



Pembridge Crescent, W11

£595,000 *Leasehold*

An unmodernised, second floor, one bedroom flat situated on the much sought after Pembridge Crescent, Notting Hill.



KEY FEATURES

- One-bedroom flat on the second floor
- Detached period building
- Approx. 461 sq ft of space
- Great potential to personalise



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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Located on the second floor of an impressive, detached period building, this one-bedroom flat spans 461 sq ft and offers excellent potential for improvement. In need of refurbishment, it provides a blank canvas for a buyer to personalise. The accommodation includes an entrance hall, separate kitchen, reception room, bathroom and bedroom.

Pembridge Crescent is a 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.

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>

MATERIAL INFO

Tenure: Leasehold

Term: 125 Years

Service Charge: N/A

Ground Rent: Peppercorn

Council Tax Band: F (RBKC)

EPC rating: D



PEMBRIDGE CRESCENT, W11

APPROXIMATE GROSS INTERNAL AREA

469 Ft² - 43.56 M²

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
Kitchen
13'1 x 5'3
(4.00m x 1.59m)

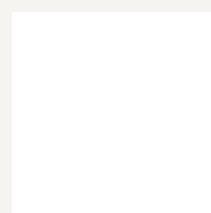


SECOND FLOOR

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/NHS260028>

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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