

PEMBRIDGE CRESCENT.
Notting Hill, London



SUMMARY.

Accommodation:

Drawing room | Kitchen/Dining room | Principal Bedroom suite with 2 ensuite Bathrooms and 2 Dressing rooms | 3 further Bedrooms | 3 further Bathrooms
Office | Gym | 2 Utility rooms | Wine Cellar

Patio | Outside store

For sale Freehold

Approximate Area 466 sq m / 5,021 sq ft





Notting Hill cool, but comfortable with it.



WHERE IT IS.

Situated in a tranquil private off-road site within a 5-minute walk of Notting Hill Gate and popular Westbourne Grove, this generously proportioned four-bedroom house offers the principal living space over ground and first floor with secondary space across two further floors. The layout cleverly enhances the sense of openness and volume throughout.

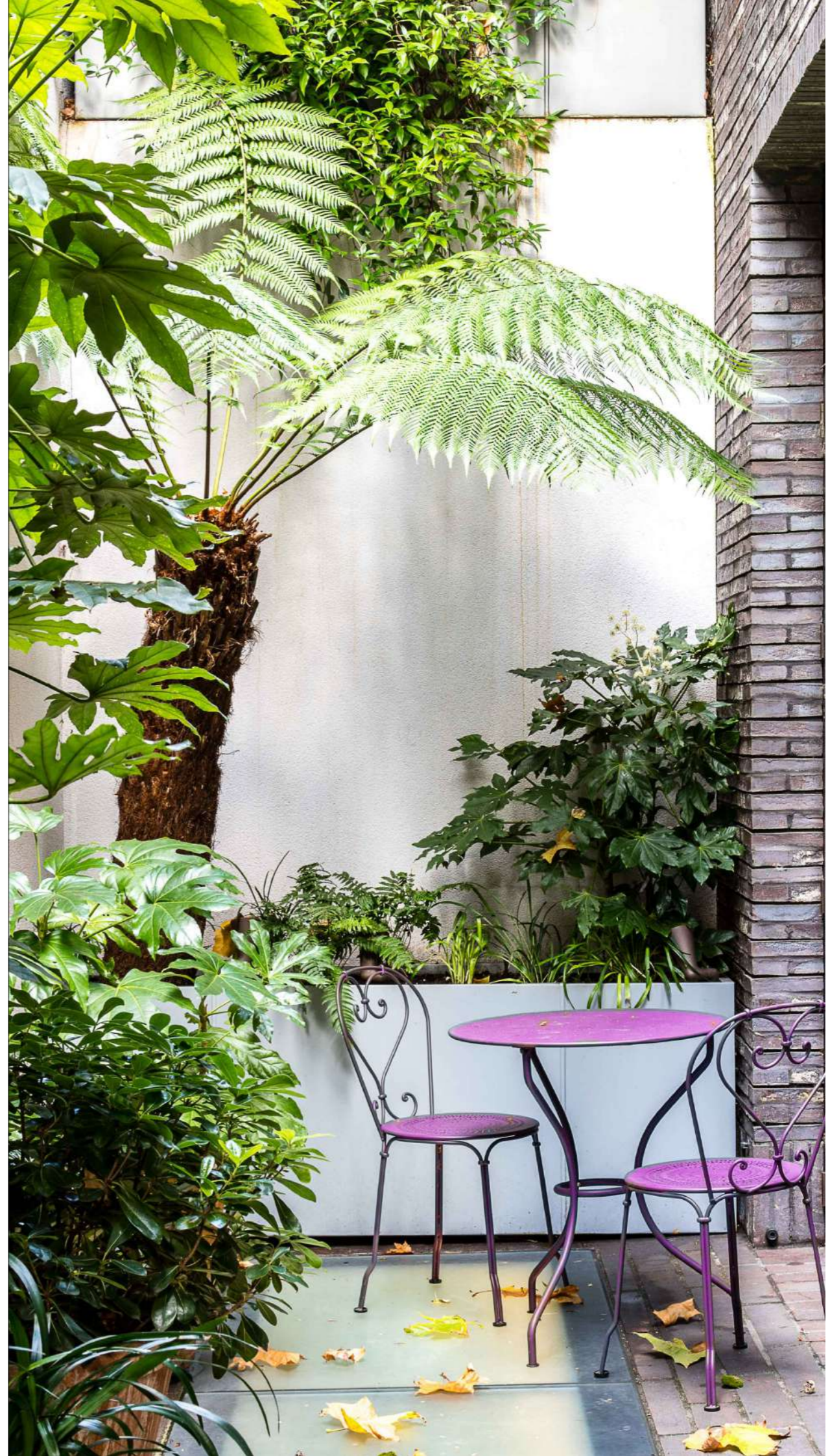
The property was originally built as two

houses which have been united as one to create a stunning contemporary home with abundant living and entertaining space. The house is supremely well-appointed and comfortable, with useful storage and service spaces incorporated and hidden on every floor. The space is imbued with considered details and benefits from high ceilings, large warehouse windows, underfloor heating, polished concrete and hardwood floors, and fitted folding shutters.

A discreet off-street architecturally designed house offering a sense of serenity and privacy.









LAYOUT.

The entrance hall on the ground floor opens to the right onto a fully appointed large kitchen-dining room fitted with a bespoke stainless-steel kitchen with island and breakfast bar. The kitchen section of the room is housed in a smart hipped roof extension, which blends elegantly and seamlessly with the rest of the house. It adds additional height, and the roof section is partially glazed to welcome in an abundance of light.

A generous drawing room with a large sleek focal fireplace sits at the other end of the ground floor to the left of the hall. Both the drawing room and kitchen/dining room are dual aspect and benefit from floor to ceiling windows and access onto a green foliage filled patio which runs all the way along the back of the house. Additional green space is found in another small patio located to the right of the front door in front of the

kitchen window. A sculptural bespoke curved metal staircase runs from the top to the bottom of the house and leads up to a remarkable fully appointed master suite spread across the whole of the first floor, with two ensuite bathrooms and two dressing rooms leading off the indulgent double aspect central master bedroom.

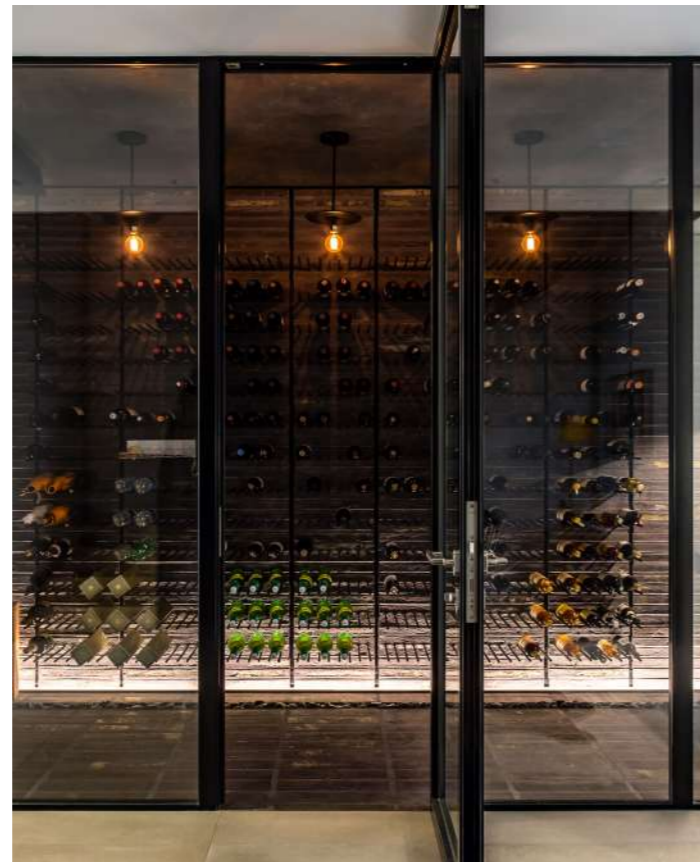
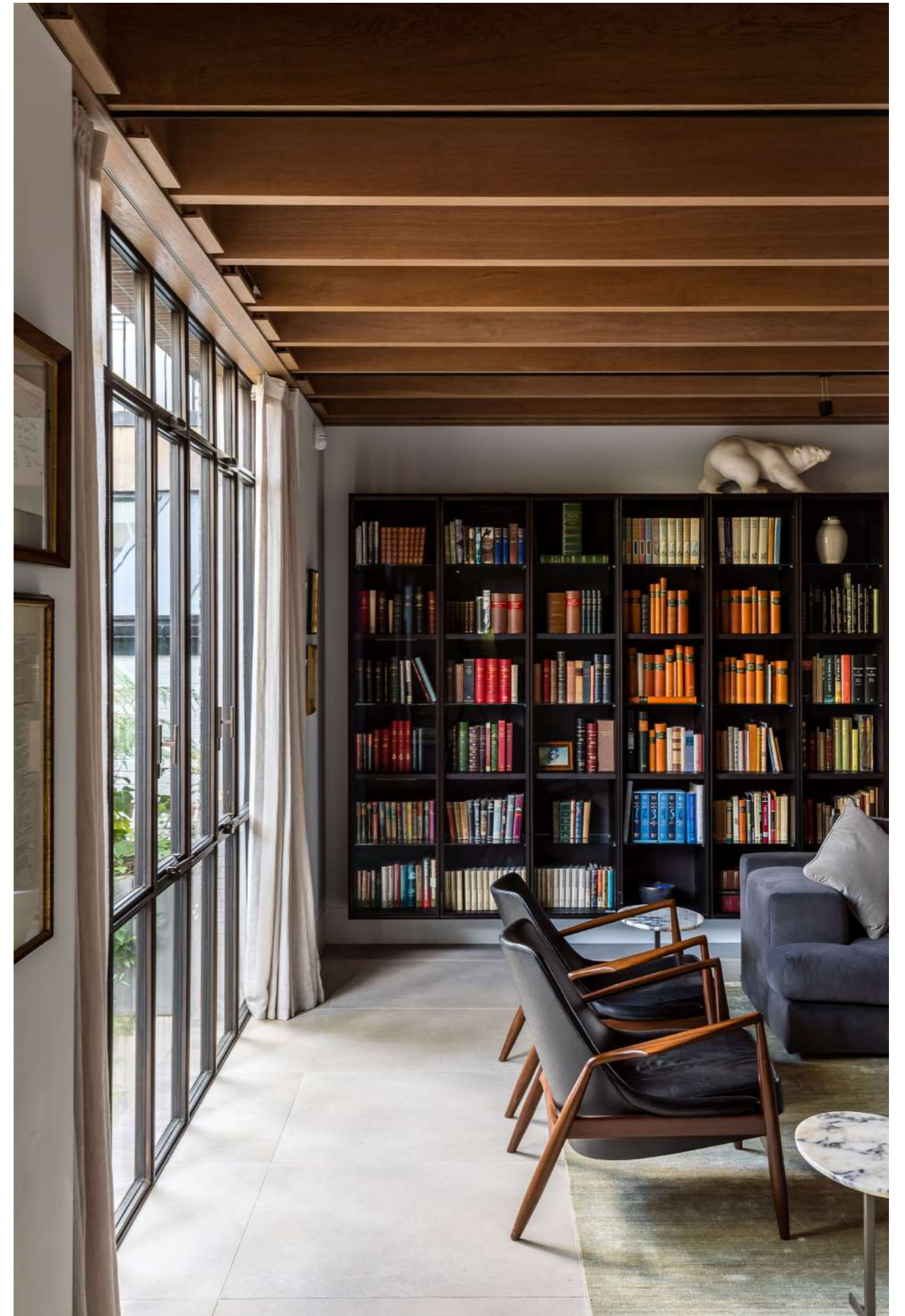
Three further spacious bedrooms (one with ensuite bathroom and one with ensuite steam room) are located on the lower ground floor. All three bedrooms face onto a patio and feature tall windows.

The basement houses a large study, a further bathroom, an impressive gym, two utility rooms with laundry and linen cupboards, and a smart temperature-controlled wine storage and display room with glass panelled wall.

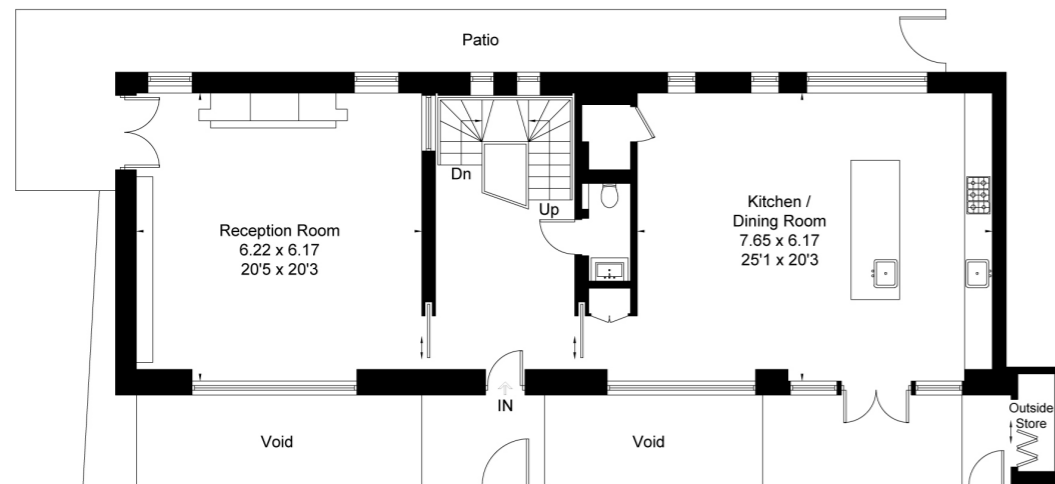
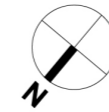
The principal living space is arranged over two floors in the heart of Notting Hill.



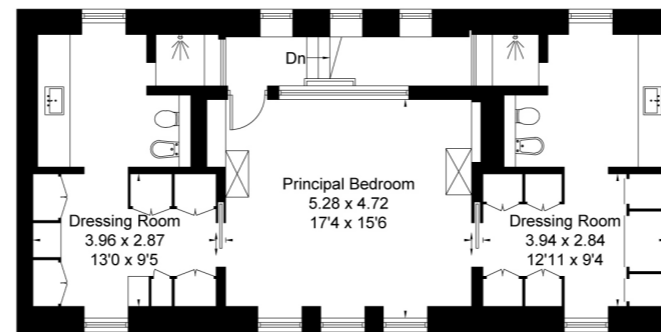




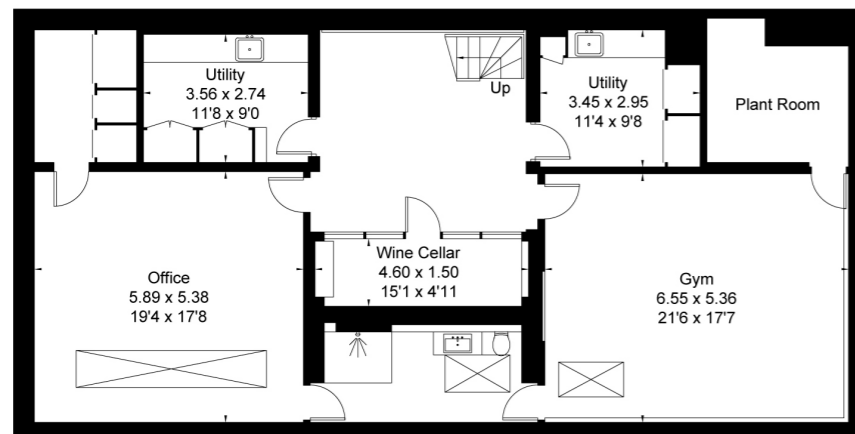




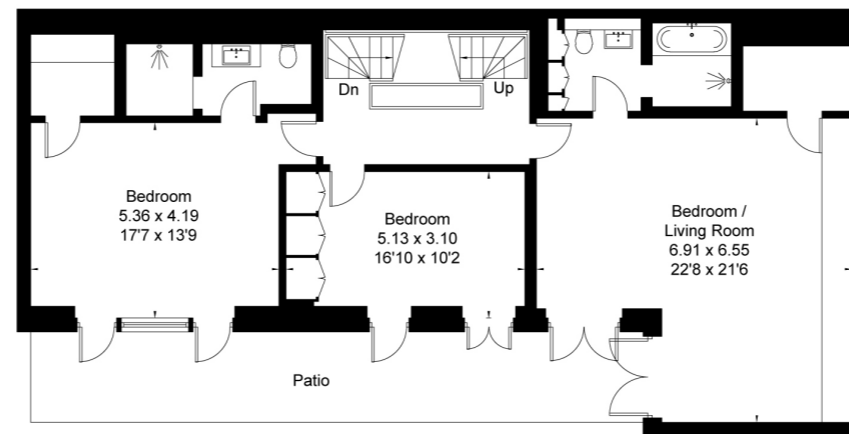
Ground Floor



First Floor



Basement



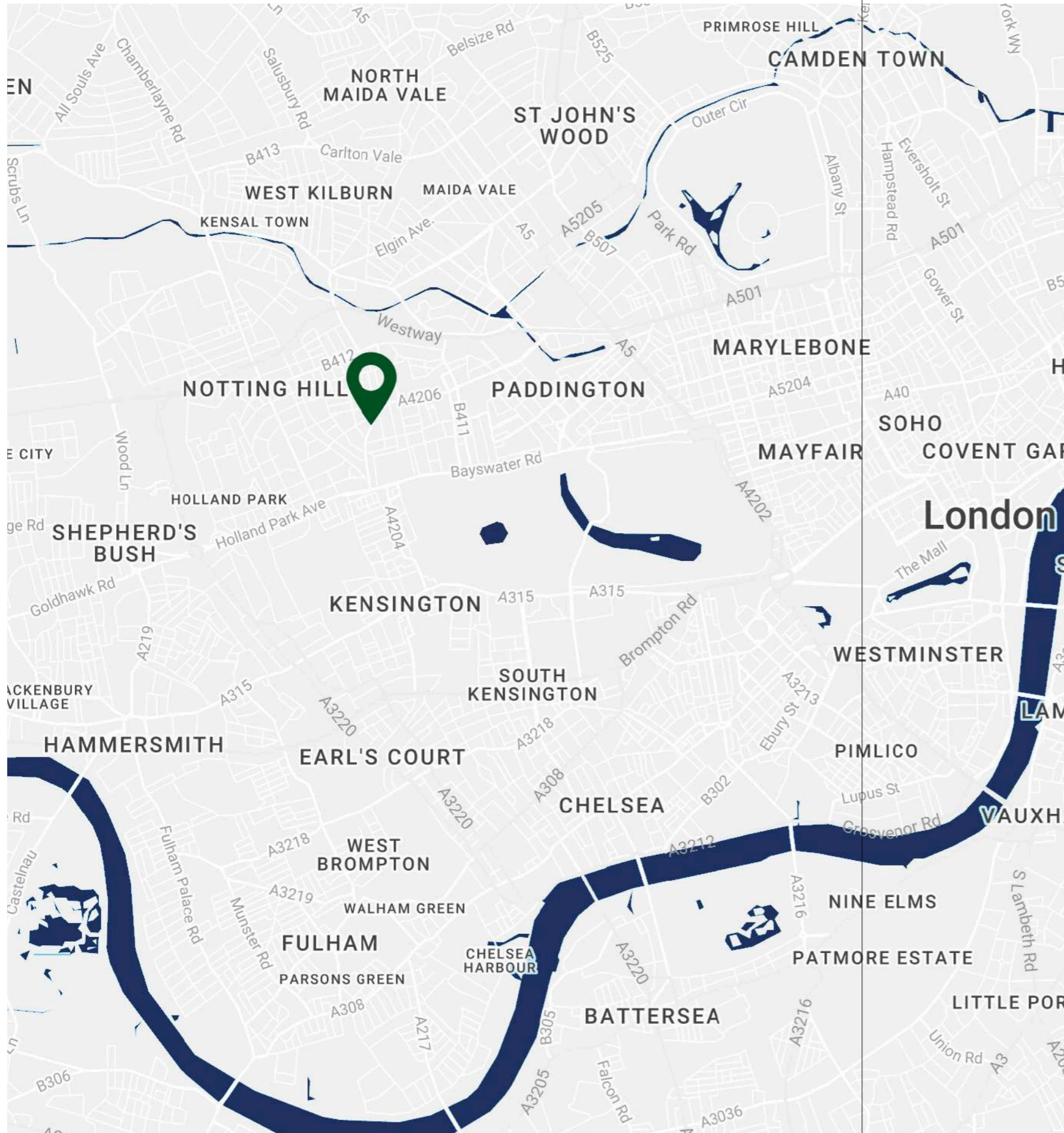
Lower Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 58532

Pembridge Crescent W11

Approximate Area: 5,042 sq ft / 468 sq m
Including Outside Store: 21 sq ft / 2 sq m

Not to scale. For identification purposes only.



LOCATION.

Pembridge Crescent is located in a picturesque area of Notting Hill within the Pembridge Conservation Area. Notting Hill Gate Underground Station is a convenient 5 minute walk away and provides excellent connections in all directions on the Central, District and Circle lines. There is also a multitude of bus routes running within a few minutes walking distance.

To the north is the popular well-heeled hub of Westbourne Grove with a host of boutique clothes shops, delis and galleries. Soho House Homes and Electric House club and cinema, (one of the oldest cinemas in the city), are in nearby Portobello, which is famous for its market and plethora of antique shops.

The area is well serviced by some of the best eateries in London with a huge variety of wonderful restaurants and pubs including The Cow, Orsay, The Ledbury, Hereford Road, and the newly opened Princess Royal. There are several supermarkets as well as family run butcher Lidgates and numerous delis.

Services: Gas fired central heating, Mains water, electricity and drainage.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

EPC Rating B

Council Tax: Band H.

Postal Address: W11 3DU.

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.



Important Notice:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in 2022 credit Matt Davis Photography Ltd. Particulars produced in May 2023.



Lindsay Cuthill 07967 555 545
lindsay@bluebookagency.com