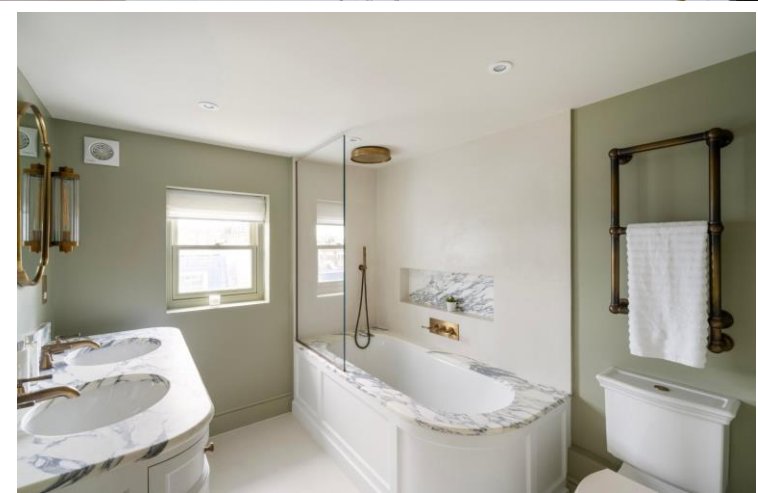




Pembridge Gardens  
Notting Hill, W2









This elegant, completely refurbished, penthouse flat with direct lift access and a private roof terrace 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, large west facing roof terrace and a additional 500 sq ft space that can be configured in a multitude of different ways whether as bedrooms or living space and two RBK&C parking permits available.

The estimated rental income is £15,000 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.

- Penthouse 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
- Private Roof-Terrace
- 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 £4,750,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <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, 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**

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**Approx. Gross Internal Area - 2,075 Sq ft - 192.77 Sq M**



**For Illustration Purposes Only - Not To Scale**

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