



## PEMBRIDGE VILLAS, W2

£875,000

High ceilings  
Lift access  
Large windows  
Just off Westbourne Grove  
Westerly aspect  
Good transport links

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# ABOUT THE PROPERTY

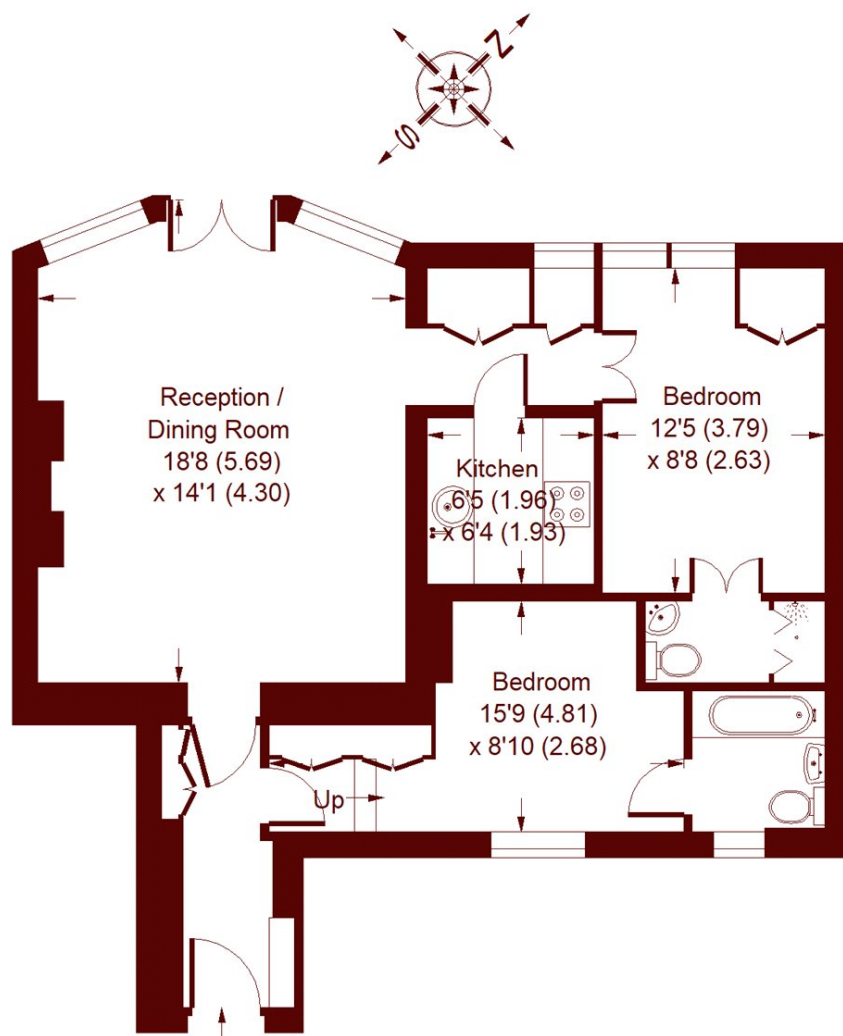
Benefiting from lift access, the accommodation boasts a fabulous open plan reception/dining room offering excellent dining space, three large windows into a bright westerly aspect, lovely wooden flooring and an attractive fireplace. Furthermore, there is a separate well-appointed kitchen and two double bedrooms, both of which have an en-suite bathrooms. Viscount Court is superbly positioned at the northern end of Pembridge Villas just off Westbourne Grove with the fantastic array of fashionable boutique shops, cafes and restaurants on its doorstep. The Central, Circle and District lines are easily accessible from Notting Hill Gate, just a short stroll away.



# STEP INSIDE PEMBRIDGE VILLAS

## Viscount Court, W2

APPROX. GROSS INTERNAL FLOOR AREA  
679 SQFT / 63.1 SQM



### FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Notting Hill  
020 7313 2890

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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