



Pembroke Road
Kensington, W8

CHESTERTONS





This two-bedroom flat is flooded with natural light, features contemporary touches throughout which creates a warm and welcoming atmosphere.

The property is located on the raised-ground floor and has lovely high ceilings throughout. The current owners have refurbished their home to an exceptional standard. The private balcony adds to its charm, providing an ideal spot to unwind and enjoy the vibrant surroundings.

Within easy reach of the A4 and a short walk to High Street Kensington and Earls Court tube station (serving the Piccadilly, Circle & District lines), it boasts excellent transport connections across London. The bustling shops, restaurants, and amenities of both Kensington and Earls Court are just moments away, while the serene green spaces of Holland Park offer a peaceful escape nearby.

- Raised ground floor
- Private balcony
- Two bedrooms
- High ceilings

Asking Price £995,000

Energy Efficiency Rating		Current	Potential
95+	A		
85-94	B		
75-84	C	72	81
65-74	D		
55-64	E		
45-54	F		
35-44	G		

Not energy efficient - higher running costs. EU Directive 2002/91/EC. England, Scotland & Wales

Tenure: Leasehold 996 years remaining

Service Charge: £3,000 p.a.

Ground Rent: £50 p.a.

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: E

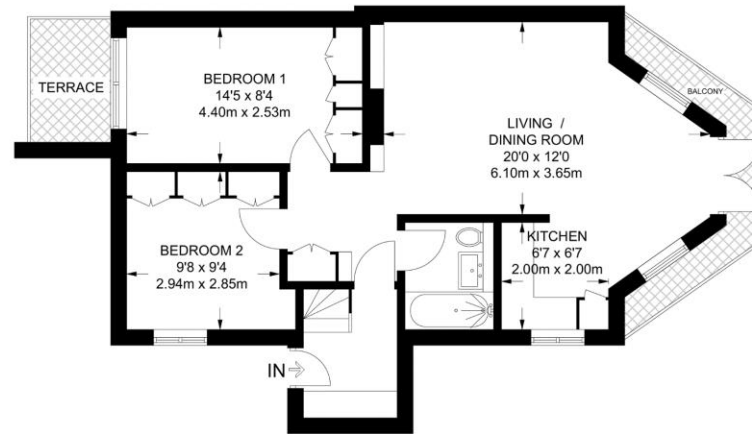
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GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
644 SQ FT / 60.2 SQ M**

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