

PEMBRIDGE VILLAS, W11

£1,100.00 PER WEEK (£4,766.67 PCM) UNFURNISHED

**A BEAUTIFULLY DESIGNED, LIGHT, AND SPACIOUS TWO
DOUBLE BEDROOM, TWO-BATHROOM, GARDEN FLAT
LOCATED IN THE HEART OF NOTTING HILL.**

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

A beautifully designed, light, and spacious two double bedroom, two-bathroom, garden flat located in the heart of Notting Hill. The property comprises own private entrance, spacious hallway leading into stunning fully fitted eat in kitchen, fantastic lateral open plan living space with wood floors throughout and pretty conservatory study leading out into this very pretty, secluded west facing split level garden. The property consists of large master bedroom with spacious ensuite bathroom with roll top tub, second double bedroom at the back of the property with fully tiled shower room and further utility area - in addition there is a further office/utility room accessed from the garden. The flat has been beautifully designed and finished throughout and viewings are highly recommended.

Utilities:

Electricity – Mains

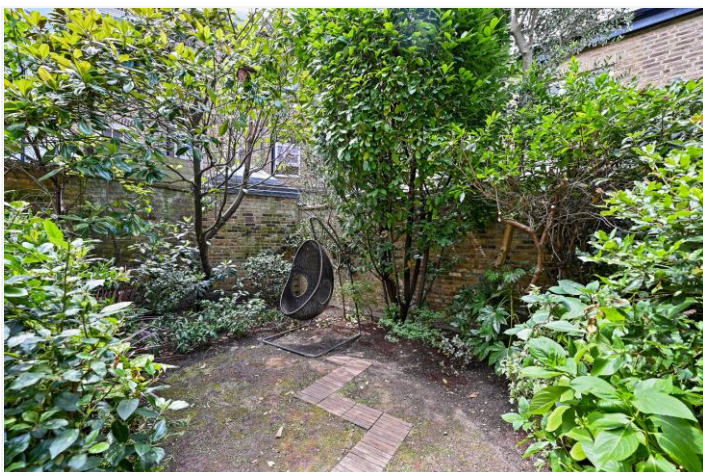
Water – Mains

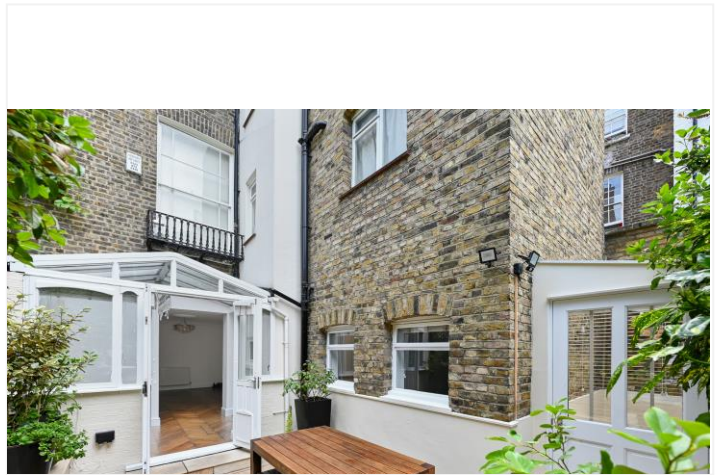
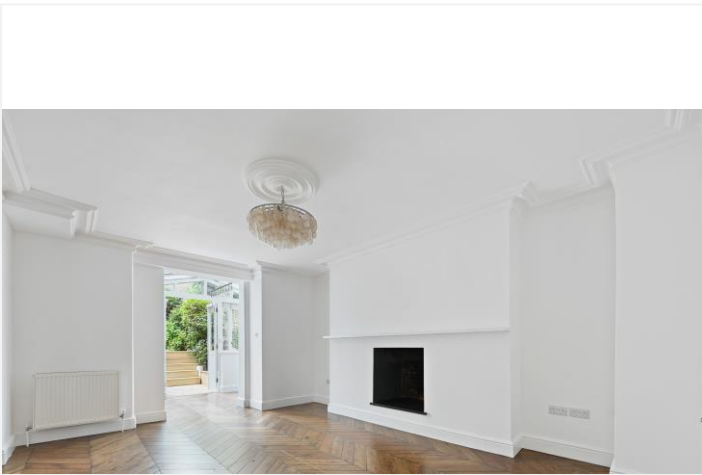
Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

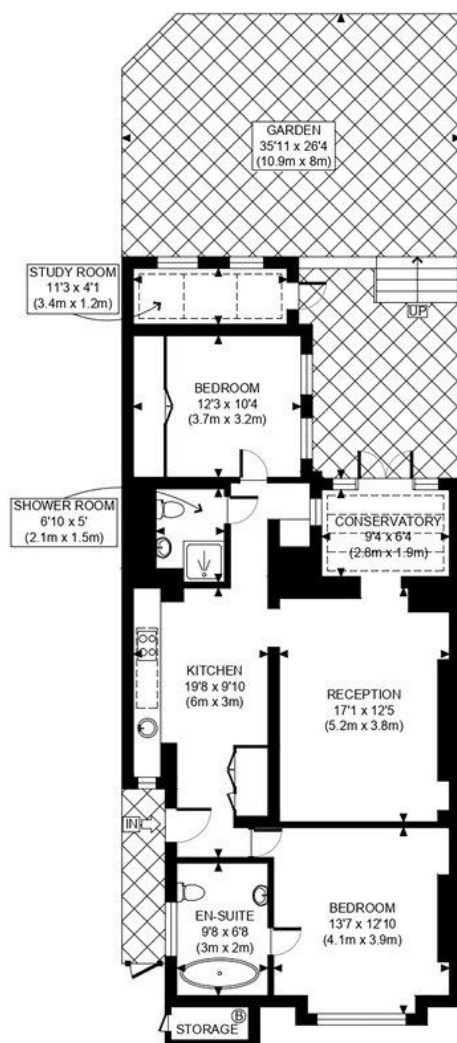
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





LOCATION:

Pembridge Villas is an imposing residential street of white stucco fronted houses running north from Notting Hill Gate towards Westbourne Grove. The property's ideal position between the two means it is 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.



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 950 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STUDY ROOM: 996 SQ FT/ 93 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDY ROOM: 950 SQ FT/ 88 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances, and other features are approximate.

Deposit: £6,600

Holding Deposit: £1,100

Council Tax Band: G (RBKC)

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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