

The Pembridge Collection

Notting Hill, W2

Royal Borough of Kensington and Chelsea





CHESTERTONS



A Victorian Villa for sale with a circa 4% Gross Yield and presented in outstanding, turn-key condition.

ASKING PRICE - £17,749,900

Detached Victorian villa for sale with a circa 4% gross rental yield and presented in outstanding, turn-key condition. GIA 8,313 sq. ft. / 772 sq. m.

The beautiful Victorian villa is presented in excellent order, with a gated, landscaped entrance leading to the impressive front steps to the building. There is also a separate ramped approach for step-free, lift access to the upper floors. All the flats come with RBKC parking permits and also have access (subject to application) to the prestigious, Pembridge Square Private Communal Gardens.

The three upper flats on the first, second and third floors all benefit from direct lift access, three bedrooms, two bathrooms and a separate kitchen. The third floor Flat 5, has large west facing roof terrace and a additional 500sq ft space that can be configured in a multitude of different ways whether as bedrooms or living space. The two substantial raised and lower ground floor maisonettes have three-bedroom, two bathrooms and courtyard gardens.

The building is within five minutes' walk of Westbourne Grove, Notting Hill Gate (Circle & District Lines, Central Line), many fantastic schools including Pembridge Hall, one London's most prestigious private schools and therefore it is a highly desirable location for prospective tenants.





The five luxury flats range from £3.0 m to £4.75m each, with estimated Total Annual rental return of £694,800.

Flat 1: £12,000 PCM

Flat 2: £12,000 PCM

Flat 3: £9,450 PCM

Flat 4: £9,450 PCM

Flat 5: £15,000 PCM

This building will fall outside of the incoming Renter's Rights Bill (as all the five units are over £8,000 PCM).

It is also the sole asset held in a newly formed UK Ltd. SPV Company, for which all the shares can be purchased, to benefit the buyer with a significant stamp duty saving.







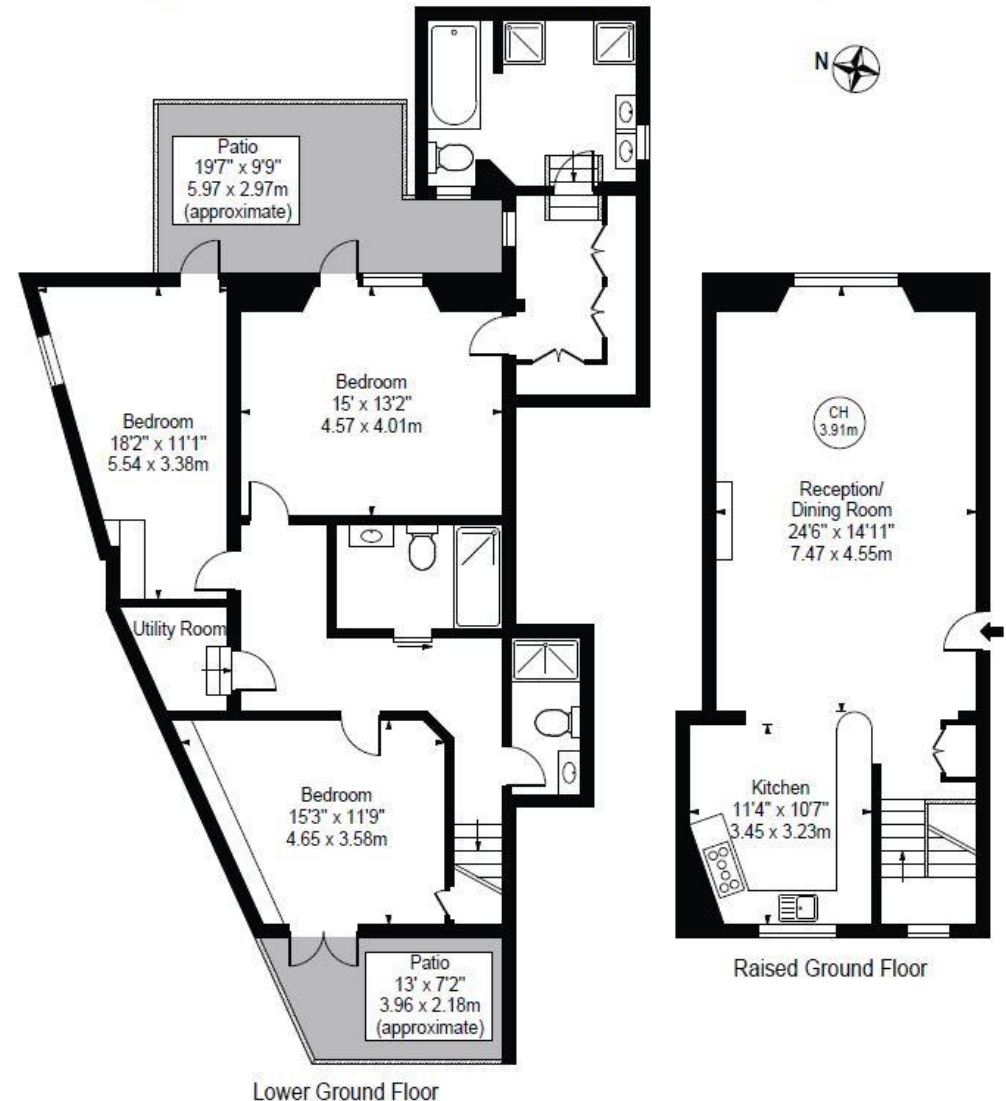
Pembridge Gardens

Approx. Gross Internal Area 1593 Sq Ft - 147.99 Sq M

Approx. External Area 260 Sq Ft - 24.15 Sq M

Flat 1, Pembridge Gardens

- Three bedrooms, three bathrooms.
- Circa 1,593 sq. ft / 147.99 m2.
- Raised ground floor and lower ground maisonette.
- Two private patio gardens.
- Estimated rental return of c. £12,000 PCM



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

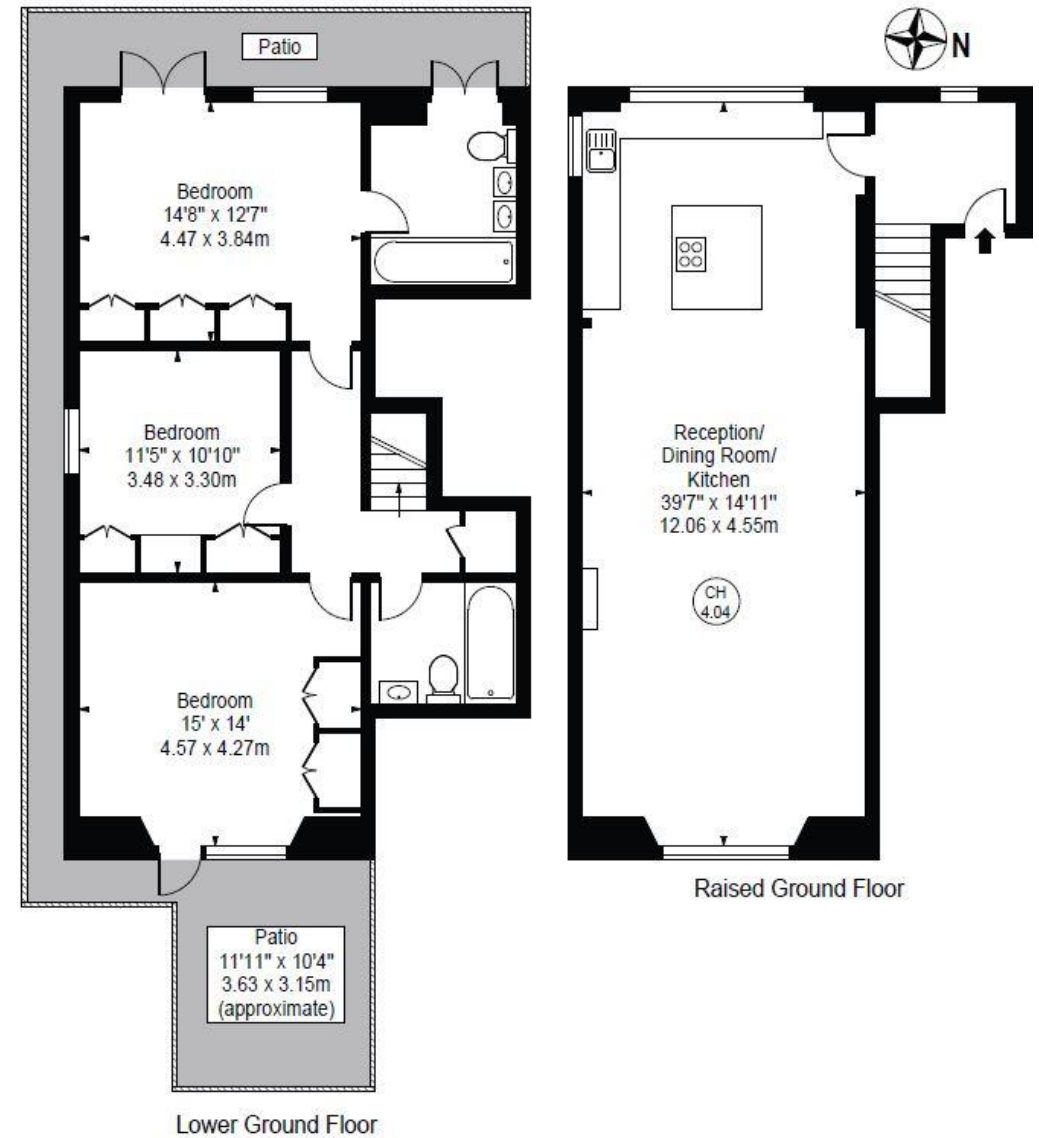
Pembridge Gardens

Approx. Gross Internal Area 1489 Sq Ft - 138.05 Sq M

Approx. External Area 330 Sq Ft - 30.66 Sq M

Flat 2, Pembridge Gardens

- Three bedrooms, three bathrooms.
- Circa 1,489 sq. ft / 138.05 m2.
- Raised ground and lower ground floor maisonette.
- Two private patio gardens.
- Estimated rental return of c. £12,000 PCM.

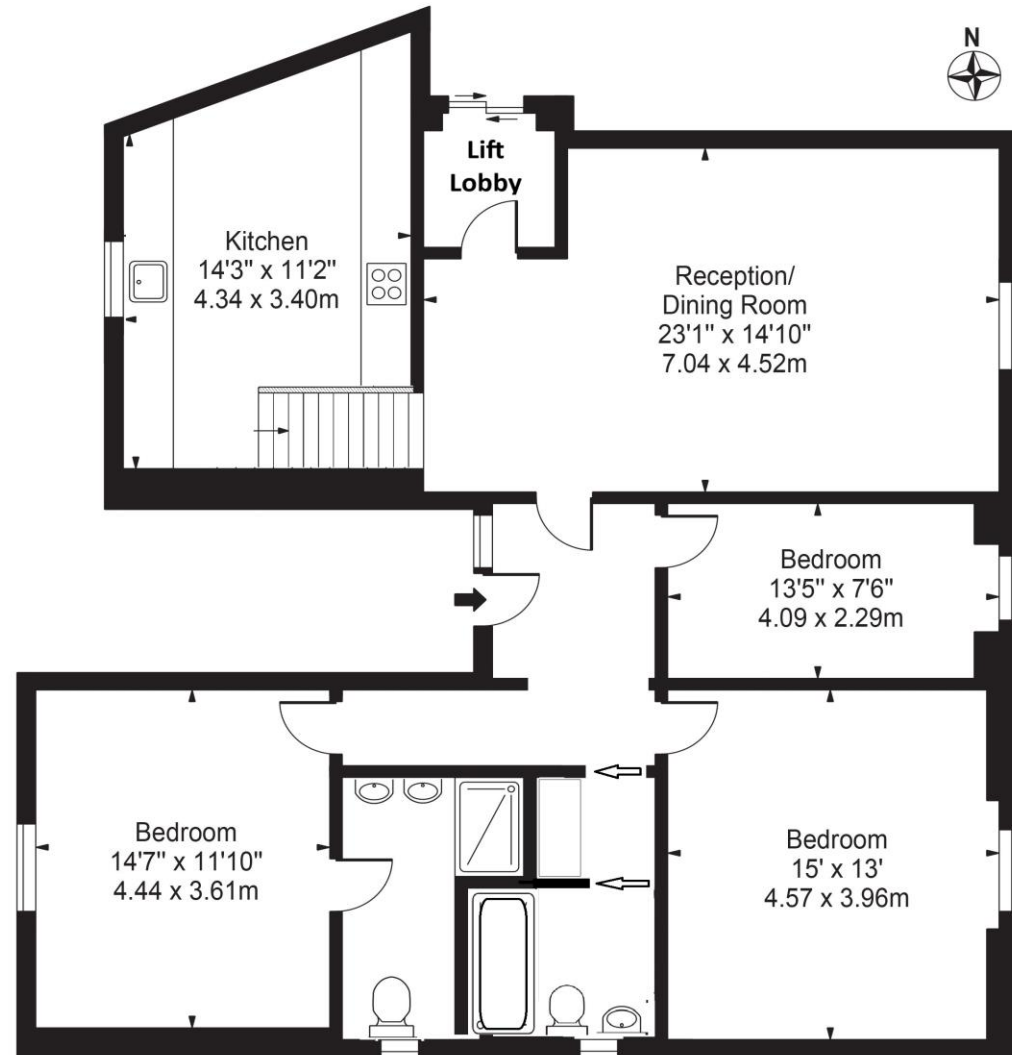


Pembridge Gardens

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

Flat 3, Pembridge Gardens

- Three bedrooms, two bathrooms.
- Circa 1,336 sq. ft / 124.1 m2.
- First Floor Apartment with direct lift access.
- Estimated rental return of c. £9,450 PCM



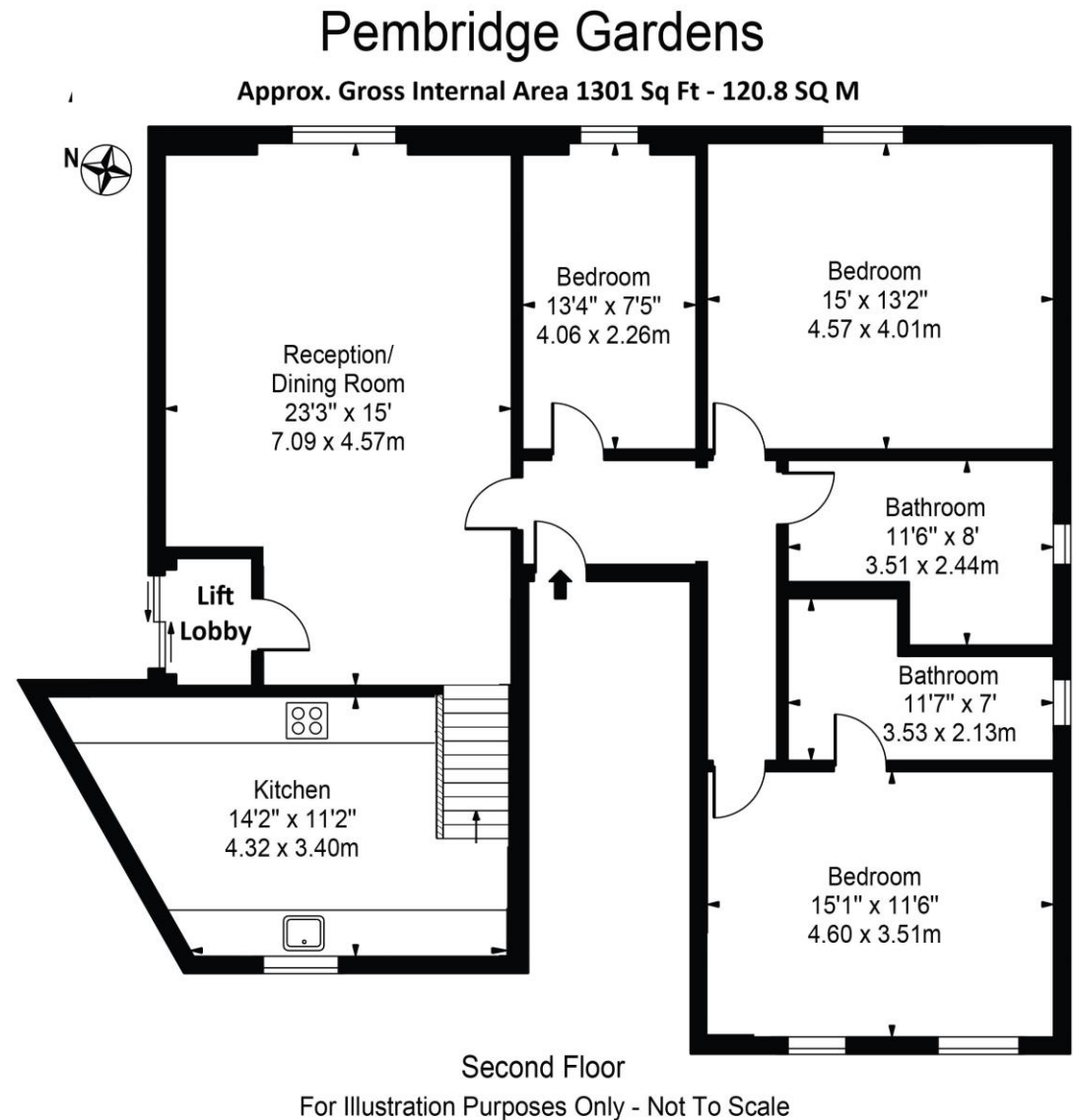
First Floor

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Flat 4, Pembridge Gardens

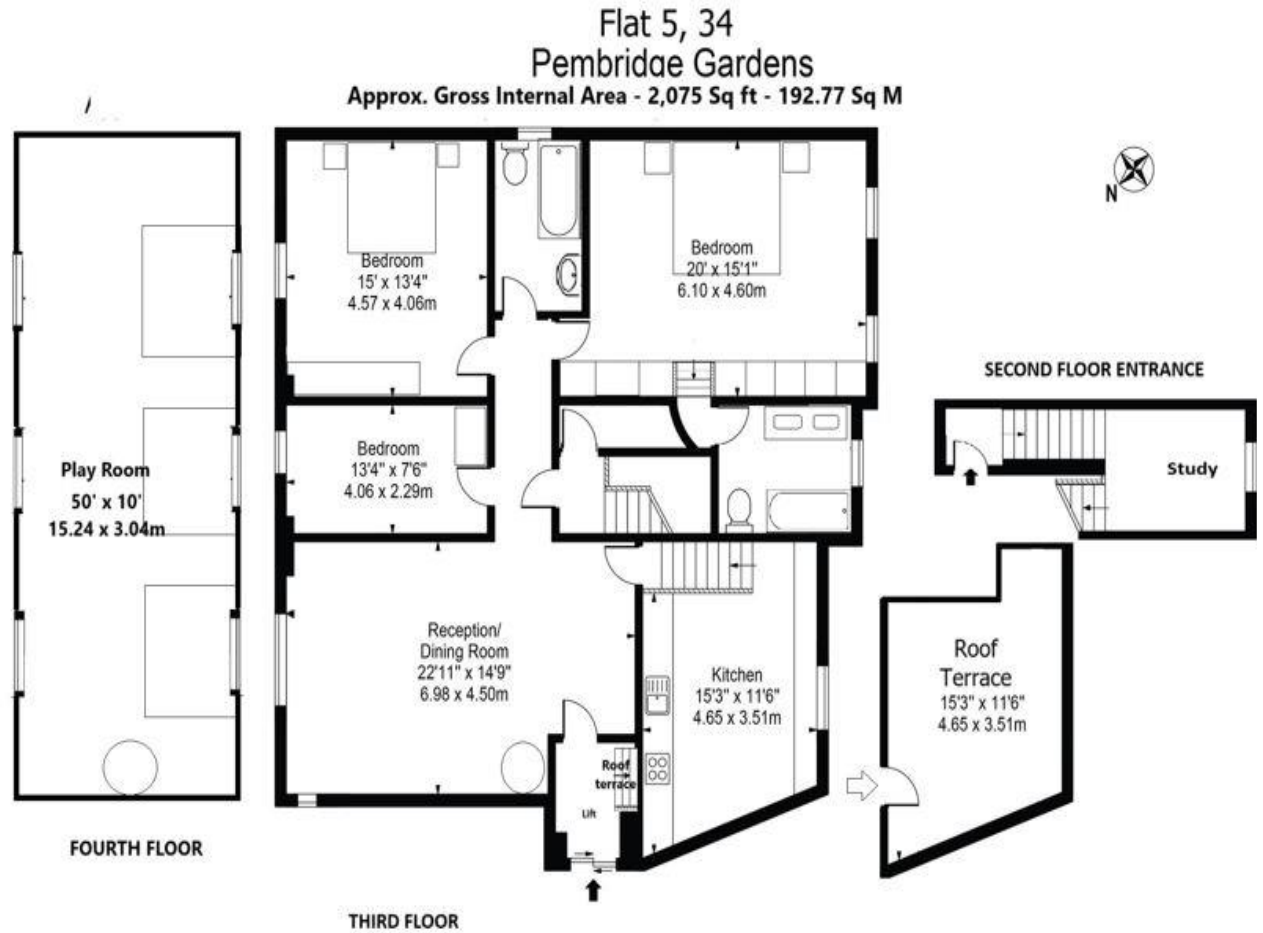
- Three bedrooms, two bathrooms.
- Circa 1,301 sq. ft / 120.8 m2.
- Second Floor Apartment with direct lift access.
- Estimated rental return of c. £9,450 PCM.



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Flat 5, Pembridge Gardens

- Three bedrooms, two bathrooms.
- Circa 2,075 sq. ft / 192.77 m2.
- Penthouse Apartment with direct lift access.
- Entrance on the second floor with a study.
- Estimated rental return of c. £15,000 PCM.



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