



(INCLUDING STORAGE 1 & OUTSIDE STORAGE'S)
EXCLUSIVE TOTAL AREA 1086.22 SQ.M / 11692 SQ.FT

Pembroke Gardens, Kensington

Approximate Gross Internal Area
1153.39 SQM / 12415 SQ.FT

Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.



**12 And A Half Pembroke Gardens,
Kensington, W8 6HT**

**Guide Price £22,950,000
Freehold**

A rare opportunity to purchase a truly unique, substantial detached residence arranged over four floors comprising close to 12,500 Sq Ft on a plot of approximately 0.16 of an Acre. The property benefits from a double garage, lift and is ideally located in prime central Kensington

- Substantial Detached Family Home
- 7 Bathrooms
- Double Garage
- Gym
- 7 / 8 Bedrooms
- Lift Access to all Floors
- Garden & Terrace Balcony
- Air Conditioning Throughout

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South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

Location

Pembroke Gardens is situated in the prestigious borough of Kensington & Chelsea which is known for his beautiful garden squares. This particular road is located south of High Street Kensington and within easy reach of the underground and a variety of local restaurants, pubs and wine bars with the green spaces of Hyde Park and Holland Park close by.



Description



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.