

10 PEMBRIDGE GARDENS

NOTTING HILL, LONDON W2 4DU

PRIMELY LOCATED RESIDENTIAL INVESTMENT, BENEFITTING
FROM A HANDS OFF SECURE INCOME STREAM



EXECUTIVE SUMMARY

- A rare opportunity to acquire a stunning, detached, white stucco fronted building, located on one of Notting Hill's premier streets, Pembridge Gardens.
- Perfectly positioned residential investment situated just 400 feet (2-minute walk) from Notting Hill Station (Central Line).
- The building comprises twelve apartments, of which four have been sold off on long leases (97 years remaining), with a ground rent of £125 payable per flat.
- Seven of the flats have recently been refurbished to a very high standard and are leased to YourApartment.com Ltd, who are a highly reputable serviced apartment operator.
- YourApartment.com Ltd offer undoubted covenant strength scoring (A)71 with Creditsafe, and are considered 'Very Low Risk', their latest accounts (YE 2025) report shareholders funds in the region of £2,150,000.
- Their lease is on a IRI basis, for a term of 15 years from August 2025, the rent is £239,000 per annum and benefits from annual CPI rent reviews, with a cap and collar of 1% and 3%.
- Tenants obligations include but are not limited to; the maintenance, repair, redecoration of all the apartments and cleaning of the communal areas.
- The remaining unit is let to a regulated tenant paying £14,000 per annum.
- Total passing rent is £253,500 per annum.
- Accommodation consists of 1 x Studio, 6 x 1 beds, 1 x 2 bed, Net Internal Area - 3,059 sq ft.
- **Freehold.**

PROPOSAL

Guide Price - £4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds) subject to contract, reflecting a gross yield of 6%.



LOCATION

The property is located in trendy Notting Hill, one of west London's most sought-after and desirable neighbourhoods.

Set in the heart of Notting Hill, 0.1 miles from the iconic Portobello Road Market and 0.4 miles from the green spaces of Hyde Park, the property is perfectly positioned.

Surrounded by some of West London's finest restaurants such as Gold, Dishoom, Granger & Co. Notting Hill, plus excellent shopping destinations. It is also moments from the charming, Westbourne Grove celebrated for its vintage finds, independent boutiques and stylish local favourites.



Walking distance from 18 Pembridge Gardens

NOTTING HILL GATE STATION	400 FT	2 MINS
PORTOBELLO ROAD	0.1 MILES	3 MINS
HYDE PARK	0.4 MILES	8 MINS
GOLD	0.4 MILES	8 MINS
HOLLAND PARK STATION	0.4 MILES	10 MINS
THE WHITELEY	0.6 MILES	14 MINS

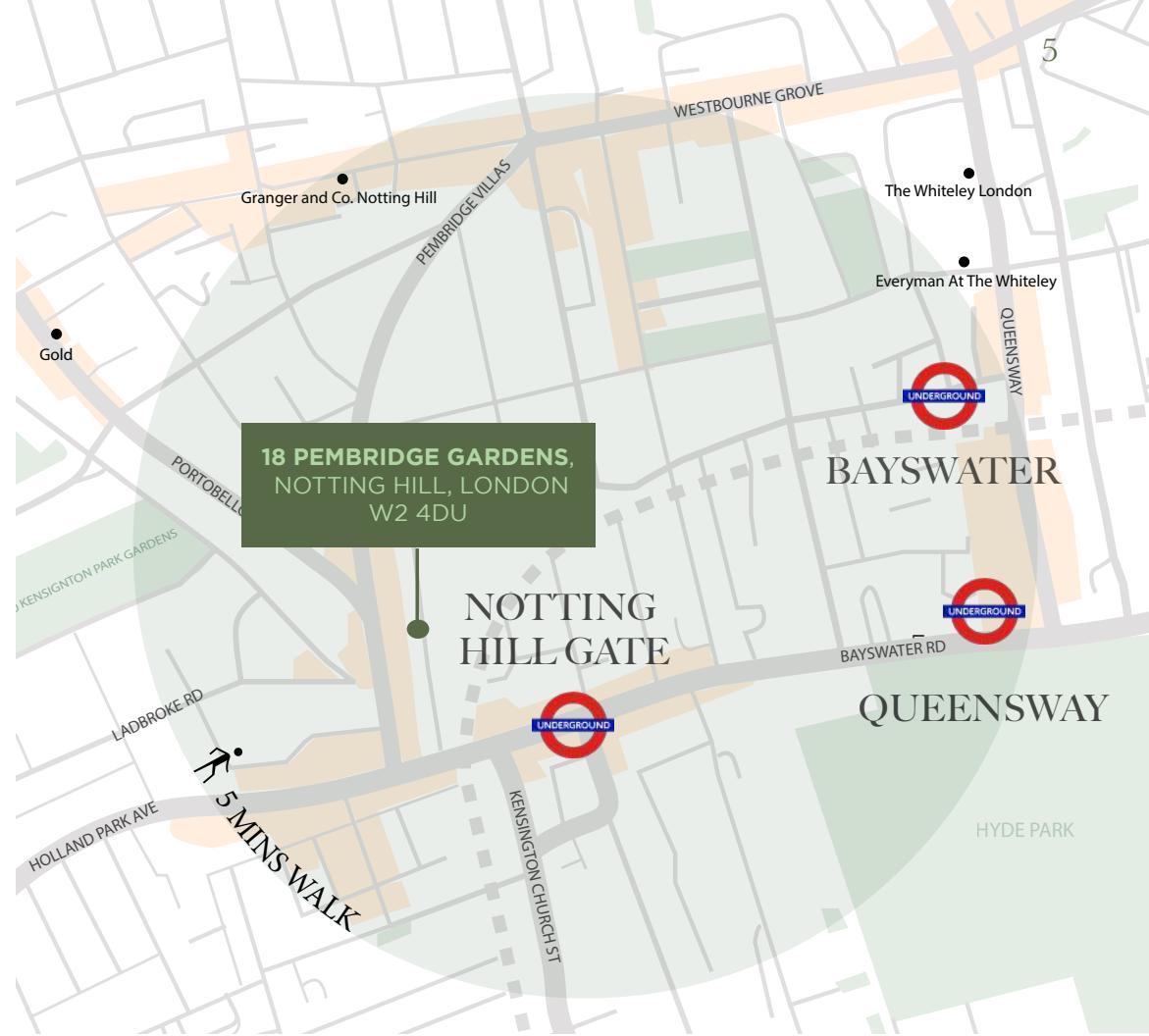
CONNECTIVITY

Prime zone 1 location,
400 feet from Notting Hill
Gate Station.

The property benefits from its close proximity to Notting Hill Gate, offering direct access into central London, approximately 3 miles to the east (20 minute journey), along with convenient connections to the A40.

The area is well served by local bus routes and underground services, with Notting Hill Gate and Bayswater stations providing regular services across the Central, Circle and District lines.

Pebridge Gardens benefits from straightforward access to London Heathrow Airport, approximately (27 minutes) away via the Heathrow Express from Paddington Station.



Journey times from Notting Hill Gate Station:

PADDINGTON	CENTRAL LINE, DISTRICT	4 MINS
BOND STREET	CENTRAL LINE	6 MINS
SOUTH KENSINGTON	CIRCLE LINE	7 MINS
HEATHROW AIRPORT	HEATHROW EXPRESS, CIRCLE LINE	28 MINS



TENANT & COVENANT INFORMATION

Your Apartment provides fully furnished serviced apartments and aparthotels in cities including Bristol, London and Milton Keynes, catering to both business and leisure travellers. Their apartments range from bijou studios to multi-bedroom spaces, each individually designed by their in-house creative team and emerging British designers to create a boutique, contemporary experience. In London they occupy 13 buildings and across all their locations they operate 24 buildings in total.

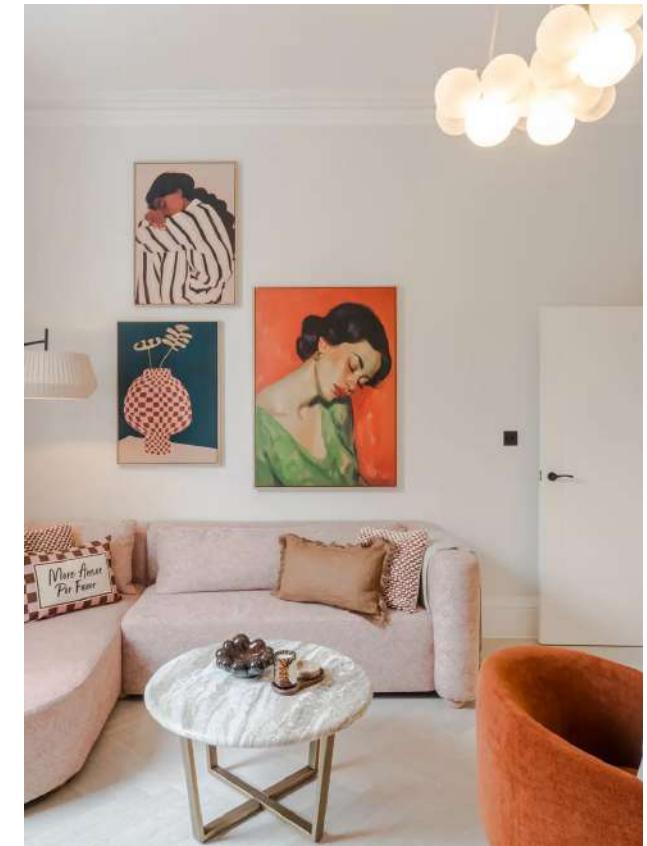
Your Apartment.com Limited have been established since March 2017 and in their latest accounts (YE March 2025) reported shareholders funds of £2151,172, they score a rating of (A)71 with Creditsafe and are considered 'Very Low Risk'.

Flat 9 is occupied by a regulated tenant.

ACCOMMODATION SCHEDULE

FLAT	FLOOR	ACCOMODATION	NA (SQ FT)
2	Ground	Studio With Mezzanine Bedroom	500
3	1st	1 Bed	310
4	1st	1 Bed	315
5	1st	2 Bed	530
6	2nd	1 Bed	310
7	2nd	1 Bed	315
9	3rd	1 Bed	364
10	3rd	1 Bed	415
TOTAL			3,059

The other four apartments are sold off on long leases with approximately 97 years unexpired with a fixed ground rent of £125 per annum payable, per flat.



DELUXE MEZZANINE APARTMENT



DELUXE MEZZANINE APARTMENT



7

DELUXE MEZZANINE APARTMENT



DELUXE MEZZANINE APARTMENT



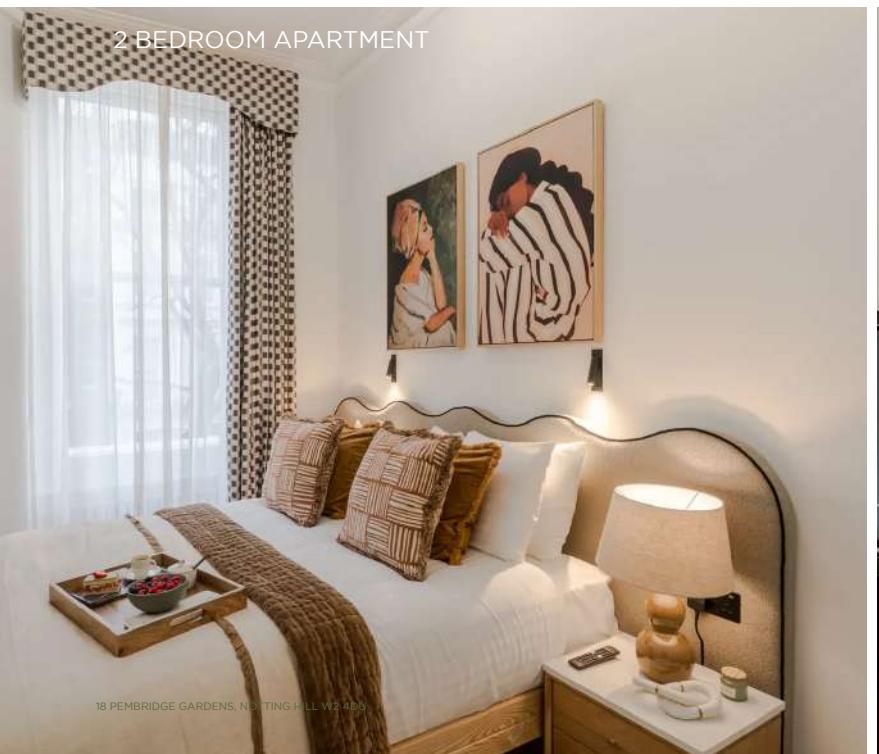
1 BEDROOM EXECUTIVE APARTMENT



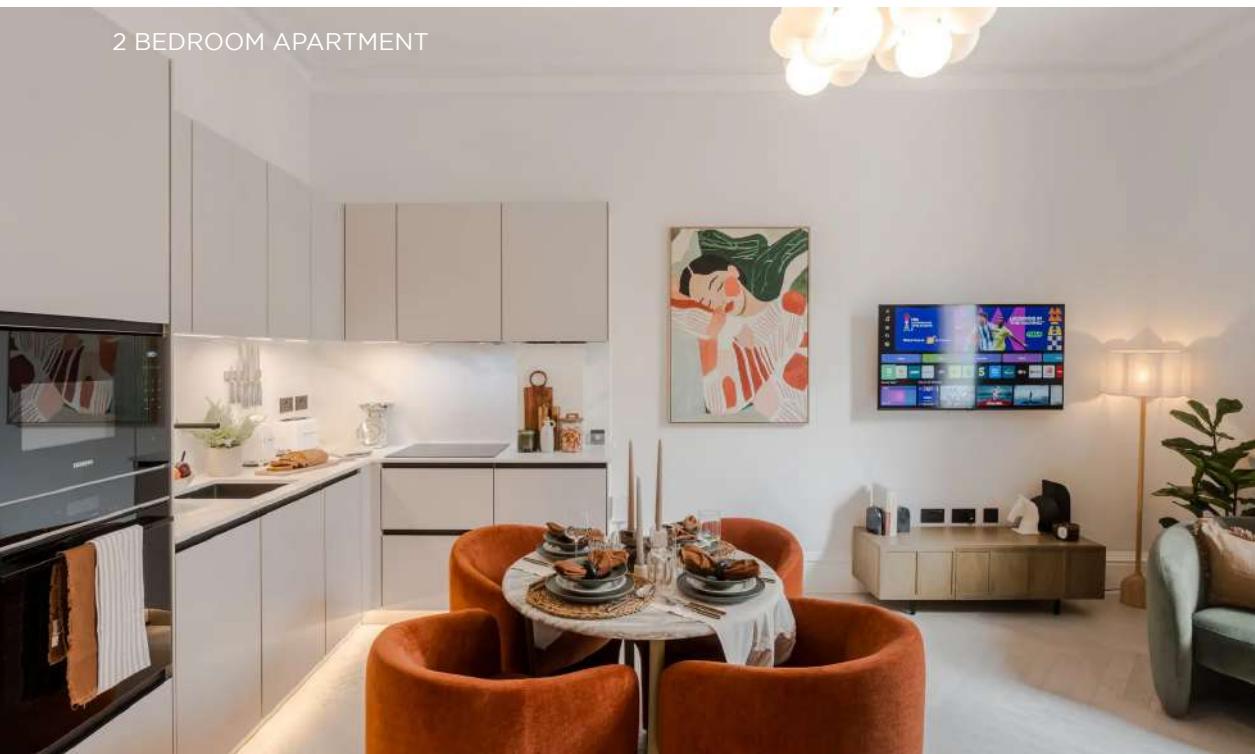
1 BEDROOM EXECUTIVE APARTMENT



2 BEDROOM APARTMENT



2 BEDROOM APARTMENT



TENURE

Freehold.

PROPOSAL

Guide Price - £4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds) subject to contract, reflecting a gross yield of 6%.

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. February 2026.

FURTHER INFORMATION

EPC's, floorplans and a copy of the lease are available on request.

CONTACT

Contact us for further information:



Matthew Sheldon

+44(0)20 7266 8523
+44(0)7786 445 645
m.sheldon@estate-office.com

Jamie Smaje

+44(0)20 7266 8527
+44(0)7773 435 990
j.smaje@estate-office.com

Craig Sweden

+44 (0)20 7266 8523
+44 (0)7947 811 280
c.sweden@estate-office.com