# Pembridge Villas
W11

Asking Price £2,175,000

CHESTERTONS

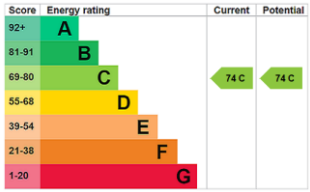
Occupying the ground floor of an impressive double fronted detached period building on one of Notting Hill's most sought after streets, this beautifully refurbished two/three bedroom apartment offers exceptional lateral living with a stunning private west facing garden.

Accessed via its own private entrance, the property opens into a welcoming hallway leading to a bright and spacious reception room. To the rear, a contemporary kitchen with integrated appliances and a dining area enjoys direct access to the beautifully landscaped garden, creating an ideal space for entertaining. An adjoining reception room provides flexibility as either a formal dining room, second reception or third bedroom.

The generous principal bedroom benefits from fitted wardrobes, a stylish en suite shower room and direct access to the garden. A further double bedroom is served by a modern family bathroom.

Pembridge Villas is one of Notting Hill's most desirable addresses, ideally positioned between Notting Hill Gate and Westbourne Grove. The boutiques, cafés and restaurants of Westbourne Grove and Ledbury Road are moments away, while Notting Hill Gate Underground Station (Central, Circle and District lines) provides excellent transport connections across London.

- Two/three bedroom ground floor period apartment
- Private west-facing landscaped garden
- Own private entrance
- Beautifully refurbished with underfloor heating
- Prime Pembridge Villas location, moments from Westbourne Grove and Notting Hill Gate




**Tenure:** Leasehold of951 years 1 months
**Service Charge:** £2,000 approximately
**Ground Rent:** £100 per annum
**Local Authority:** Kensington and Chelsea
**Council Tax Band:** G

*Chestertons Notting Hill Sales*

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Pembridge Villas, W11

Approximate Gross Internal Area

110.76 sq m / 1,192 sq ft

( Including restricted height under 1.5m )

( CH = Ceiling Heights )

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