

# LCP/PrivateOffice

est.1990

Pembroke Court, Kensington W8  
Asking Price £1,200,000 STC



## Description

A contemporary two bedroom apartment on the raised ground floor of a sought after Edwardian mansion block with views over the private, Grade II Listed garden square.

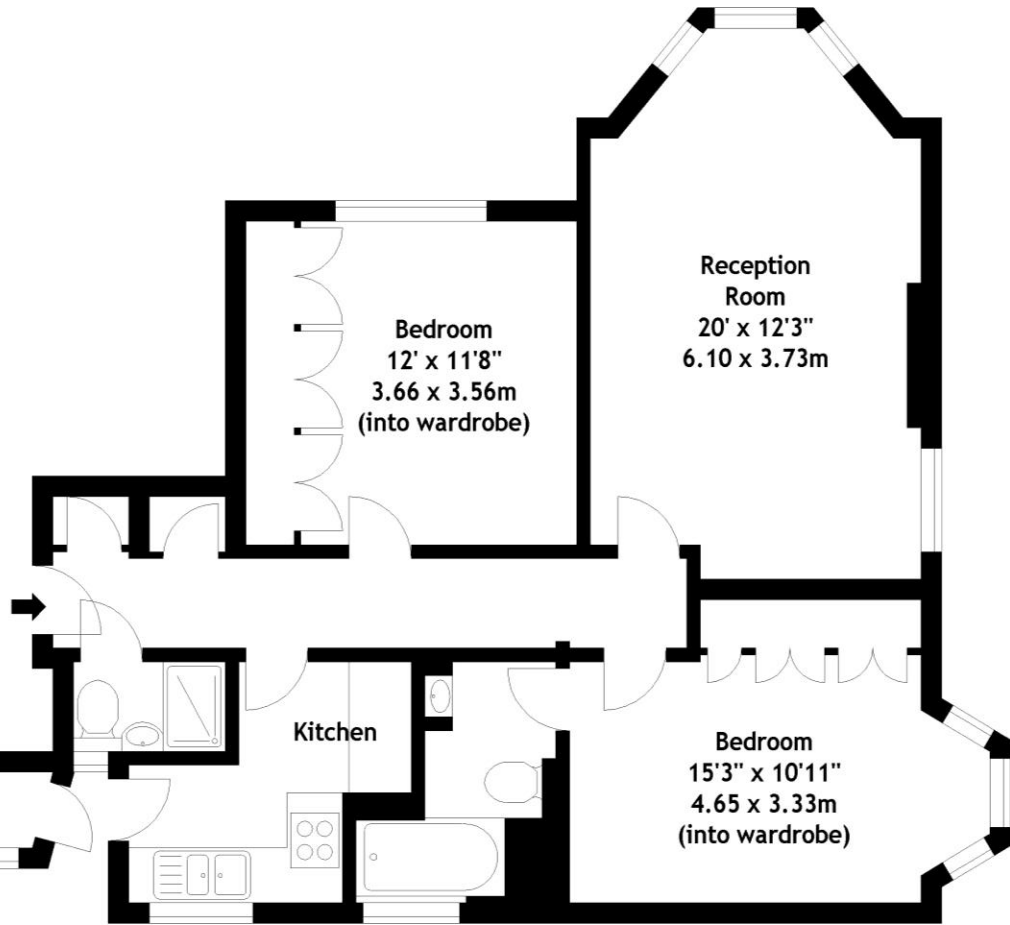
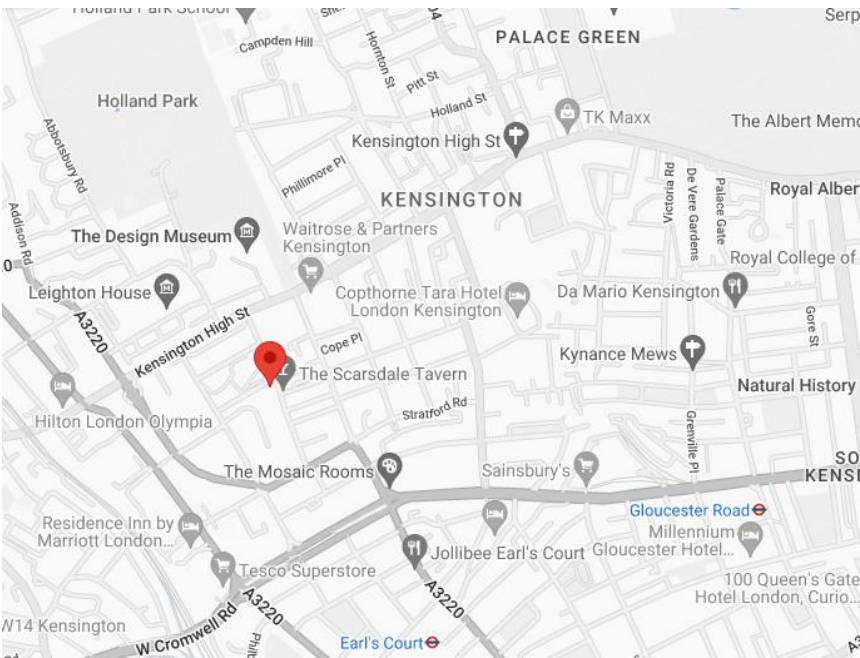
The property is presented in good order and comprises a reception with bay window looking towards the square, master bedroom, shower room, bedroom two with ensuite bathroom and a separate kitchen

Pembroke Court is on the corner of South Edwardes Square and Pembroke Villas so is well situated for local transport from High Street Kensington and Earl's Court stations as well as local shopping facilities, bars and restaurants. Residents can apply for access to Edwardes Square (fees apply).

## Accommodation

Raised Ground Floor Apartment | Reception Room | Kitchen | Master Bedroom | Shower Room | Bedroom 2 | Ensuite Bathroom | Access to Edwardes Square (by separate negotiation | Royal Borough of Kensington & Chelsea | 766 sq ft (71 sq m)

<b>Asking Price</b>	£1,200,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£7,230 per annum
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	RBK&C Band G



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	49   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

**Raised Ground Floor**  
**Pembroke Court, W8**  
**Gross Internal Area 766 sq ft - 71.16 sq m**

Drawn from supplied plans. All measurements are approximate.  
 This floor plan is for illustrative purposes only and is not to scale.  
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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



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