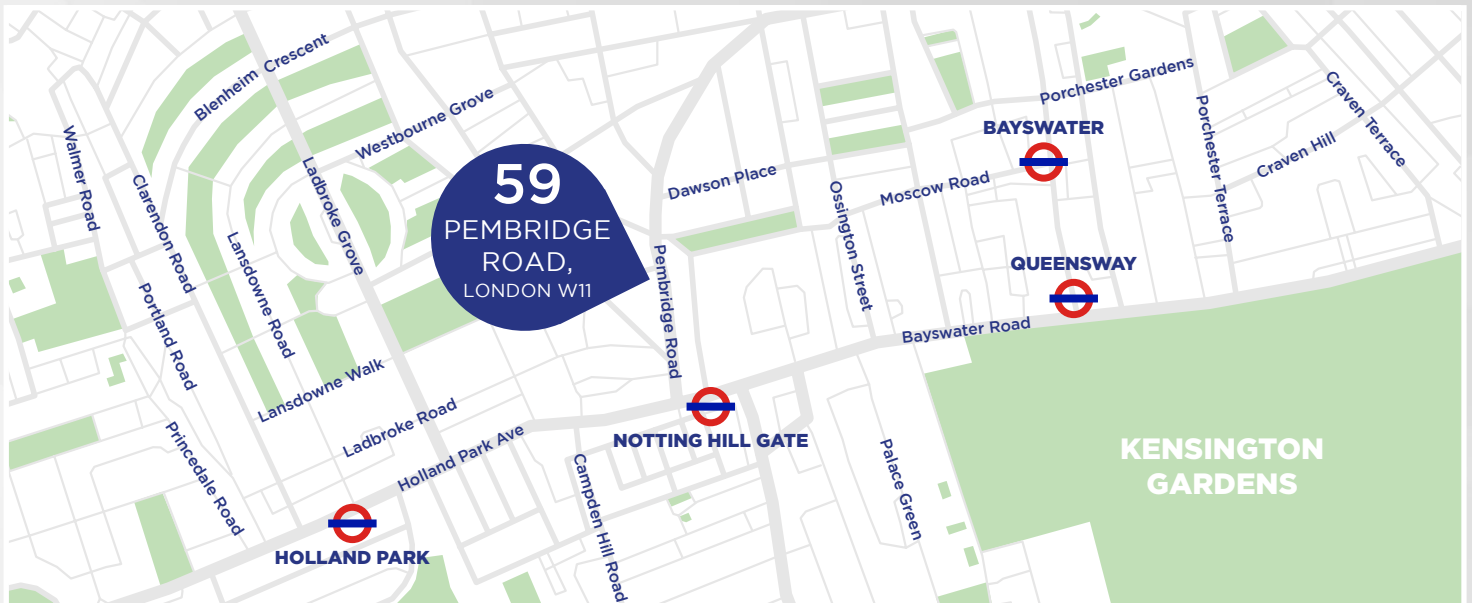
TOTAL GIA
37 Sqm / 402 Sq ft

SECOND FLOOR



TOTAL GIA
42 Sqm / 456 Sq ft

LOCATION



TENURE

Freehold.

PROPOSAL

Guide Price - £750,000 (Seven Hundred and Fifty Thousand Pounds) subject to contract.

CONTACT

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