

# THE PEMBRIDGE









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## INTRODUCTION

The Pembridge is an elegantly designed, superbly connected residential development in one of London's most coveted neighbourhoods, Notting Hill Gate. Designed by award-winning practice, Stiff + Trevillion, known for its intelligent and sophisticated architecture, the scheme offers a collection of one to three bedroom apartments with light, warmth and contemporary design at its heart. This is a calming urban oasis for every moment of your day.







Weave your way through the neighbourhood down tree-lined streets and take in every sight and sound.

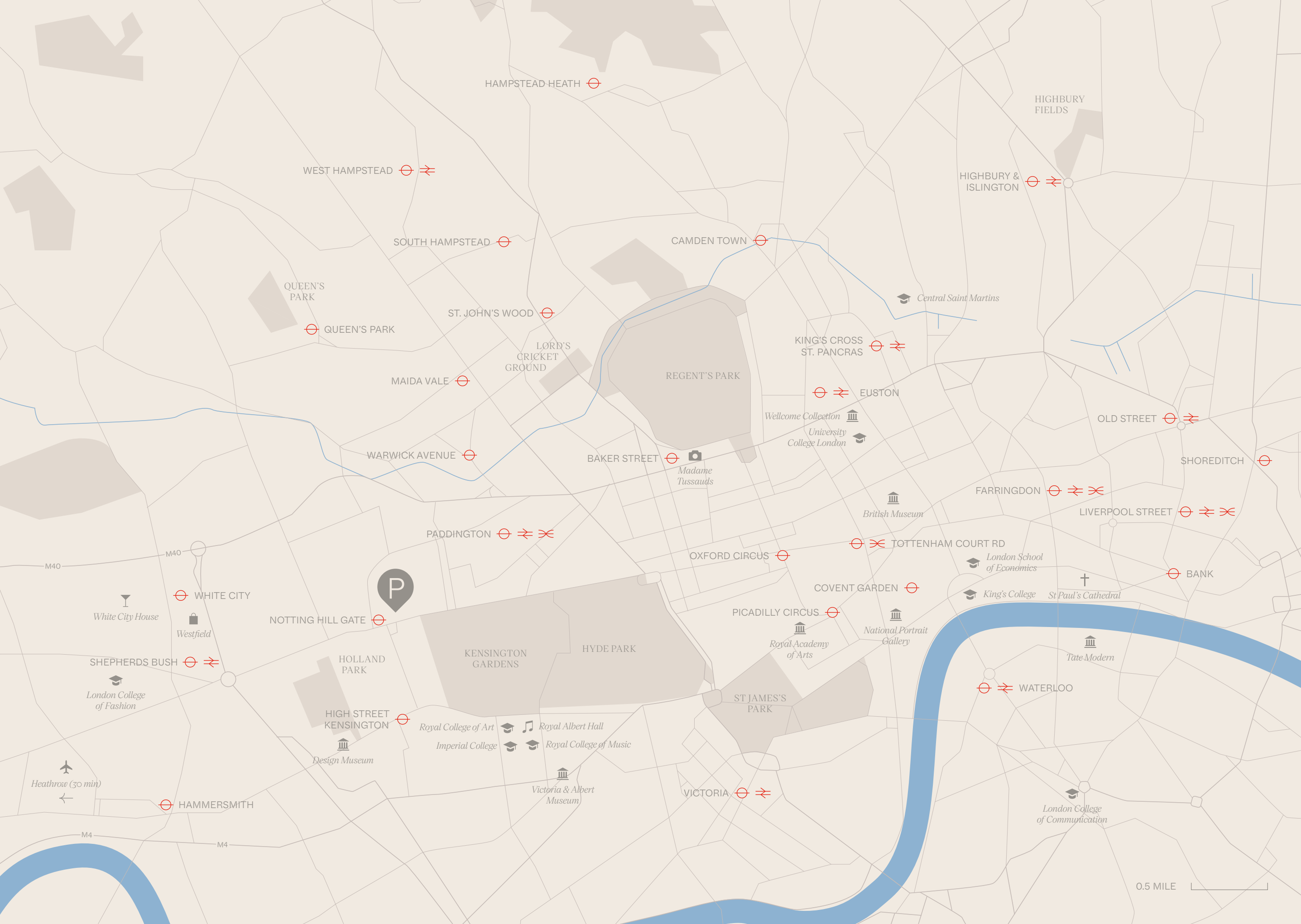
# A village escape within the London metropolis



A village escape within the London metropolis, Notting Hill's cherry tree boulevards and pastel-hued terraces can be found in the Royal Borough of Kensington and Chelsea. The cultural jewel in west London's crown, Notting Hill can be found a stone's throw from the north-west corner of Kensington Gardens and Hyde Park. London's most central green spaces are hugged by the likes of Knightsbridge, Mayfair and Marylebone meaning Notting Hill is perfectly placed for effortless access to London's most refined neighbourhoods and business districts beyond.







HAMPSTEAD HEATH

WEST HAMPSTEAD

HIGHBURY FIELDS

HIGHBURY & ISLINGTON

SOUTH HAMPSTEAD

CAMDEN TOWN

QUEEN'S PARK

QUEEN'S PARK

ST. JOHN'S WOOD

LORD'S CRICKET GROUND

MAIDA VALE

REGENT'S PARK

Central Saint Martins

KING'S CROSS ST. PANCRAS

EUSTON

Wellcome Collection  
University College London

OLD STREET

WARWICK AVENUE

BAKER STREET  
Madame Tussauds

SHOREDITCH

FARRINGTON

LIVERPOOL STREET

PADDINGTON

OXFORD CIRCUS

TOTTENHAM COURT RD

British Museum

London School of Economics

BANK

M40

M40

WHITE CITY

White City House

Westfield

SHEPHERDS BUSH

London College of Fashion

NOTTING HILL GATE

HOLLAND PARK

KENSINGTON GARDENS

HYDE PARK

PICADILLY CIRCUS

Royal Academy of Arts

National Portrait Gallery

King's College

St Paul's Cathedral

Tate Modern

HIGH STREET KENSINGTON

Design Museum

Royal College of Art  
Imperial College  
Royal Albert Hall  
Royal College of Music

Victoria & Albert Museum

ST JAMES'S PARK

VICTORIA

WATERLOO

London College of Communication

Heathrow (30 min)

HAMMERSMITH

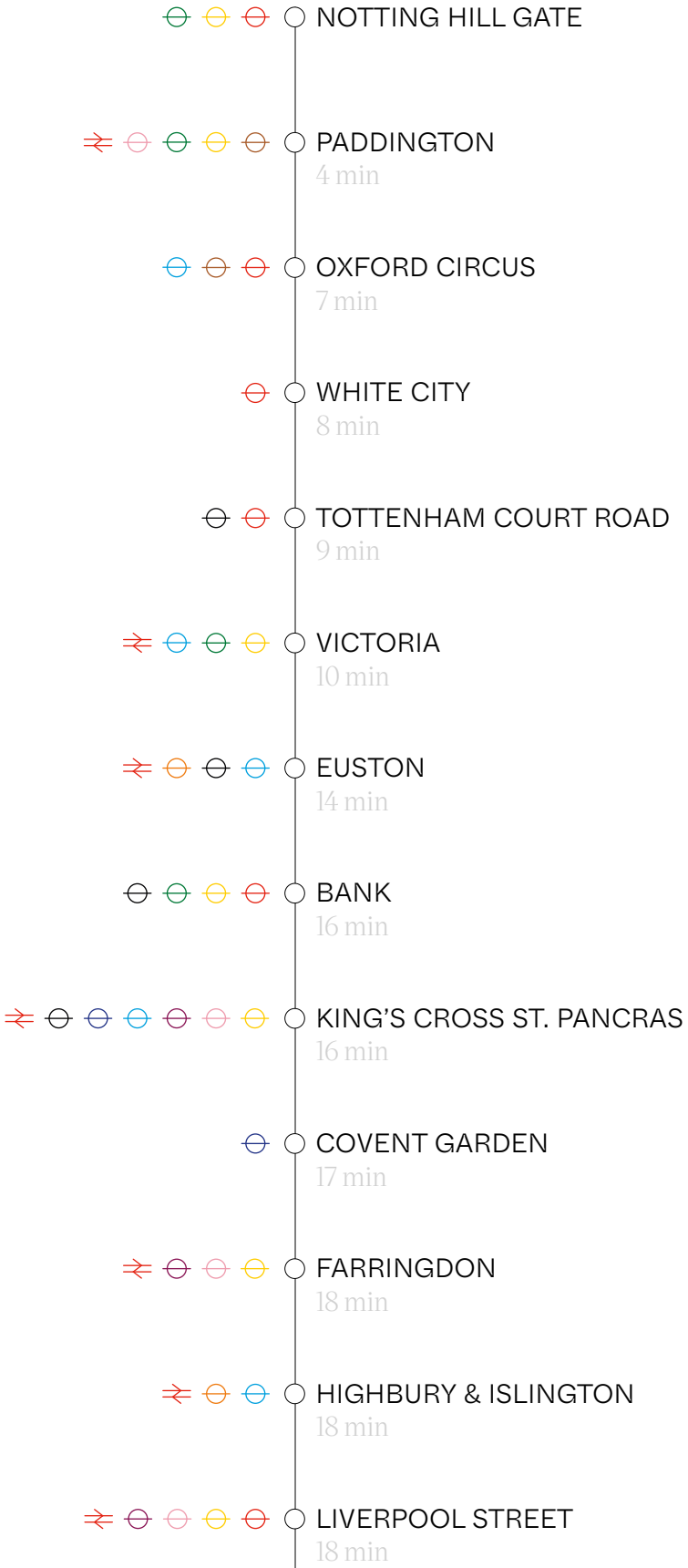
M4

M4

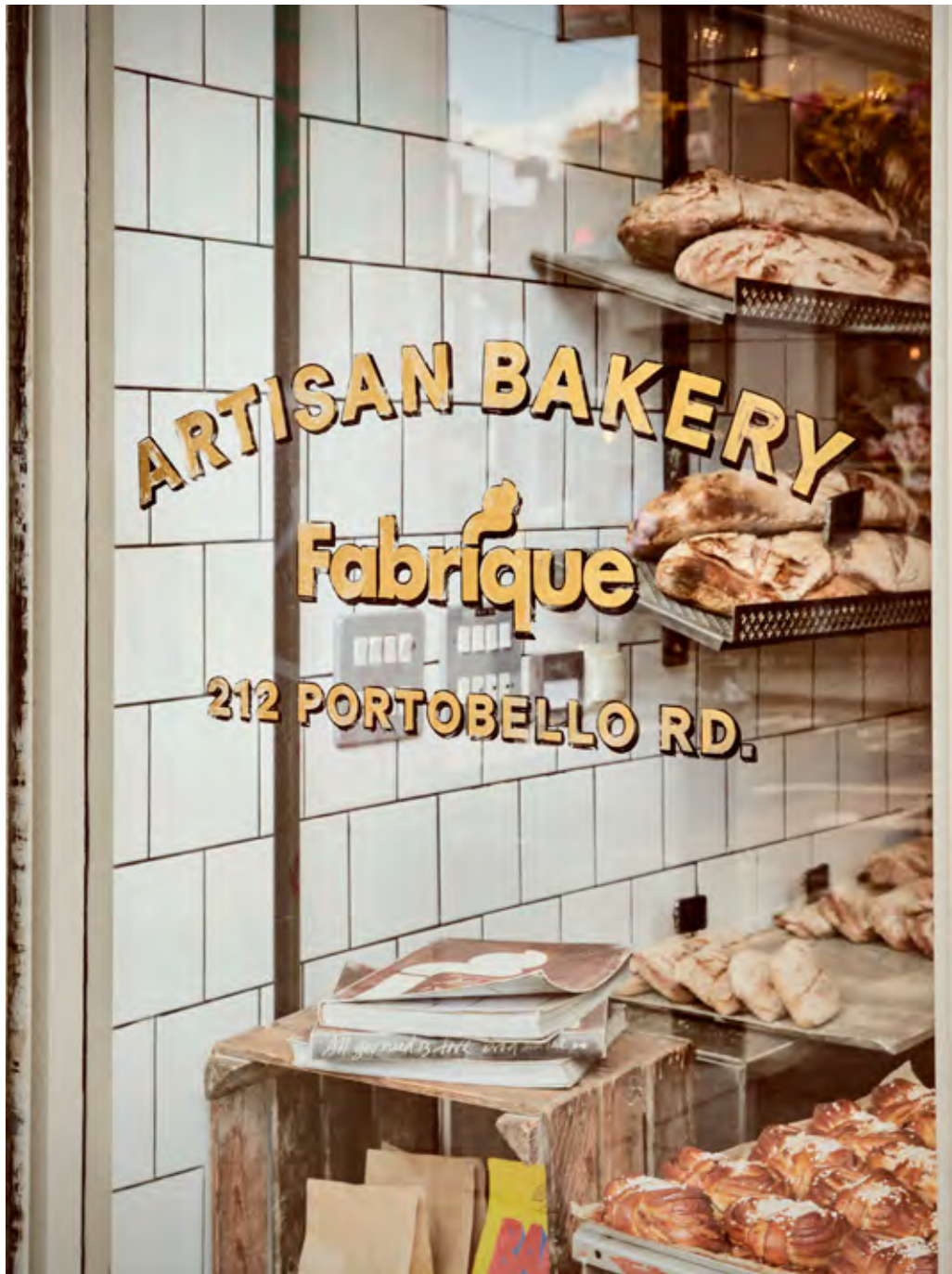
0.5 MILE



The Pembridge is perfectly positioned next to Notting Hill Gate tube for travel via the Central, District and Circle lines to central London's creative, cosmopolitan and commercial hubs, the Eurostar in King's Cross and just two stops from Paddington mainline station for quick transit to London Heathrow airport. White City is 10 mins up the road and with the M40 on your doorstep, the countryside in Oxfordshire, Somerset, The Cotswolds, Hampshire and The Chilterns are an easy drive away.







Baked, but Scandi. Fabrique serves up the best cinnamon buns in town.

# W2 is an iconic postcode to call home



## NOTTING HILL

The Pembridge places you in the beating heart of Notting Hill. From leafy Westbourne Grove and the stylish Ledbury Road to the melting pot of Portobello Road still echoing of a bygone bohemian era, Notting Hill is a true neighbourhood. Here you will join an established community of the cultured, the international and the cosmopolitan.

With a vibrant mix of independent boutiques, quaint vintage shops, artisan coffee hotspots, fine dining, a wealth of wellness sanctuaries, nearby parks and plenty of curb space to take in the smells, sights and sounds of the famous Portobello Road Market, W2 is an iconic postcode to call home.





- FOOD & DRINK
- 1

202
- 2

Beach Blanket Babylon
- 3

Churchill Arms
- 4

Core by Clare Smyth
- 5

The Cow
- 6

The Distillery
- 7

Daylesford Organic
- 8

e&o Notting Hill
- 9

Egg Break
- 10

Electric Diner
- 11

Farm Girl
- 12

Farmacy
- 13

Gold
- 14

Granger & Co.
- 15

Laylow
- 16

The Little Yellow Door
- 17

Maggie Jones's
- 18

Ottolenghi
- 19

Mazi
- 20

Portobello Star
- 21

Sushi Sumi
- 22

Taqueria
- SHOPS
- 23

Aesop
- 24

Aimé
- 25

Couverture & The Garbstore
- 26

Diptyque
- 27

Native & Co
- 28

Nikki Tibbles Wild at Heart
- 29

Orlebar Brown
- 30

Paul Smith
- 31

Planet Organic
- 32

Rough Trade
- 33

Sunspel
- 34

Whole Foods Market
- ART & CULTURE
- 35

Coronet Theatre
- 36

Design Museum
- 37

The Gate Cinema
- 38

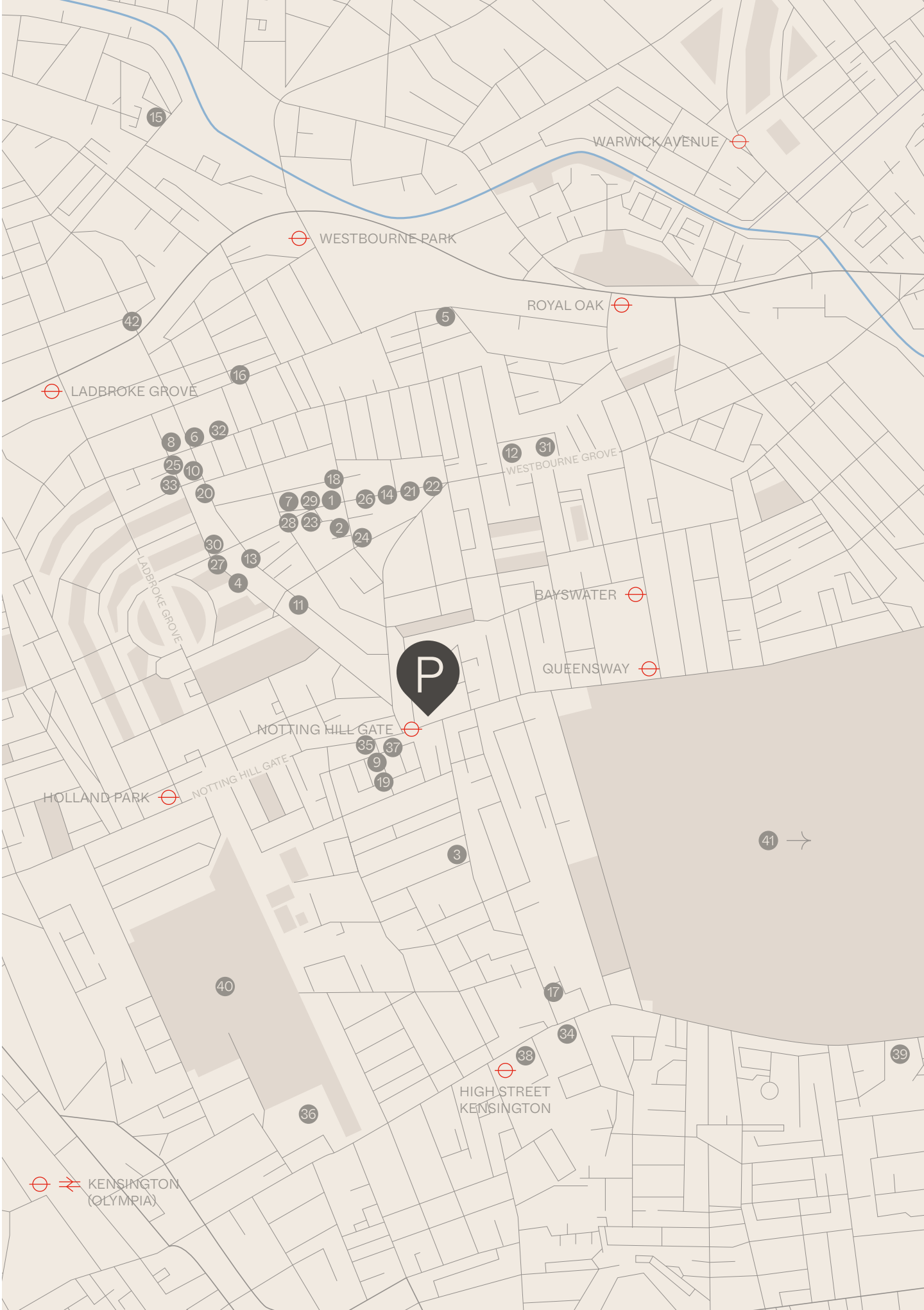
Japan House London
- 39

Royal Albert Hall
- PARKS & AMENITIES
- 40

Holland Park
- 41

Hyde Park
- 42

Portobello Market







10AM: WILD AT HEART  
 Start your day by picking up a bunch of your favourite blooms for a coffee table or sideboard.



11AM: NATIVE & CO  
 As the neighbourhood awakens, indulge in a little window shopping.



12PM: HOLLAND PARK  
 Grab a coffee and pop into a nearby park for a wander or just pause, breath.





1PM: GOLD  
Order a dozen oysters followed by deep-filled ravioli and savour a long lunch.



2.30PM: PAUL SMITH  
Enjoy a little therapy of the retail kind, starting with Mr Smith.



3.30PM: SUNSPEL  
Stroll down Portobello Road en route to Sunspel for beautiful basics that are far from ordinary.





4.30PM: COUVERTURE & THE GARBSTORE  
Browse collections from emerging and independent labels.



5.30PM: HYDE PARK  
Before settling in for supper, work up an appetite with a stroll through Hyde Park at Golden Hour.



7PM: SUMI SUSHI  
And so to Sumi. Be sure to include the Royal Oscietra Caviar with your order.





9PM: BEACH BLANKET BABYLON  
Notting Hill nights should always end with  
an Old Fashioned.

# Calm urban dwellings for modern living





MODERN APARTMENTS

Contemporary yet timeless, apartments within The Pembridge's sensitively designed extension are flawlessly finished. Each home presents uniquely whilst all sharing a language of subtlety, artistry and modern elegance.





















A. MODERN 1 BEDROOM

SIZE & UNIT    40.1 m<sup>2</sup> / 431.6 ft<sup>2</sup>  
Floor 1 – unit 1  
Floor 2 – unit 7  
Floor 3 – unit 13

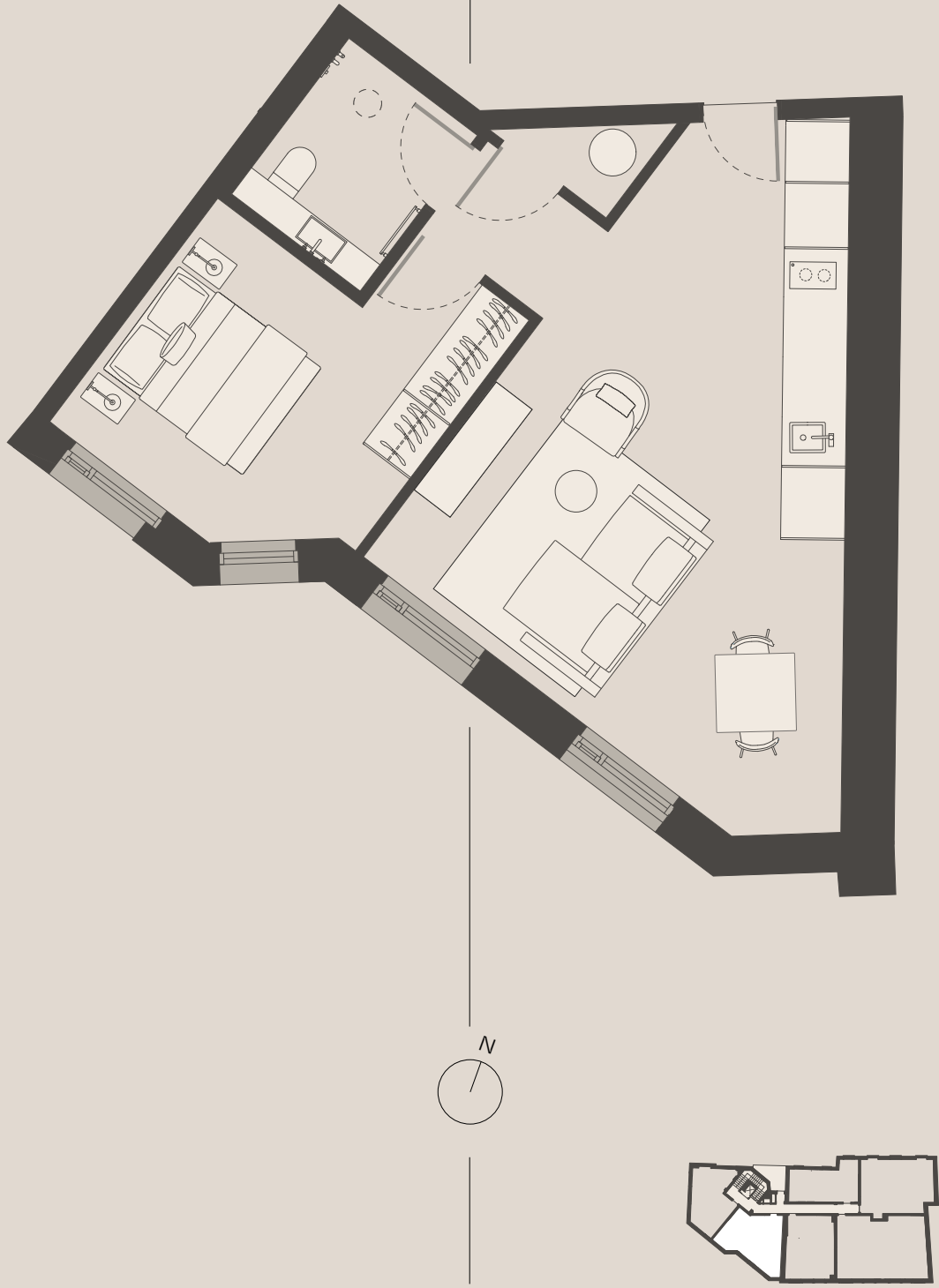
42 m<sup>2</sup> / 452.1 ft<sup>2</sup>  
Floor 4 – unit 17



B. MODERN 1 BEDROOM

SIZE & UNIT    48 m<sup>2</sup> / 516.7 ft<sup>2</sup>  
Floor 1 – unit 2  
Floor 2 – unit 8  
Floor 3 – unit 14

42 m<sup>2</sup> / 452.1 ft<sup>2</sup>  
Floor 4 – unit 18







APARTMENT FINISHES

- Walls painted in a Wimborne White colour with a matt finish with contemporary shadow bead detailing
- Engineered timber plank flooring with matt grey lacquer finish
- Matt Black feature light fittings
- MK Edge Olive Bronze switches, drawer and door pulls
- Solid core timber faced entrance door
- Under floor heating and comfort cooling
- Bedroom wardrobes' doors painted in a Stormy Ground colour with internal hanging and storage



KITCHEN

- Fitted veneered cabinetry throughout
- Hide away kitchen with timber veneered sliding doors
- Calacatta Dorado quartz countertop
- Clearwater under mounted ceramic sink
- Graff Olive Bronze fixtures
- Bosch induction hob
- SMEG combi microwave oven
- Bosch integrated column fridge/freezer
- Bosch dishwasher
- Bosch combination washer/dryer



BATHROOM

- Matt grey limestone effect 600 x 300 floor and wall tiles in porcelain with white ceramic tiles above dado level
- Vanity unit with Calacatta Dorado quartz top
- Graff Olive Bronze thermostatic shower, shower head, shower and basin mixer, and towel rail
- Flaminia Ceramic back to Wall white WC with a soft close seat and Graff Olive Bronze flush plate
- Lusso or Arezzo cast resin countertop wash hand basin

# Refined residences to elevate your every day





## CLASSIC APARTMENTS

The Pembridge presents period properties reimagined and thoughtfully converted into beautiful homes that speak to their Victorian heritage, offering a symbiosis of contemporary living and historical charm. Classic modernity at its most refined.







Showflat images are indicative only. Book a viewing to visit the show flat.





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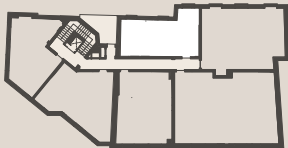
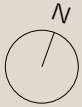
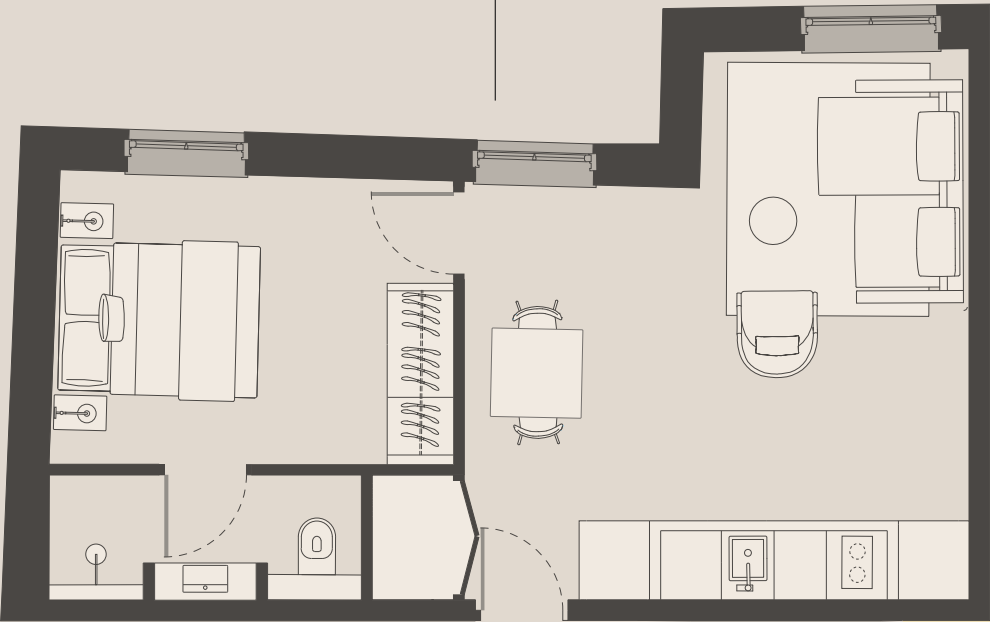


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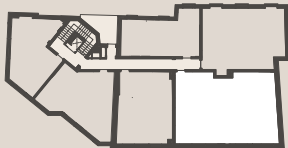
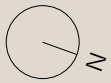
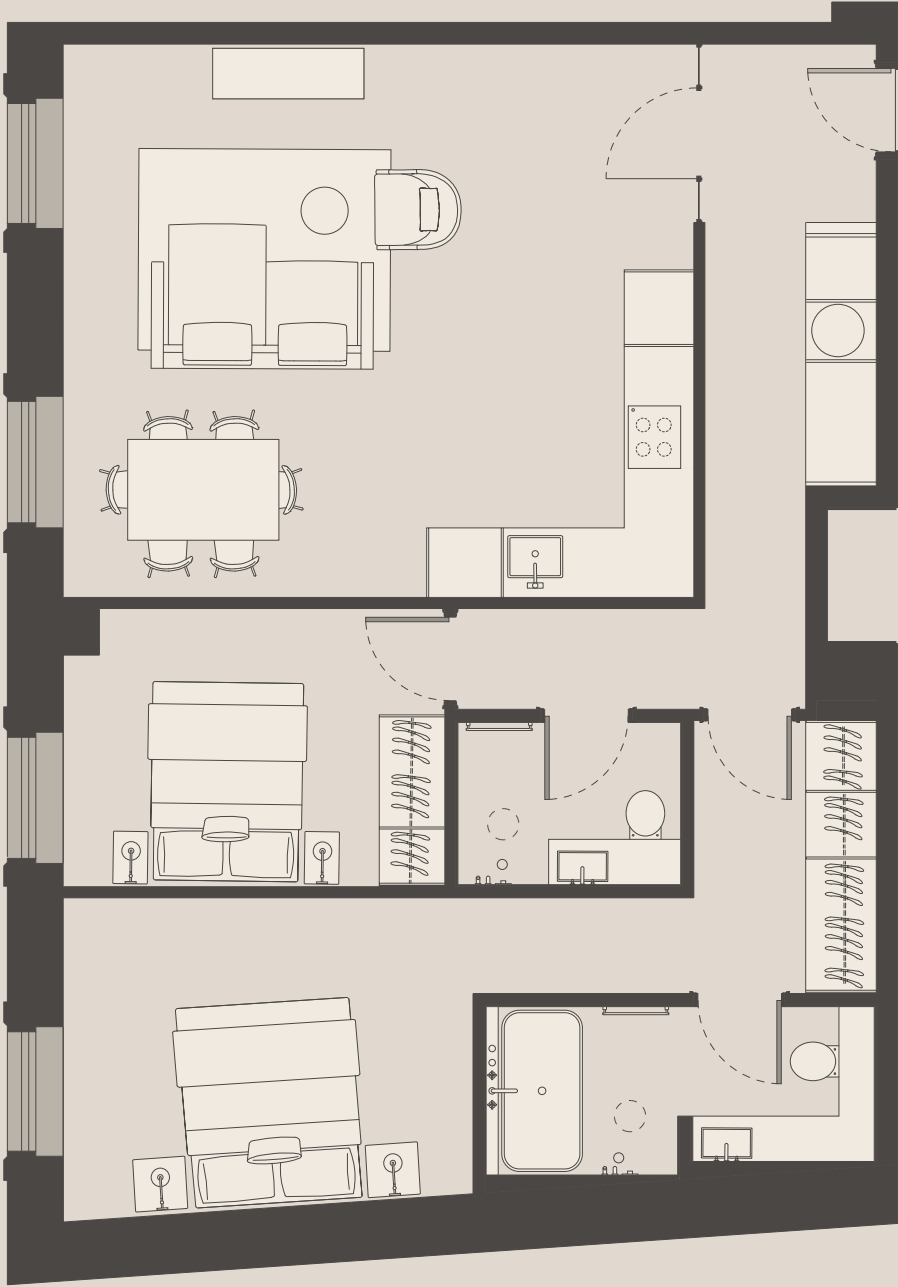
C. CLASSIC 1 BEDROOM

SIZE & UNIT    40.7 m<sup>2</sup> / 438.1 ft<sup>2</sup>  
Floor 1 – unit 6  
Floor 2 – unit 12



D. CLASSIC 2 BEDROOM

SIZE & UNIT    92 m<sup>2</sup> / 990.3 ft<sup>2</sup>  
Floor 1 – unit 4  
Floor 2 – unit 10

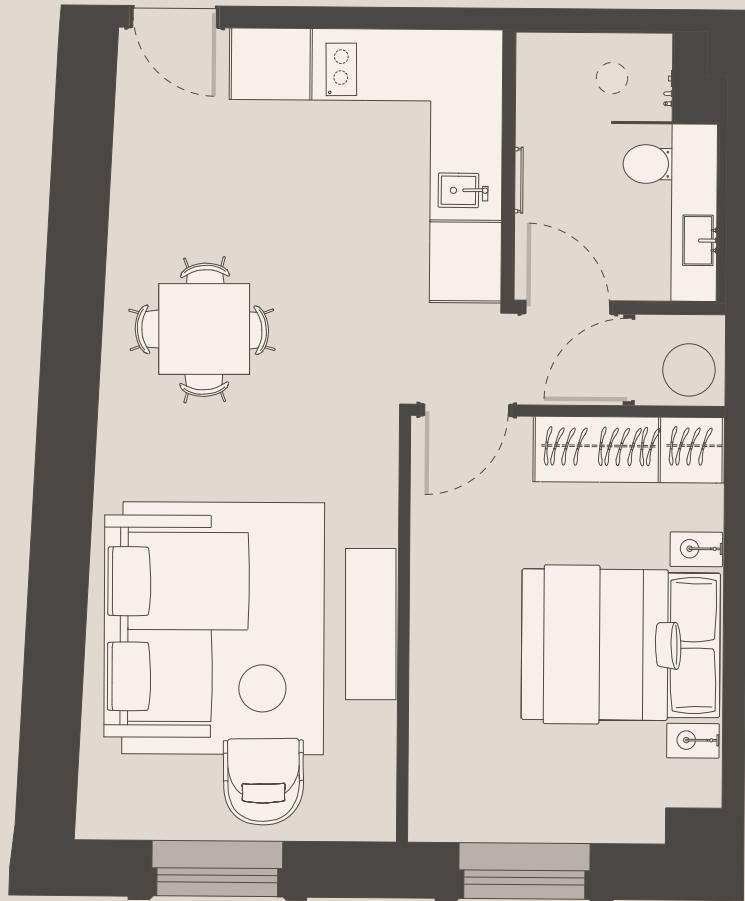




E. CLASSIC 1 BEDROOM

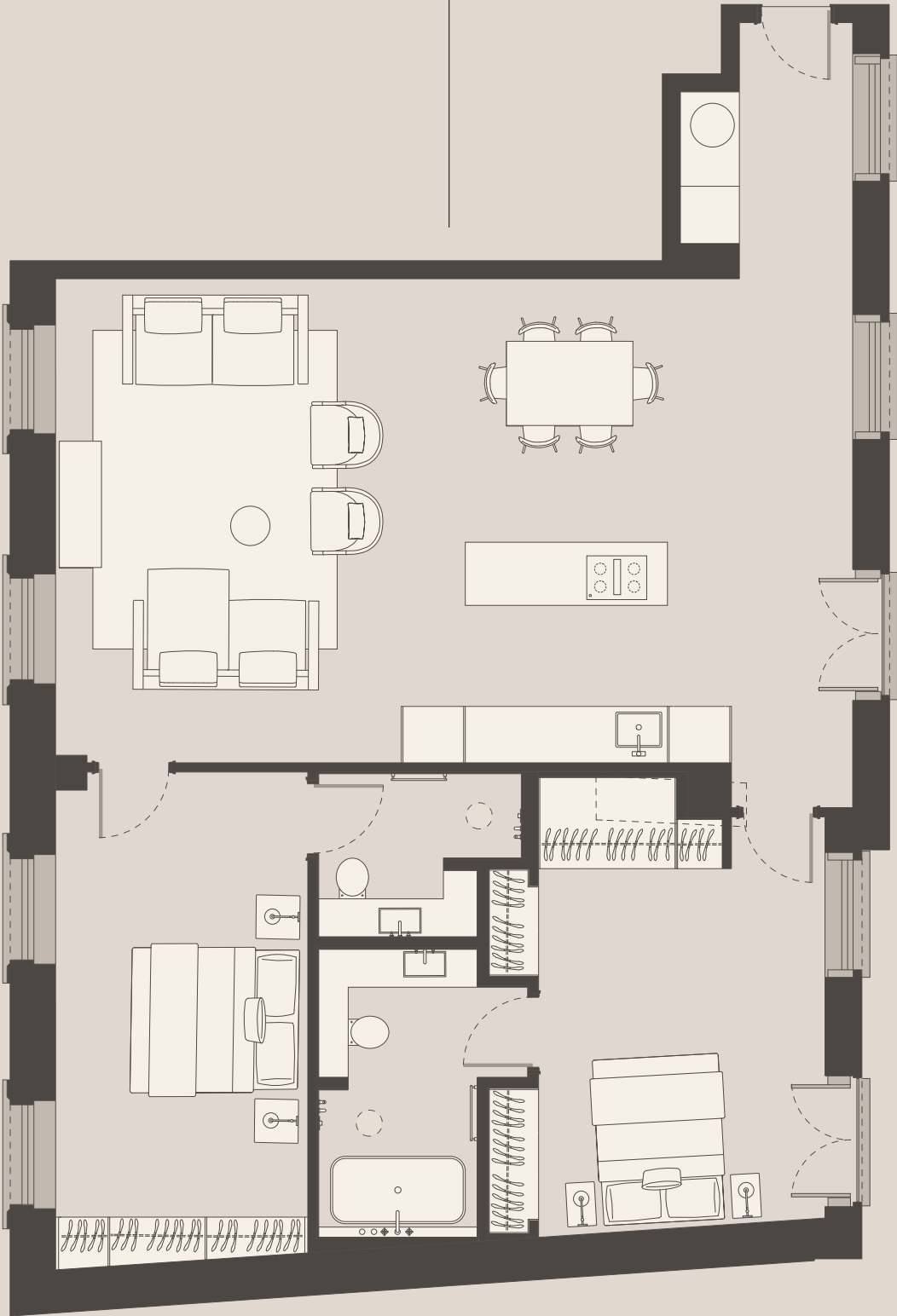
SIZE & UNIT    50 m<sup>2</sup> / 538.2 ft<sup>2</sup>  
Floor 1 – unit 3  
Floor 2 – unit 9

46 m<sup>2</sup> / 495.14 ft<sup>2</sup>  
Floor 3 – unit 15



F. CLASSIC 2 BEDROOM

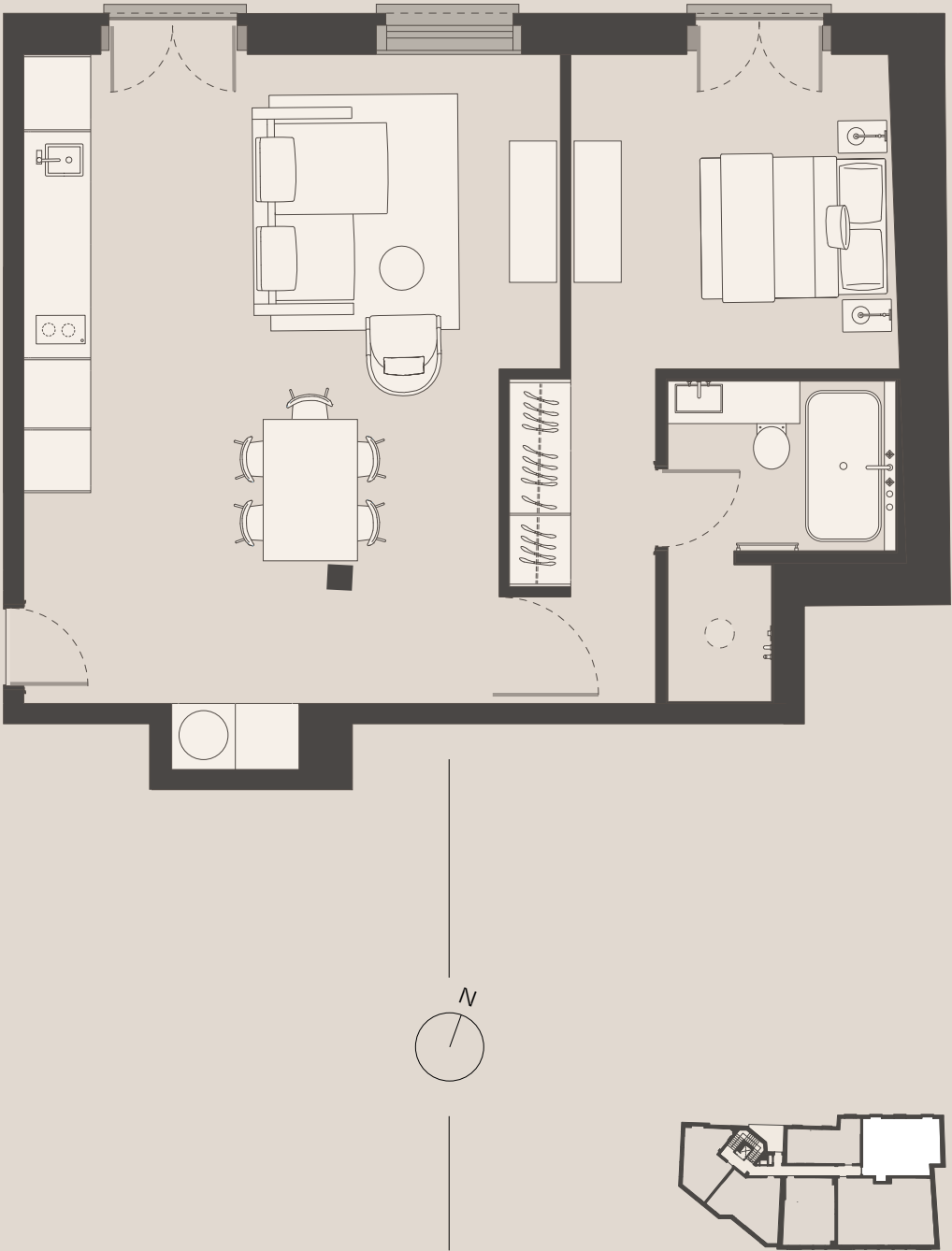
SIZE & UNIT    114.1 m<sup>2</sup> / 1228.2 ft<sup>2</sup>  
Floor 3 – unit 16





J. CLASSIC 1 BEDROOM

SIZE & UNIT     64.5 m<sup>2</sup> / 694.3 ft<sup>2</sup>  
Floor 1 – unit 5  
Floor 2 – unit 11



CLASSIC APARTMENTS  
SPECIFICATIONS



APARTMENT FINISHES

- Walls painted in a Wimborne White colour with a matt finish
- Stevensons of Norwich Plain London plaster cornice
- Engineered timber plank flooring with a matt grey lacquer finish
- Painted period timber skirting and architrave
- Matt Black feature light fittings
- MK Edge, Olive Bronze switches, drawer and door pulls
- Solid core timber faced entrance door
- Under floor heating and comfort cooling
- Bedroom wardrobes' doors painted in a Stormy Ground colour with internal hanging and storage

KITCHEN

- Fitted veneered cabinetry throughout
- Hide away kitchen with timber veneered sliding doors
- Calacatta Dorado quartz countertop
- Clearwater under mounted ceramic sink
- Graff Olive Bronze taps
- Bosch induction hob
- SMEG combi microwave oven
- Bosch integrated column fridge/freezer
- Bosch dishwasher
- Bosch combination washer/dryer

BATHROOM

- Matt grey limestone effect 600 x 300 floor and wall tiles in porcelain with white ceramic tiles above dado level
- Vanity units with quartz top
- Graff Olive Bronze thermostatic shower, shower head, shower and basin mixer, hand shower, bath tap set and towel rail
- Flaminia ceramic back to Wall WC, with Graff Olive Bronze flush plate
- Lusso or Arezzo cast resin countertop wash hand basin
- Aquaroc Paris matt white stone-resin freestanding bath (where shown)
- Decorative glass shower screen and matt anodised metal frame freestanding bath (where shown)
- Decorative glass shower screen and matt anodised metal frame



The Pembridge penthouse is the epitome of London loft-living with timber floors, stone and ceramic detailing, and skylights over a large open plan, dual aspect area. Windows to the east and west bathe this sanctuary in warmth and offer views over some of London's most sought-after neighbourhoods. This expansive space has been designed to foster a sense of contemporary convivial living and deep sense of home. Come in.



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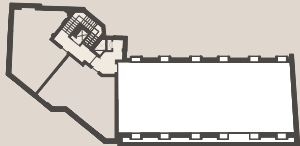
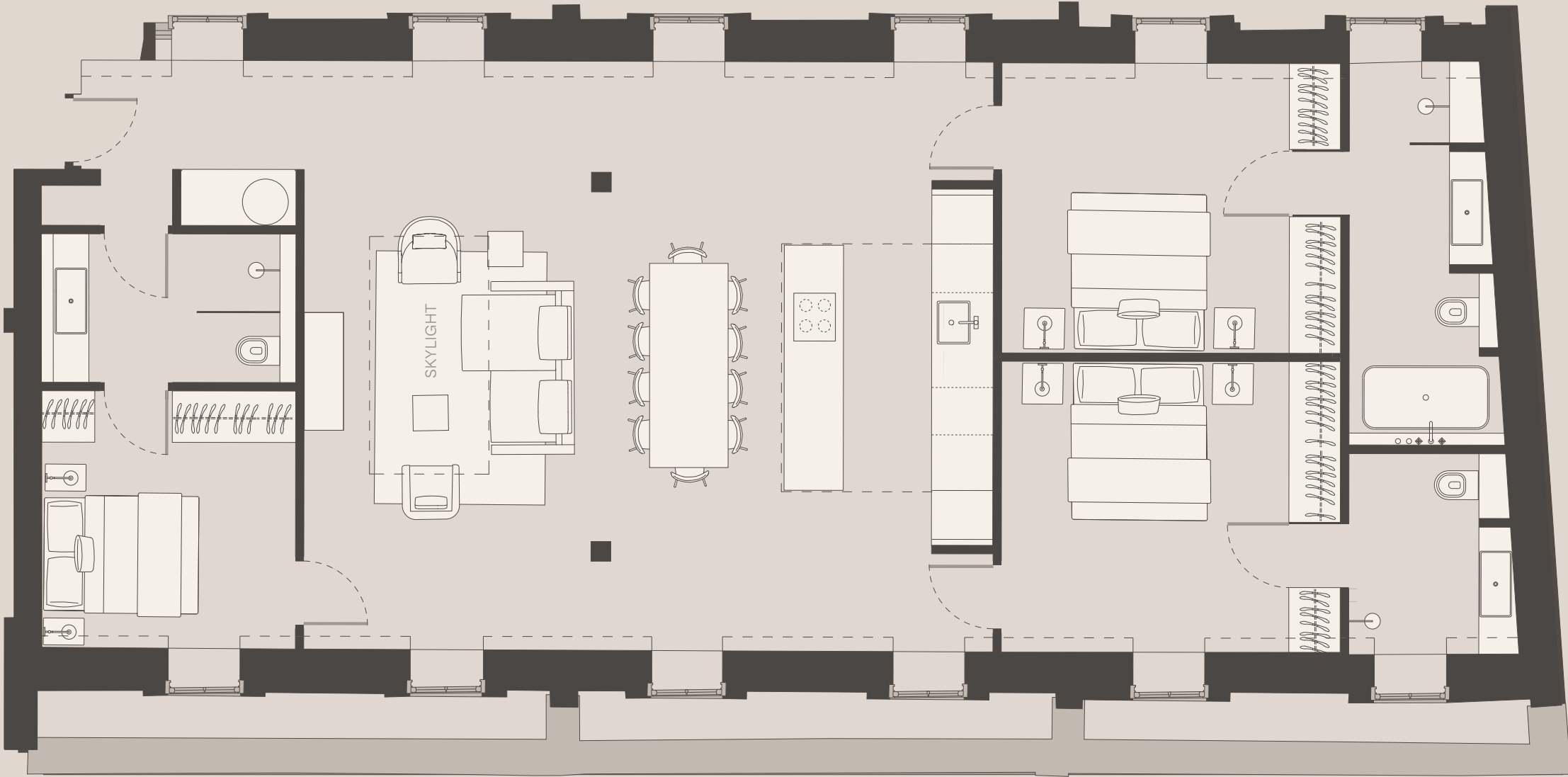
Computer generated images are indicative only.





Computer generated images are indicative only.









PENTHOUSE APARTMENT  
SPECIFICATIONS

APARTMENT FINISHES

- Walls painted in a Wimborne White colour with a matt finish
- Engineered timber plank flooring with steel grey oiled finish
- Matt black aluminium luminaire
- Stainless steel switches, drawer and door pulls
- Matt concrete effect floor and wall porcelain or ceramic tiles
- Solid core timber faced entrance door
- Under floor heating and comfort cooling
- Bedroom wardrobes’ doors painted in a Stormy Ground colour with internal hanging and storage
- Glazed rooflight in living space

KITCHEN

- Fitted veneered cabinetry throughout
- Concrete Quartz countertop
- Franke Maris or similar stainless steel under mounted sink
- Grohe quality fixtures
- Miele induction hob
- Miele oven
- Miele fridge/freezer
- Miele wine coolers
- Miele dishwasher
- Siemens combination washer/dryer

BATHROOM

- Vanity unit with concrete quartz countertop
- Grohe or similar thermostatic shower, shower head, shower and basin mixer, bath tap, hand shower, tap set, and towel rail
- Flaminia Ceramic back to Wall WC with soft close seat and matt chrome flush plate
- Lusso or similar wash hand basin resin countertop
- Aquaroc or similar white stone resin freestanding bath
- Fixed glass shower screen with recessed steel frame







**BROCHURE DESIGN**  
Campbell Hay  
campbellhay.com  
@campbellhaybranding

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars dated April 22. Photographs and videos dated April 22.



