

# Pembridge Square, Notting Hill W2

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Pembridge Square is a quiet residential and tree-lined square and located in one of Notting Hill's most prestigious residential areas.

It sits between the highly fashionable Westbourne Grove and Notting Hill Gate and offers wonderful amenities and transport links (Central, Circle & District lines) as well as the main thoroughfare leading west to the M40. Some of the best preparatory schools in London are also within easy walking distance. The wide open green spaces of Kensington Gardens and Hyde Park are also within immediate striking distance.



**Guide price:** £4,250,000

**Tenure:** Share of freehold, approximately 89 years remaining

**Service charge:** £6,000 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H





## Property Description

An immaculately presented 3-4 bedroom lateral apartment with lift access, grand proportions and a beautiful light throughout.

With lift access taking you to the second floor, this lateral apartment in an impressive Victoria townhouse has approx. 1789 sq ft of living space.

Upon entry, you will find two double bedrooms to the left, a bathroom and another double bedroom located down a half landing.

The principal bedroom is over seven meters in width with grand windows, which allow ample natural light to fill the space. The principal bedroom is complemented with an en-suite bathroom.

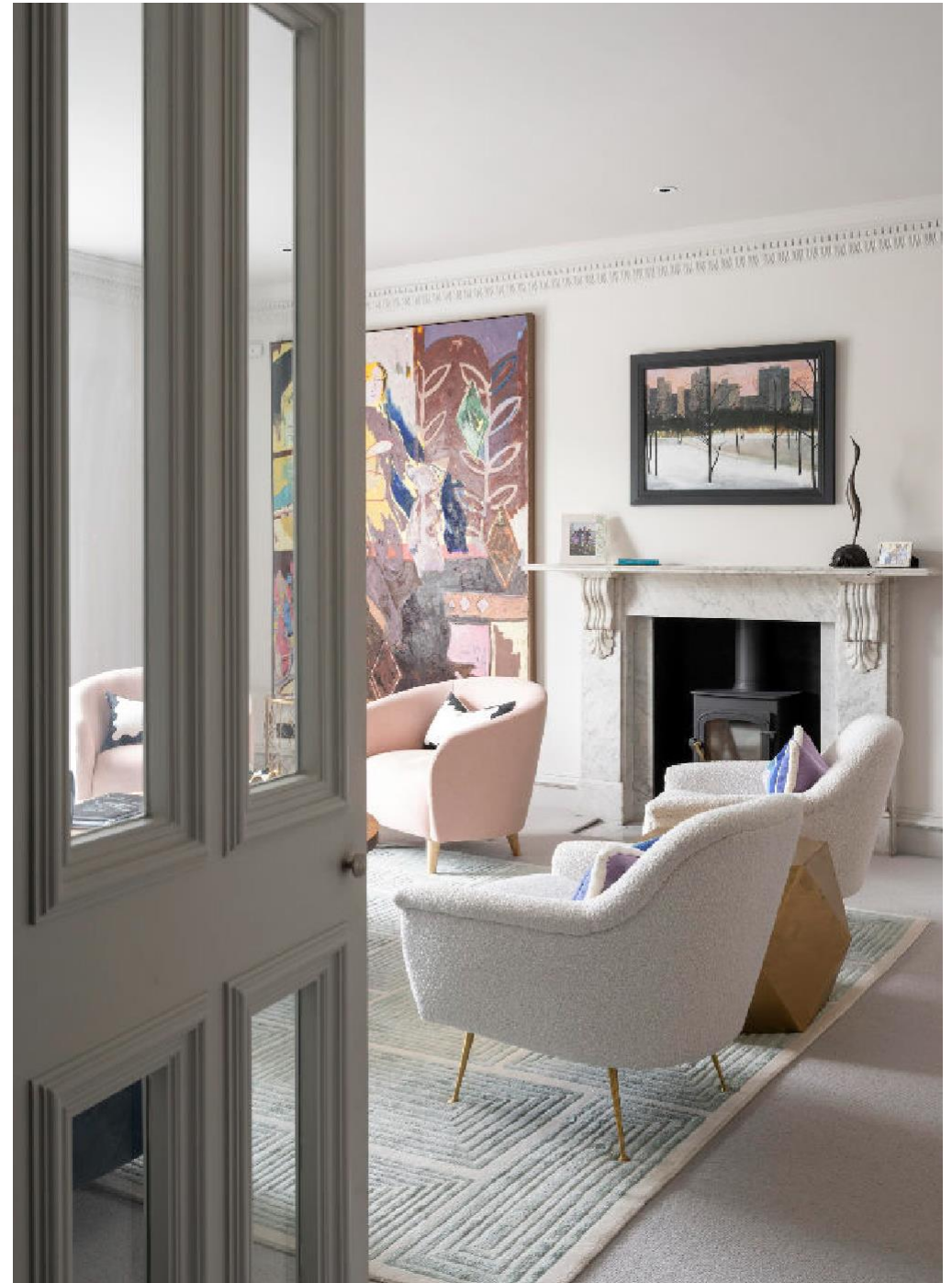
The reception room is a spacious environment, perfect for entertaining guests. A doorway leads you to a study or media room, which can also be used as a fourth bedroom.

The reception room is interconnected with an equally spacious dining room with a large windows that provide an abundance of natural light. Adjacent is the kitchen, which has direct access to a private terrace.

Residents also have the right to apply for access to stunning Pembridge Square Gardens.









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**Approximate Gross Internal Floor Area**  
**1789 sq m / 166.27 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**First Floor**

**Second Floor**

Knight Frank  
Notting Hill  
294 Westbourne Grove  
London W11 2PS

We would be delighted to tell you more

Arthur Lintell  
07836 316 822  
[arthur.lintell@knightfrank.com](mailto:arthur.lintell@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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