



Pembroke Road  
Kensington, W8

CHESTERTONS





A fantastic three bedroom lateral apartment situated on the fifth floor (with lift) of this popular development; benefitting from 24-hour portorage, and a secure underground parking space.

The bright and well-proportioned accommodation comprises a 23' reception/dining room that opens onto a large balcony overlooking the communal gardens, and a modern fully fitted kitchen.

There is a master bedroom with an en-suite bathroom, two further double bedrooms and a bathroom. Further benefits include access to the communal gardens and an onsite gymnasium and swimming pool.

Huntsmore House is located on Pembroke Road, providing easy access to the amenities and transport facilities of both Kensington High Street and Earls Court.

- Three Bedrooms, Two Bathrooms (one en-suite)
- Reception/Dining room & Fully fitted kitchen
- Fifth Floor, Terrace
- Porter, Lift
- Share of freehold
- Off street parking

Asking Price £1,650,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Share of Freehold 991 years  
**Service Charge:** £10,000 per annum  
**Ground Rent:** £255.97 per annum  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

*Chestertons Kensington Sales*

116 Kensington High Street  
 London  
 W8 7RW

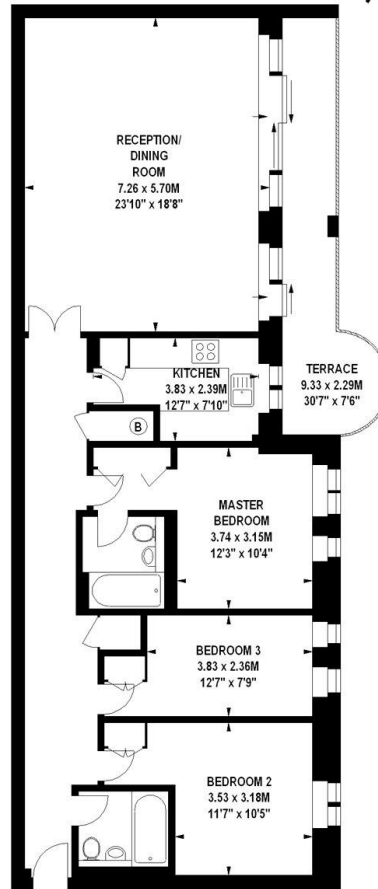
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## Huntsmore House, W8

Approximate gross internal area  
123.28 sq m / 1327 sq ft



### Fifth Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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