



Pembridge Gardens  
Notting Hill, W2

CHESTERTONS





A bright, third-floor one-bedroom flat in a grand period building on Pembridge Gardens. This charming flat features a spacious open-plan kitchen and reception room, offering stunning views of the large communal gardens at the rear of the building. The bedroom includes built-in storage, maximizing space and convenience. Pembridge Gardens is ideally situated, just 0.1 miles from Notting Hill Gate Underground Station, providing excellent transport links.

- Bright third-floor one-bedroom flat in a grand period building
- Open-plan kitchen and reception room with garden views
- Bedroom with built-in storage
- Large communal gardens at the rear of the building
- 0.1 miles from Notting Hill Gate Underground Station

Asking Price £425,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		77
63-71	D	57	
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold. 114 years 11 months remaining.  
**Service Charge:** £1,295 p.a.  
**Ground Rent:** £0  
**Local Authority:** RBK&C  
**Council Tax Band:** D

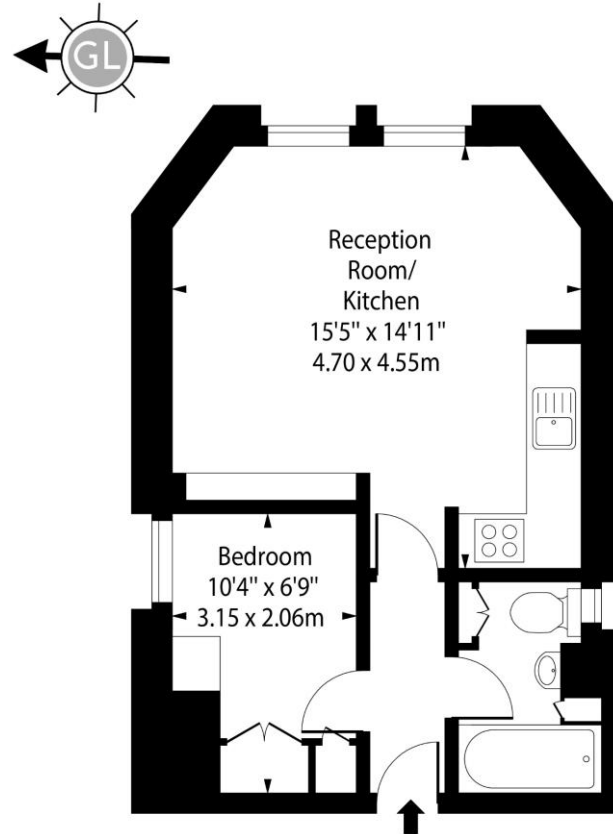
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# Pembridge Gardens, W2



Third Floor

Approx Gross Internal Area      345 Sq Ft - 32.05 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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