



Pembridge Villas
London, W11

CHESTERTONS





Discover the epitome of refined living in the heart of Notting Hill with this exquisite 2-bedroom, 2-bathroom duplex flat on Pembridge Villas. Situated across the first floor and second floor of a fully refurbished building, this residence seamlessly combines modern elegance with classic charm.

Fully refurbished and furnished to an incredibly high specification, this flat is positioned on one of Notting Hill's most prime addresses, benefitting from an eclectic atmosphere, fashionable boutiques, and gourmet dining options at your doorstep. Immerse yourself in the vibrant energy of the neighbourhood, whether exploring the iconic Portobello Road Market or taking leisurely strolls through picturesque streets.

Excellent transport links further enhance the attractiveness of this residence, providing easy connectivity to tube stations (Notting Hill Gate 0.3 miles) and bus routes for seamless travel throughout London. Available from January 2025

- Exceptional standard
- Two bedrooms
- Two bathrooms
- Completely refurbished
- Furnished
- Long let

£3,250 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-65	C		
55-48	D	66	77
44-38	E		
34-28	F		
1-10	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Minimum Term: 12 months
Deposit Required: £3,750.00
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: E
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

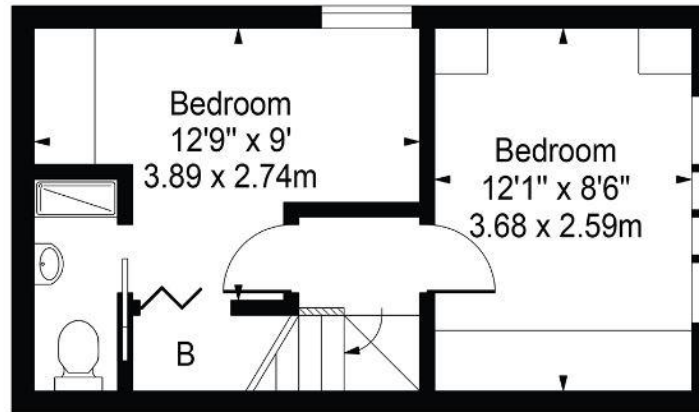
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 Notting Hill
 London
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 02030408588

Pembridge Villas

Approx. Gross Internal Area 522 Sq Ft - 48.50 Sq M



First Floor



Ground Floor

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.
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