



Pembridge Gardens, W2

£3,000,000 *Share of Freehold*

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AN EXQUISITELY PRESENTED COLLECTION OF FIVE, THREE-BEDROOM, APARTMENTS SPANNING THE WIDTH OF THIS IMPOSING DETACHED VILLA, IN THIS INCREDIBLY CONVENIENT NOTTING HILL LOCATION.



Notting Hill Sales

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Having undergone a painstaking and extensive refurbishment this wonderful period building comes to the market combining, period charm but an entirely new finish of fixtures and fittings throughout. Particular features include; Ted Todd parquet flooring throughout, under-floor heating and air conditioning to (Second and Third floor flats), replaced double-glazed timber sash windows and bespoke joinery throughout. Each bathroom has been designed for pure luxury. The in-frame kitchens fitted with Devol brassware, Miele appliances and Italian marble worktops.

Flat 2 is situated on the ground and lower ground floors, with exceptionally high ceilings on the raised ground and a wraparound patio at lower ground level.

Pembridge Gardens is a highly sought-after and imposing residential street, holding an ideal position running north from Pembridge Villas, between the many transport links of Notting Hill Gate and the boutiques and restaurants of Westbourne Grove.







## MATERIAL INFO

**Tenure:** Share of Freehold

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

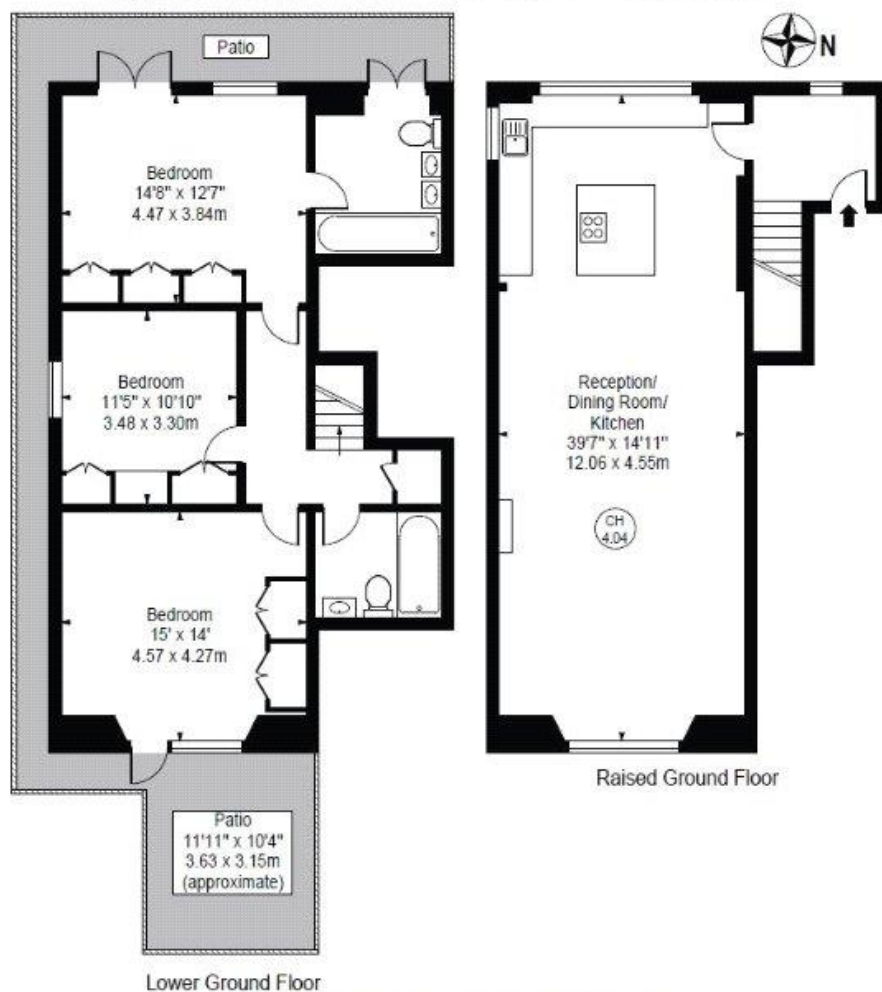
**Council Tax Band:** G (RBKC)

**EPC rating:** To be confirmed

## Pembridge Gardens

Approx. Gross Internal Area 1489 Sq Ft - 138.05 Sq M

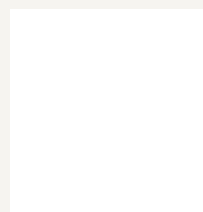
Approx. External Area 330 Sq Ft - 30.66 Sq M



For Illustration Purposes Only - Not To Scale

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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