



Pembridge Gardens  
Notting Hill, W2

CHESTERTONS









This elegant, voluminous property with its high ceilings is situated on the raised and lower ground floor of a charming detached Victorian Villa on Pembridge Gardens, Notting Hill (RBK&C).

The property consists of an open-plan reception/kitchen, three bedrooms one with a luxurious en-suite bathroom, one further shower room and private patio. 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.

The 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.

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.

In the heart of Notting Hill.  
Extravagant, turn-key condition.  
Impressive volumes, 3.9 meter ceiling heights, floor to ceiling windows.  
RBK&C Parking permits available.  
Access to Pembridge Square private communal gardens.

Asking Price £3,275,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold. 999 years with a Share of Freehold.  
**Service Charge:** £3,000 p.a.  
**Ground Rent:** £0  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G

*Chestertons Notting Hill Sales*

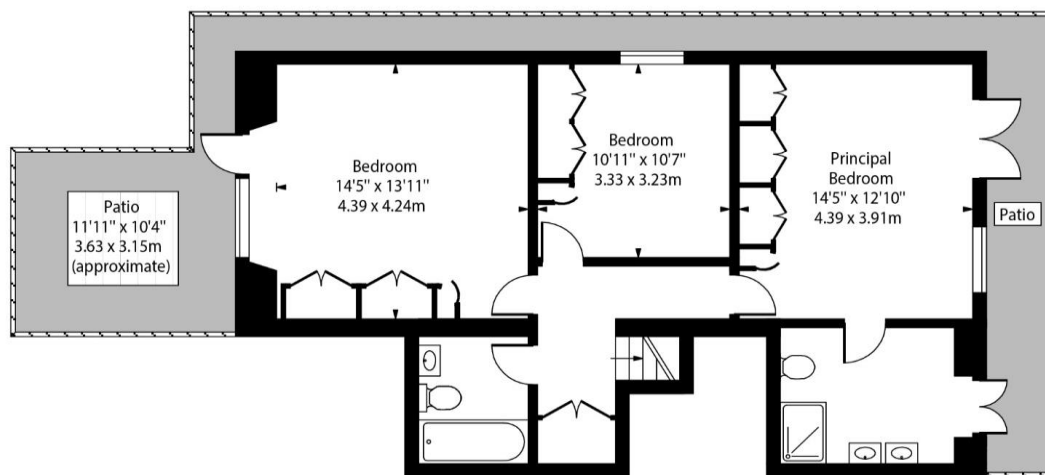
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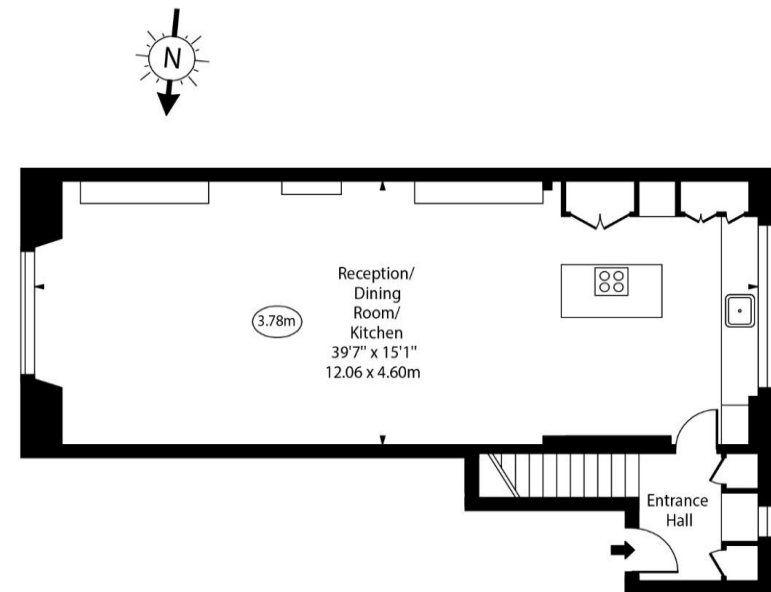
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○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area 1489 Sq Ft - 138.05 Sq M

For Illustration Purposes Only - Not To Scale

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