



Pembridge Villas, London **W11**

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Located on the third floor of a period building, this quiet and light apartment on Pembridge Villas offers over 1,000 square feet of living space. It includes a spacious, south-east facing living room with far reaching views, three bedrooms and a separate kitchen and sizeable bathroom at the rear of the flat. It provides plenty of light and is a bright living space. There is a large storage space on the second floor half landing.

Pembridge Villas is well located for the many restaurants and shops of Notting Hill Gate. There is an electric car charging point beside the house.



Guide price: £1,200,000

Tenure: Share of freehold plus leasehold, approximately 973 years remaining

Service charge: We have been unable to confirm the service charges and review periods. You should make your own enquiries.

Ground rent: We are unable to confirm the ground rent. You should make your own enquiries.

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





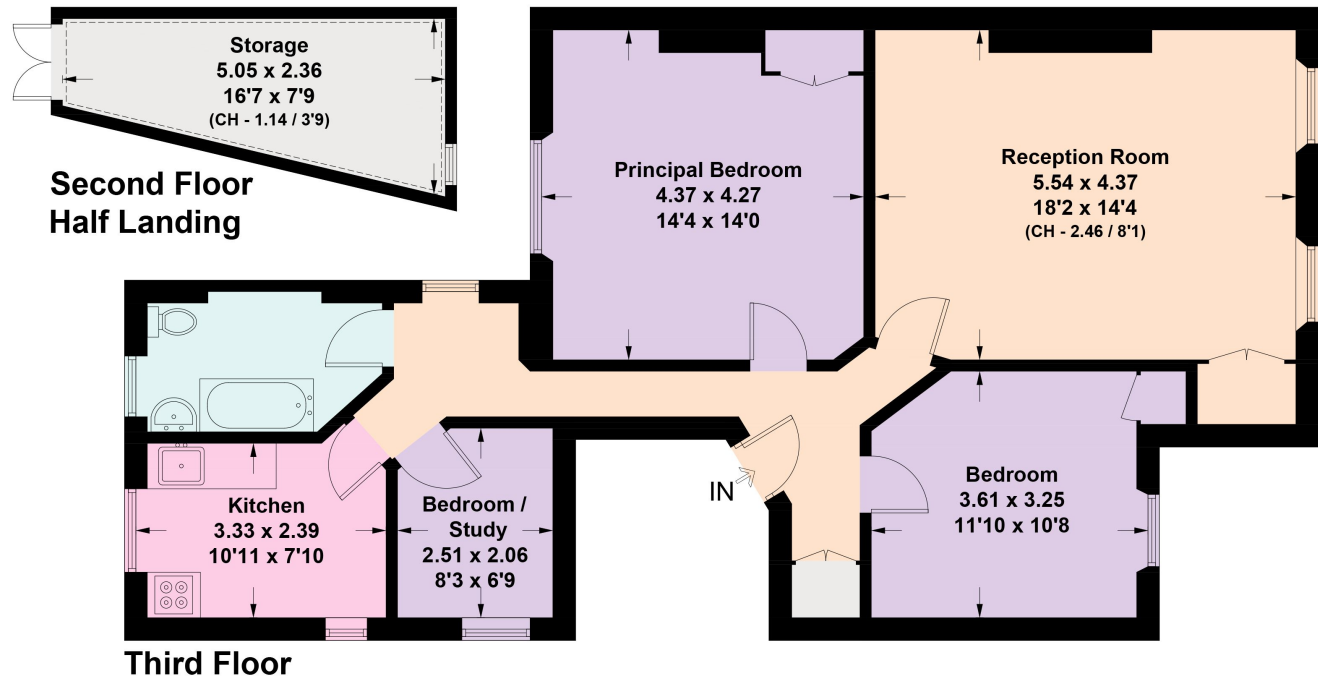


[Dashed line] = Reduced head height below 1.5m

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Approximate Gross Internal Floor Area
95.3 sq m / 1026 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.



Knight Frank

Notting Hill

294 Westbourne Grove

London

W11 2PS

We would be delighted to tell you more

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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 September 2024. Photographs and videos dated September 2024.

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