

Pembridge Villas
W11

CHESTERTONS











Occupying the ground floor of an impressive double fronted 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.

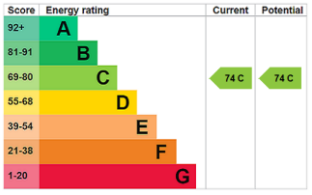
Accessed via its own private entrance, the property opens into a welcoming hallway leading to a bright and spacious reception room. To the rear, a contemporary kitchen with integrated appliances and a dining area enjoys direct access to the beautifully landscaped garden, creating an ideal space for entertaining. 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

Asking Price £2,100,000



Tenure: Leasehold of 950 years
Service Charge: £2,000 per annum
Ground Rent: £100 approximately
Local Authority: Kensington and Chelsea
Council Tax Band: G

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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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