

## **RUSSELL SIMPSON**

Exceptionally well-located three-bedroom lateral flat with direct lift access in a beautiful white stucco villa

PEMBRIDGE GARDENS  
NOTTING HILL W2

Pembridge Gardens

£3,500,000

|                             |  |                  |                     |
|-----------------------------|--|------------------|---------------------|
| BEDROOMS<br>3               | INTERNAL<br><br>1,336 SQ FT<br><br>124 SQM | OUTDOOR<br>—     | COUNCIL<br>RBKC     |
| BATHROOMS<br>2              |  | EPC<br>—         | COUNCIL TAX<br>G    |
| TENURE<br>Share of freehold | LEASE LENGTH<br>999 YEARS                  | GROUND RENT<br>— | SERVICE CHARGE<br>— |



## The Property

Spacious and stylish flat on a popular street moments away from Notting Hill Gate station

## Indoor Spaces

Stepping into the flat on the first floor, the front hall leads through to a generous reception room. As well as space for separate dining and seating areas, this room features an attractive fireplace. Furthermore, stairs lead down to a kitchen with marble worktops and an informal breakfast area.







## The Bedrooms

The flat also features three bedrooms. One of the bedrooms has an ensuite bathroom, while the other two rooms share a bathroom with a bath. Both bathrooms have beautiful stone tiling.



## The Design

This newly refurbished residence has been decorated in tasteful contemporary style and finished to a high standard. It is presented in excellent condition, with air conditioning and underfloor heating adding to the comfort and convenience. Finally, the property has private lift access.



# The Neighbourhood

The flat occupies an attractive double-fronted Victorian villa, set back from the street with a gated entrance. Residents also have the right to apply for access to Pembridge Square communal gardens.

Pembridge Gardens is a beautiful street lined with white stucco townhouses. From here, the many restaurants and independent boutiques of Notting Hill are close. Notting Hill Gate station is a short walk away, while the open spaces of Kensington Gardens and Hyde Park are also nearby.

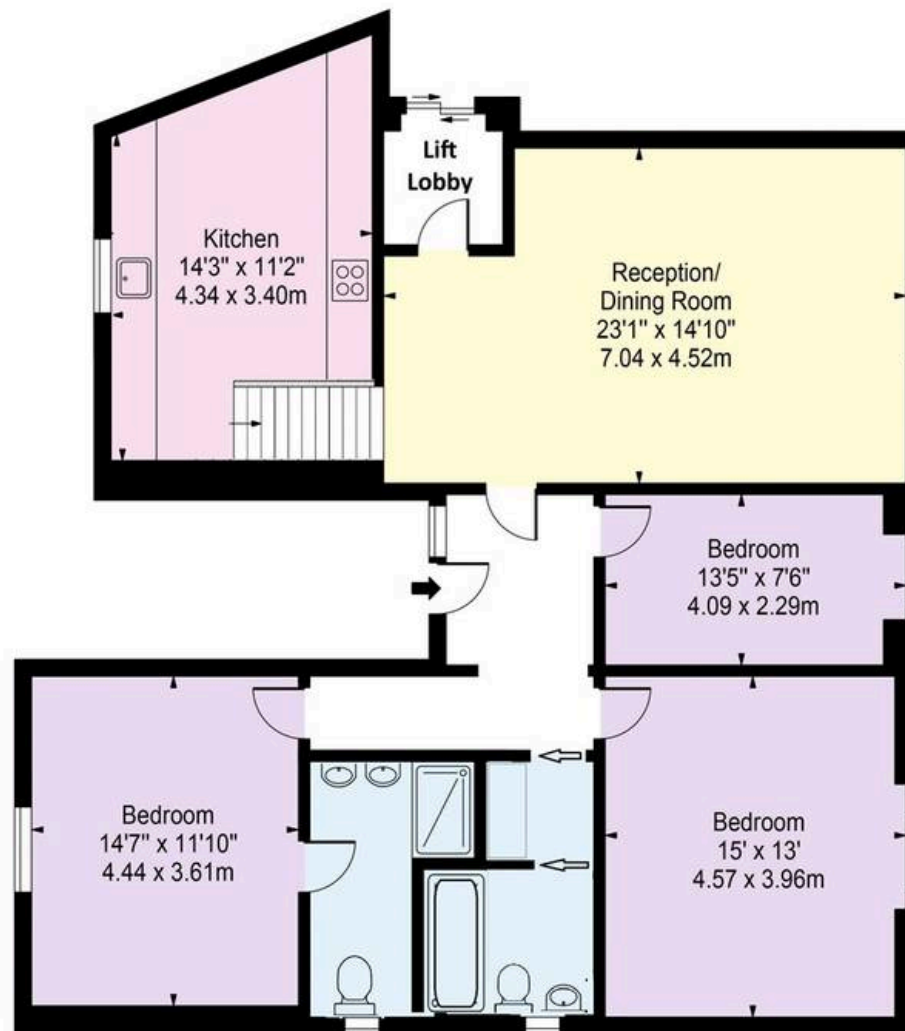
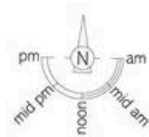
Pembridge Gardens,  
W2

**Approx Gross Internal Area**

1,336 sq ft / 124.1 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



FIRST FLOOR



**RUSSELL  
SIMPSON**

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