



Pembridge Gardens  
Notting Hill, W2

CHESTERTONS









This elegant, completely refurbished, penthouse flat with direct lift access and 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 four spacious bedrooms, two bathrooms and a separate kitchen, large west facing roof terrace and an additional reception room that can be a bedroom or living space.

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.m to £4.5m.

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.

**Asking Price £4,500,000**

Energy Efficiency Rating		
Energy efficiency class (lower is better)	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)	78	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher rating code		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold. 998 years remaining with a Share of Freehold.

**Service Charge:** £3,600 p.a.

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

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## Flat 5, 34 Pembridge Gardens

Approx. Total Internal Area 2166 Sq Ft - 201.22 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 2075 Sq Ft - 192.77 Sq M  
(Excluding Restricted Height Area)



### For Illustration Purposes Only - Not To Scale

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