






WILLIAM RADFORD HOUSE

Notting Hill, W11



PEMBRIDGE VILLAS

A light filled lateral apartment with south facing roof terrace at the heart of Notting Hill.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold with approximately 88 years remaining.

Service charge: Approximately £7,689.30 per annum, reviewed every year, next review due 2027

Guide Price: £2,250,000



WILLIAM RADFORD HOUSE

Set on the first floor of an elegant period villa, this generous two bedroom apartment benefits from exceptional natural light, strong internal volume and a highly effective lateral layout. The open plan living and dining space is centred around a contemporary conservatory, drawing in sunlight throughout the day and creating a seamless connection to the south facing private roof terrace.

Well proportioned accommodation includes a principal bedroom suite and a further double bedroom, supported by modern finishes that complement the building's traditional character. Private outdoor space and excellent ceiling heights combine to give the apartment an uplifting sense of scale rarely found in lateral homes. Positioned on Pembridge Villas, the apartment enjoys a prime Notting Hill address moments from Westbourne Grove and Portobello Road.

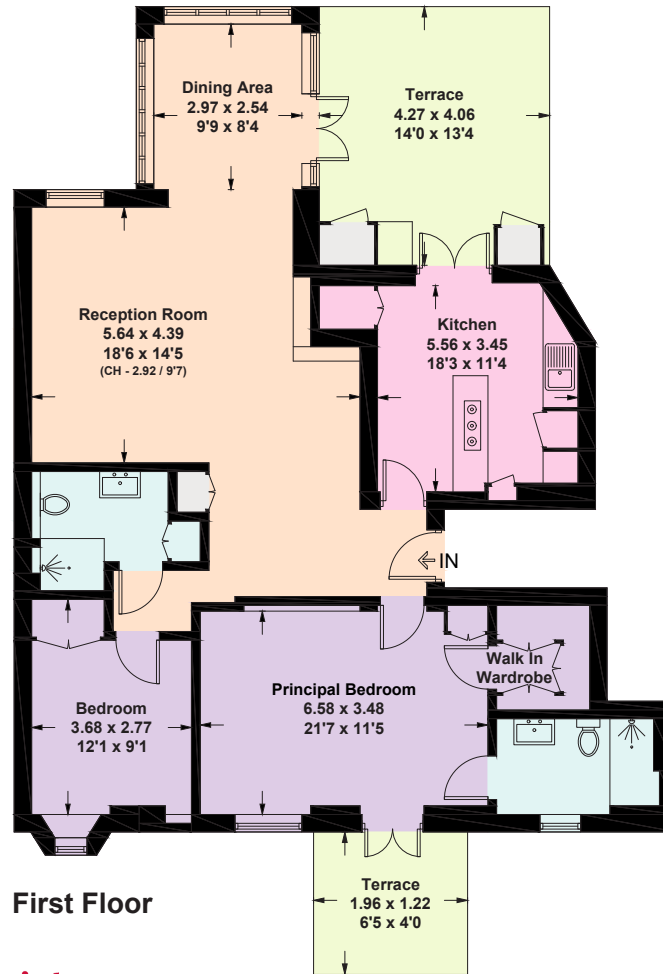






Pembridge Villas, W11

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1291033)

Approximate Gross Internal Area = 100.9 sq m / 1,086 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jack Thomas

+44 20 3910 9732

Jack.Thomas@knightfrank.com

Knight Frank Notting Hill Sales

294 Westbourne Grove

London W11 2PS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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