



Pembridge Gardens  
Notting Hill, W2

CHESTERTONS









This elegant, completely refurbished, lateral first-floor flat with direct lift access and three metre high ceilings is in a charming detached Victorian Villa on Pembridge Gardens, Notting Hill (RBK&C). The flat also has access (subject to application) to the prestigious, Pembridge Square Private Communal Gardens.

With step-free access from the road, this prime block of flats has been fully refurbished to an exceptionally high standard, with underfloor heating and air conditioning throughout, double-glazed timber sash windows, bespoke joinery and kitchens.

Two extravagant Porter bathrooms and a bespoke kitchen, fitted with deVOL brassware and Miele appliances makes this luxurious apartment, situated in the epicentre of Notting Hill, ready to move in to immediately.

The flat comprises of three spacious bedrooms, two bathrooms and a separate kitchen, with two RBK&C parking permits available.

The estimated rental income is £9,450 PCM. This will therefore fall outside of the incoming Renter's Rights Bill. Also available in the building are four other luxury flats ranging from £3.375m to £4.75m.

Located within 0.3 of a mile to Westbourne Grove, Notting Hill Gate (Circle & District Lines, Central Line), as well as many fantastic schools including The Wetherby and Pembridge Hall, some of London's most prestigious private schools.

- Lateral First Floor Flat with direct lift access.
- Access (subject to application) to Pembridge Square Private Communal Gardens.
- Under-floor heating and air conditioning throughout.
- Share of Freehold.
- Refurbished flat to an exceptional finish.
- Newly refurbished building meaning there will be no upcoming major works due for an estimated 10 years.

Asking Price £3,500,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tenure:** Leasehold. 999 years remaining with a Share of Freehold

**Service Charge:** £3,600 p.a.

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

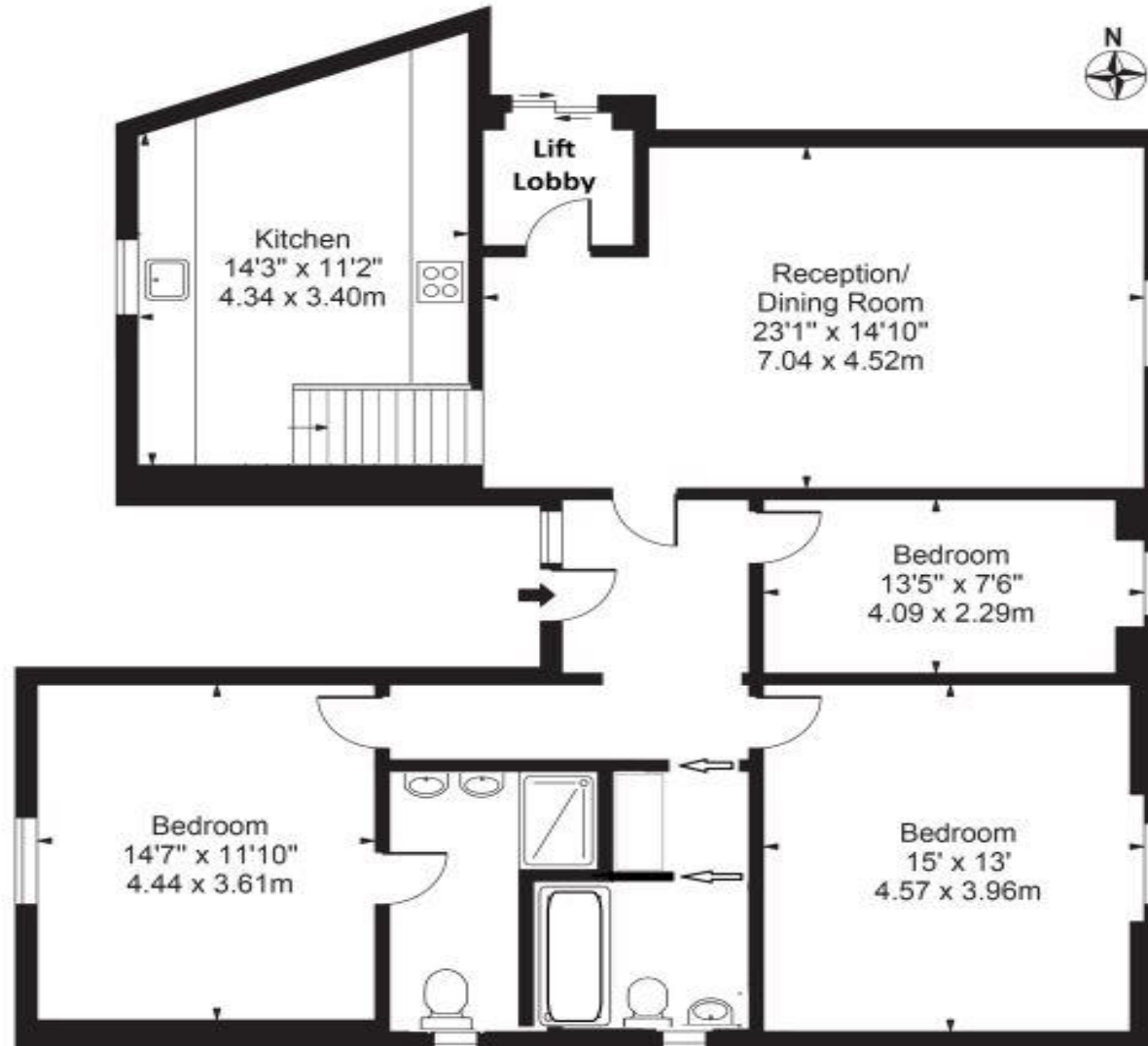
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# Pembridge Gardens

Approx. Gross Internal Area 1336 Sq Ft - 124.1 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

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