



# PEMBRIDGE GARDENS

Notting Hill W2




On-Site Storage of Binoculars  
and Glasses  
PEMBRIDGE GARDENS W2





# PEMBRIDGE GARDENS, NOTTING HILL W2

An elegant Victorian freehold Villa in Notting Hill, offering a collection of four refined apartments with lift access, and proximity to Westbourne Grove and Pembridge Square Gardens

			EPC
13	8	5	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Freehold

Guide Price: £12,999,950





## AN IMMACULATELY PRESENTED VICTORIAN RESIDENCE

This handsome Victorian villa has been meticulously maintained and is presented in exceptional order throughout. Approached via a gated, landscaped entrance, the building's impressive steps lead up to the main doorway, complemented by a separate, gently ramped approach providing step-free and lift access to the upper floors.

The property comprises a selection of well-appointed flats, each benefiting from Royal Borough of Kensington and Chelsea parking permits and access (by separate application) to the exclusive Pembridge Square Private Communal Gardens.



















## FLEXIBLE LIVING SPACES TO SUIT A VARIETY OF LIFESTYLES

The upper three apartments, situated on the first, second and third floors, are served by direct lift access and offer generous accommodation with three bedrooms, two bathrooms, and separate kitchens. The third-floor apartment, Flat 5, enjoys a spacious west-facing roof terrace and an additional 500 square feet of flexible living space that can be arranged to suit a variety of lifestyles.

On the raised and lower ground floor is a substantial maisonette, providing three bedrooms, two bathrooms, and delightful courtyard gardens, creating private and tranquil retreats within the heart of Notting Hill.







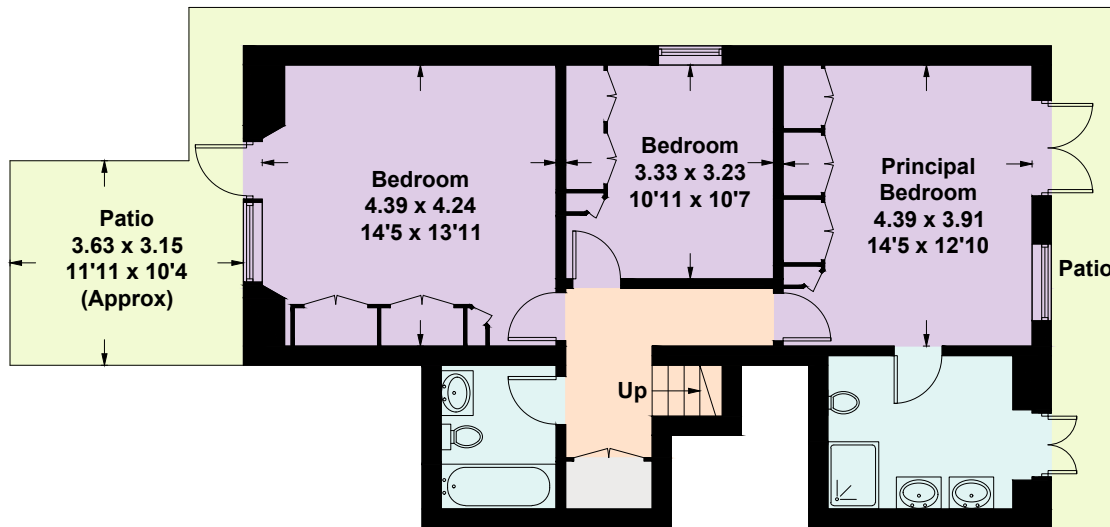


# Pembridge Gardens, W2

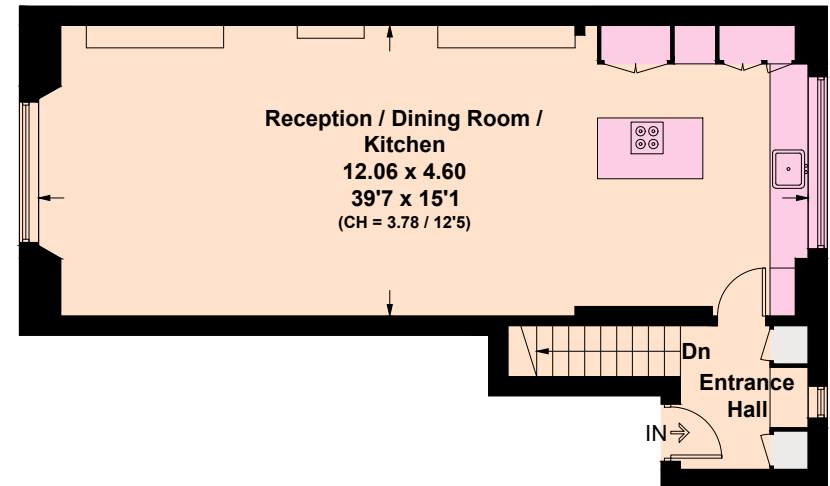
Approximate Gross Internal Area = 138.05 sq m / 1489 sq ft



## Flat 2



Lower Ground Floor



Raised Ground Floor

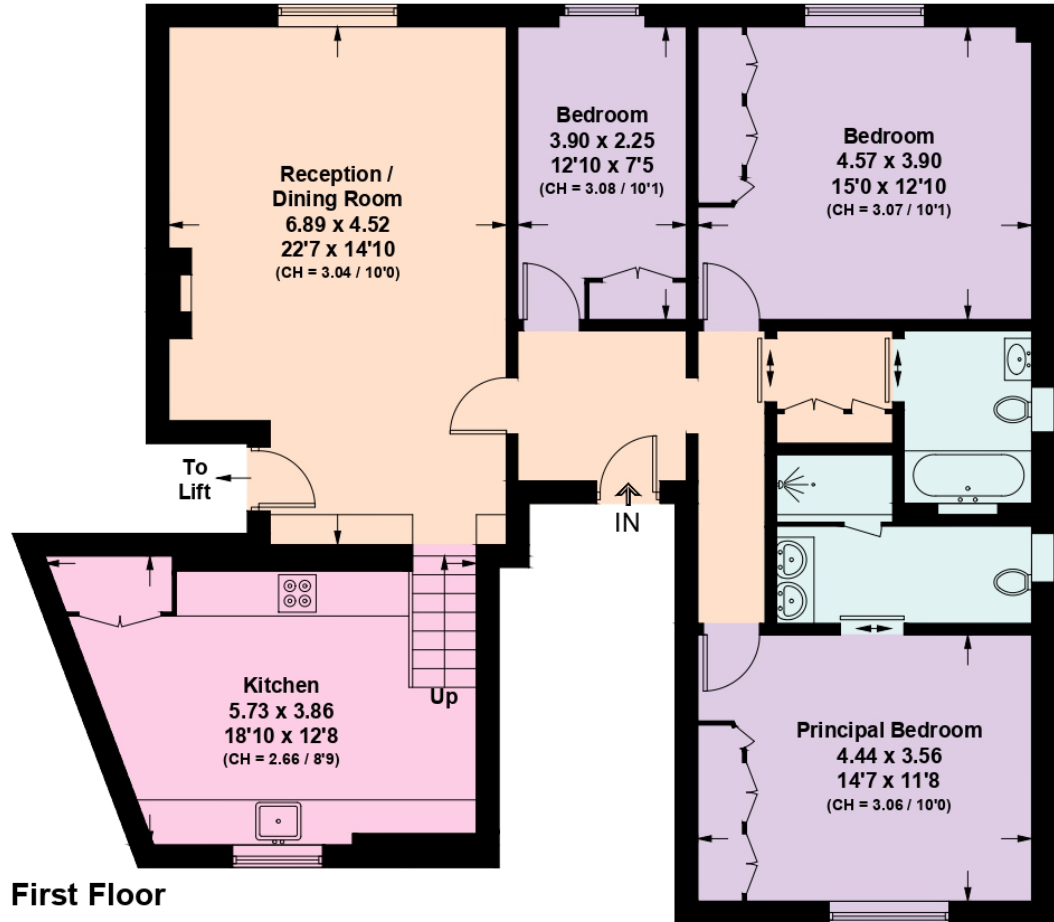


# Pembridge Gardens, W2

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



## Flat 3



First Floor



This plan is for layout guidance only. 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. (ID1193604)

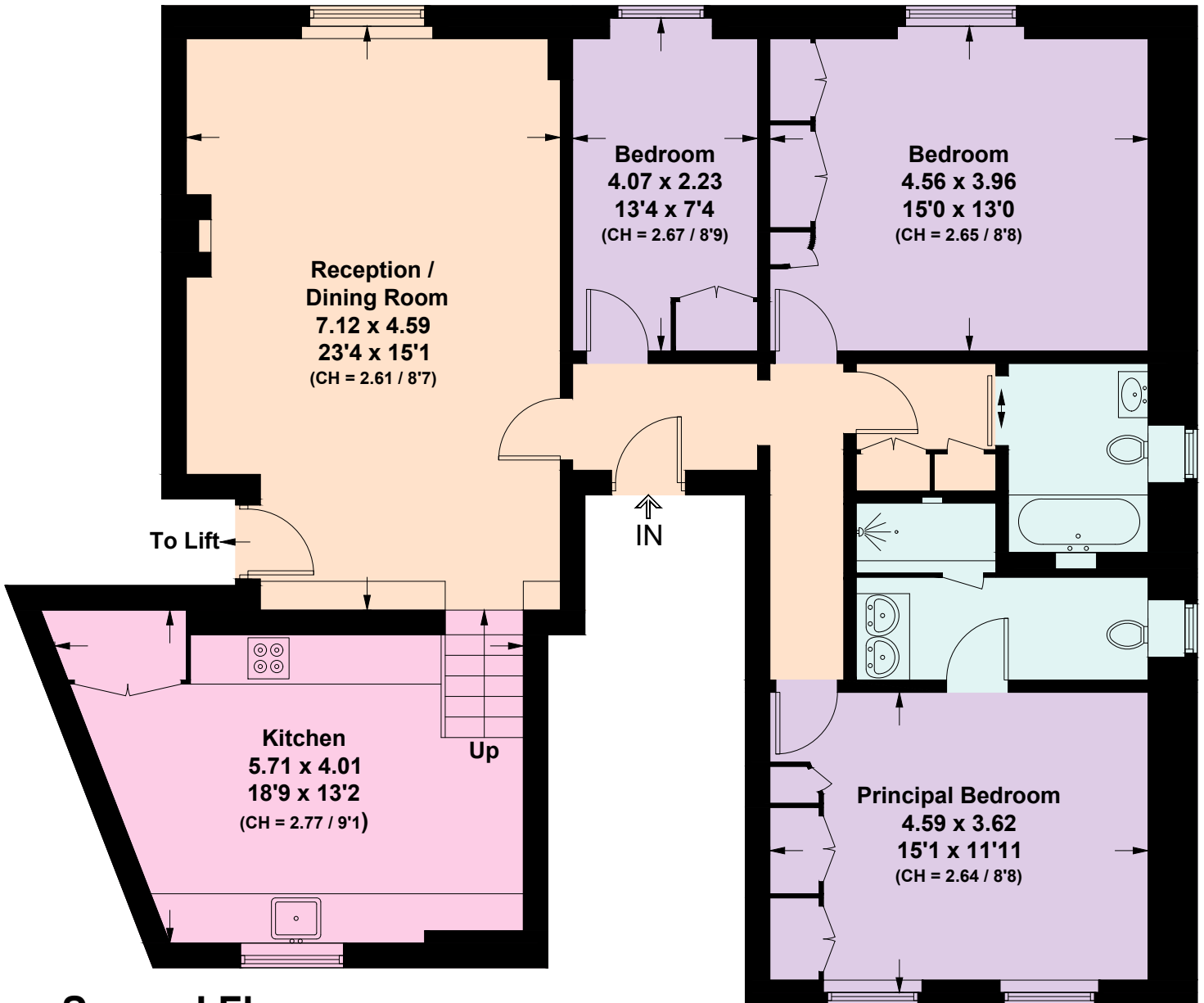


# Pembridge Gardens, W2

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



## Flat 4



## Second Floor



This plan is for layout guidance only. 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. (ID1193605)



# Pembridge Gardens, W11

Approximate Gross Internal Area = 201.22 sq m / 2166 sq ft  
Including Limited Use Area (8.45 sq m / 91 sq ft)



## Flat 5



This plan is for layout guidance only. 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. (ID1252690)





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