



Pembridge Road
W11

CHESTERTONS





Chestertons are pleased to present this three double bedroom duplex apartment on Pembridge Road, right in the very hub of Notting Hill Gate.

The apartment is separated over two floors, comprising three double bedrooms and one bathroom and an open plan living room kitchen. The property comes furnished as shown in the photographs and is available to move into immediately.

Notting Hill Gate underground (88 meters) - central line is around the corner from the property, along with Portobello Road and Westbourne Grove being on the doorstep.

- 3 bedrooms
- Duplex apartment
- 2 bathrooms
- Open plan living room/kitchen
- Furnished

£4,250 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: £4,903.85
Local Authority: Kensington and Chelsea
Council Tax Band: D
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

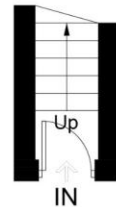
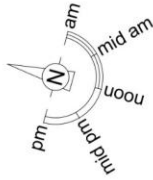
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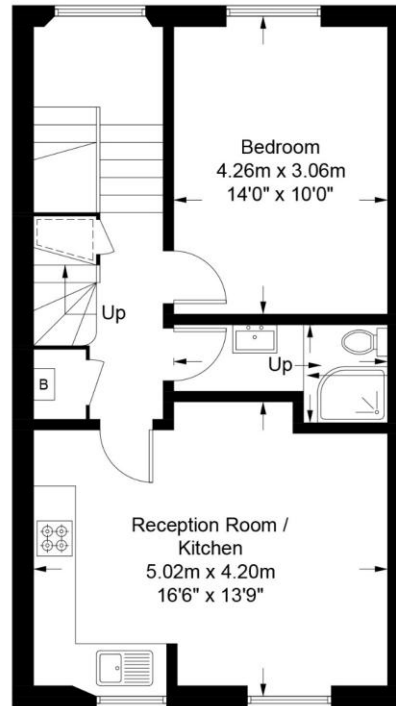
Pembridge Road, W11

Approximate Gross Internal Area = 863 sq ft / 80.2 sq m

Restricted Height = 26 sq ft / 2.4 sq m

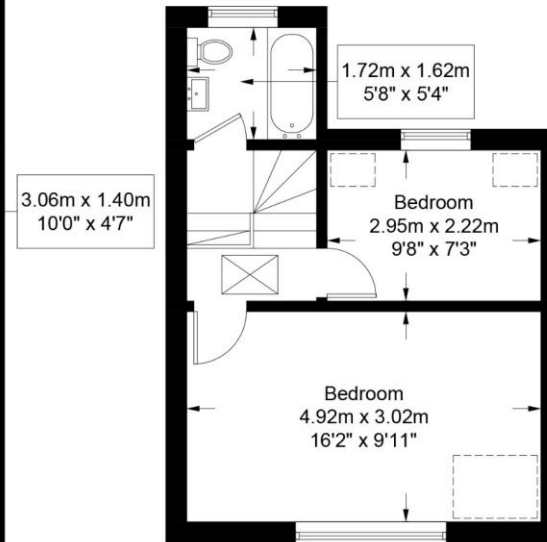


First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"



Third Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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