



# PEMBRIDGE CRESCENT, NOTTING HILL W11

£1,250 per week (£5,416.67 pcm)\*

## FEATURES

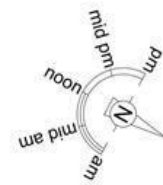
- Two bedroom lateral apartment
- Triple aspect
- Furnished to a high standard
- Bright southerly aspect
- Close to Portobello Road
- Open plan living



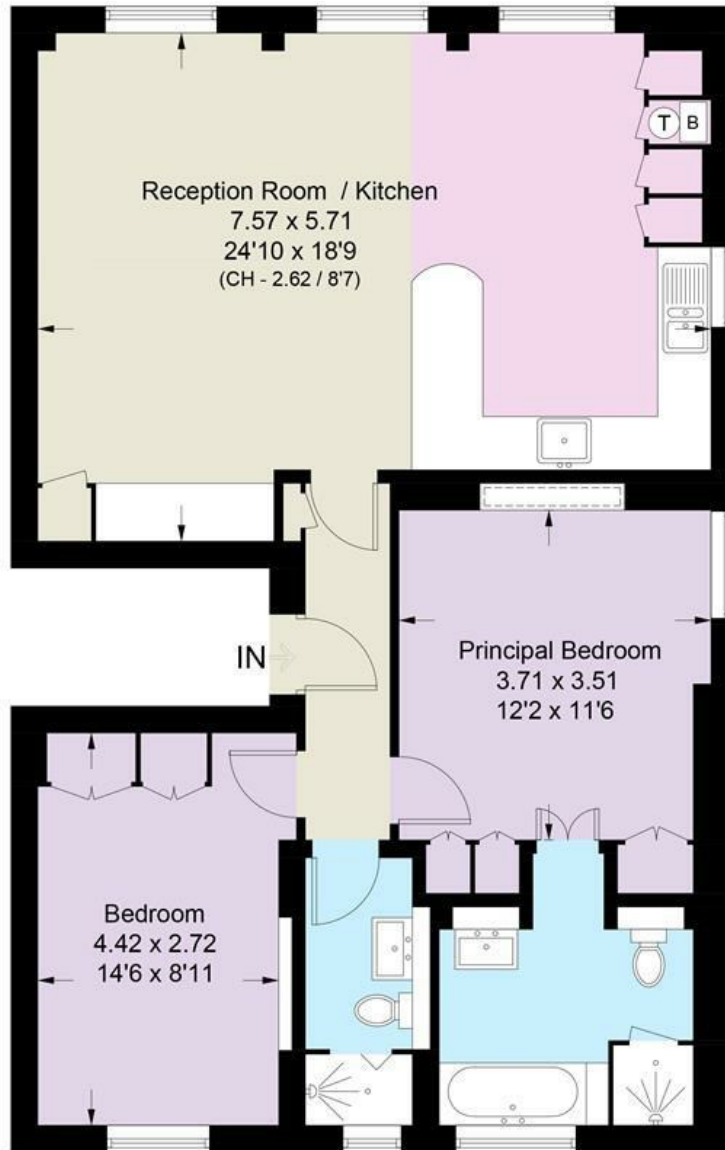
**Maskells**

# Pembridge Crescent, W11

Approximate Area = 920 sq ft / 85.5 sq m  
Including Limited Use Area / Reduced Headroom (13 sq ft / 1.2 sq m)



[Dashed line] = Reduced head height below 1.5m



## 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. (ID896404)

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## Council Tax Band G

An elegant two-bedroom apartment set on one of the most desirable roads in Notting Hill. This stunning flat has a sunny open plan reception spanning the entire 25ft width of this handsome stucco fronted building and there are three large windows facing south along with a sleek fitted kitchen and dining area.

The triple aspect means that the apartment enjoys light and air flow to all rooms including the good-sized master bedroom suite and second bedroom with its shower room.

Throughout the flat is presented in turnkey condition with an exacting eye for detail and design and the building and common parts are equally well presented making this the perfect Notting Hill flat.

Pembridge Crescent is a hugely popular road which runs between Pembridge Villas and Chepstow Villas in the heart of Notting Hill. Portobello Road is nearby as is Notting Hill Gate, both of which have numerous bars, restaurants, and shops. Westbourne Grove is also nearby and there are excellent transport links with nearby Notting Hill Gate Station (Circle, District & Central Lines).

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges. Maskells are members of Propertymark the leading membership body for property agents. We are part of the Propertymark Client Money Protection scheme and a member of The Property Ombudsman Scheme (approved by the Office of Fair Trading) and subscribe to its Codes of Practice for Letting Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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