



Pembridge Square, W2  
£625,000 *Share of Freehold*

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A MOST IMPRESSIVE AND BEAUTIFULLY PRESENTED, RAISED GROUND FLOOR STUDIO FLAT ON THIS SOUGHT-AFTER GARDEN SQUARE.



Notting Hill Sales  
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## DESCRIPTION

A stunning and unusually large studio apartment on the raised ground floor of this impressive double fronted period building. The flat benefits from traditional features such as the large bay window, cornicing, fantastic high ceilings, and an abundance of natural light coupled with a smart modern kitchen and bathroom. The property also has direct access from the building to the communal garden at the rear of the building and the right to apply for access to Pembridge Square.

## LOCATION

Pembridge Villas is an imposing residential street of white stucco fronted houses running north from Notting Hill Gate towards Westbourne Grove. The property is ideally positioned between the two, a moment's walk from all the excellent transport connection of Notting Hill Gate, and the many fashionable boutiques, bars and restaurants of Westbourne Grove.

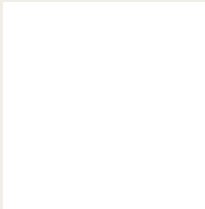




**Utilities:**

Electricity – Mains  
Water – Mains  
Sewerage – Mains  
Heating – Gas  
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250205>

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.

**MATERIAL INFO**

**Tenure:** Share of Freehold  
**Service Charge:** £3,487.72 per annum  
**Council Tax Band:** D (RBKC)  
**EPC rating:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 72 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

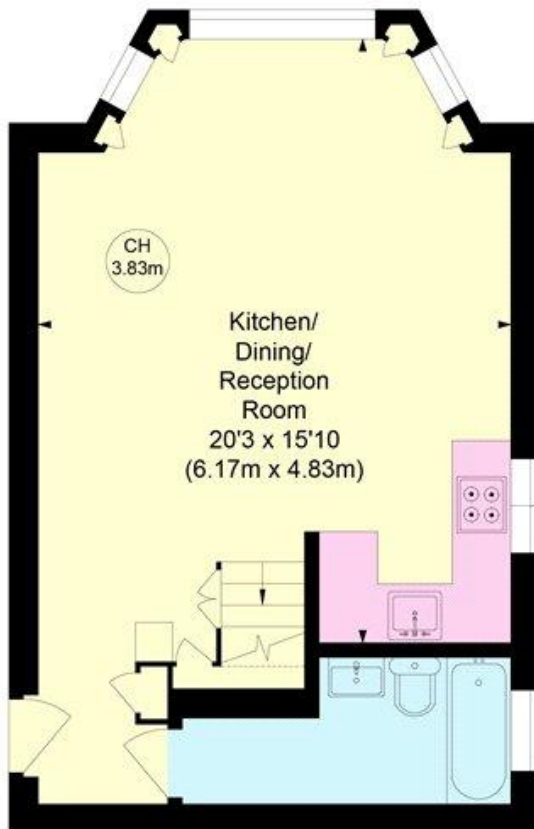
# PEMBRIDGE SQUARE, W2

APPROXIMATE GROSS INTERNAL AREA

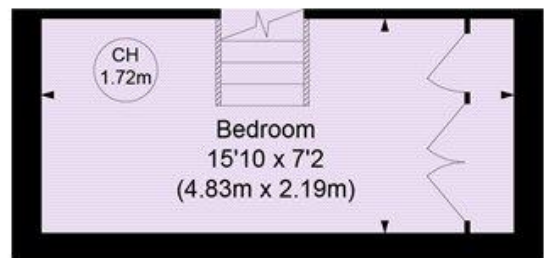
502 Ft<sup>2</sup> - 46.61 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



RAISED GROUND FLOOR



MEZZANINE

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