






## PEMBROKE SQUARE

Kensington W8



# A BEAUTIFUL HOUSE WITH A WEST-FACING GARDEN

Located on the western side of the square, this Grade II listed house is situated in one of Kensington's most desirable addresses.

			EPC
5	4	3	D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold House and Leasehold Garage with approximately 32 years remaining

Guide Price: £6,250,000



The house is exceptionally bright throughout and has been beautifully refurbished by the current owners, with impressive ceiling heights adding to the sense of space and elegance. It also benefits from a charming front garden.











The ground floor is arranged to provide a wonderful dining room and kitchen/breakfast room, with steps leading directly out to the rear garden. The first floor comprises a stunning double reception room, featuring a west-facing terrace and lovely outlooks from both aspects. On the second floor there are two double bedrooms and a family bathroom. The lower ground floor offers three further bedrooms, including a large principal suite with direct access to the garden.

The rear garden offers excellent space for outdoor dining, and also provides access to the rear, where there is access to leasable office and garages. The house also benefits from access to the delightful communal gardens.

\*Please note, the sale includes a lease on a garage adjacent to the property that has approximately 32 years remaining.



## LOCATION

Pembroke Square is an attractive garden square with a private tennis court, located to the south of Edwardes Square and Kensington High Street, nearby Holland Park. The closest underground stations are High Street Kensington (District and Circle lines) and Earl's Court (District and Piccadilly lines).













# Pembroke Square, W8

APPROX. GROSS INTERNAL AREA \*  
3044 Sq Ft - 282.88 Sq M  
(Including 5 Sq M of Under 1.5m Area, Excluding Garden Studio)

GARDEN STUDIO/ GARAGE AREA \*  
133 Sq Ft - 12.36 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
3177 Sq Ft - 295.24 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:  
CH - Ceiling Height  
- Under 1.5m



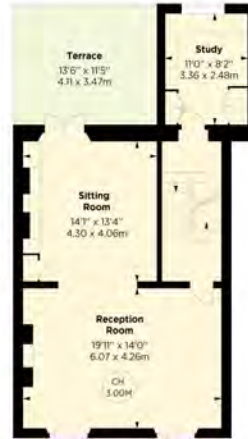
SECOND FLOOR



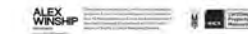
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area = 295.24 sq m / 3177 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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