



RUSSELL SIMPSON

Beautifully designed and decorated
three-bedroom lateral flat with
direct lift access

PEMBRIDGE GARDENS
NOTTING HILL W2

Pembridge Gardens

£2,999,950

BEDROOMS 3	INTERNAL 1,301 SQ FT 120 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Spacious and stylish flat in an impressive white stucco Victorian villa on a sought-after street

This newly refurbished residence has been decorated in tasteful contemporary style and finished to an exceptionally high standard. Wooden floors create a sense of harmony, with air conditioning and underfloor heating adding to the comfort and convenience. Finally, the property has private lift access.

Indoor Spaces

Stepping out of the lift, a hallway 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 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.

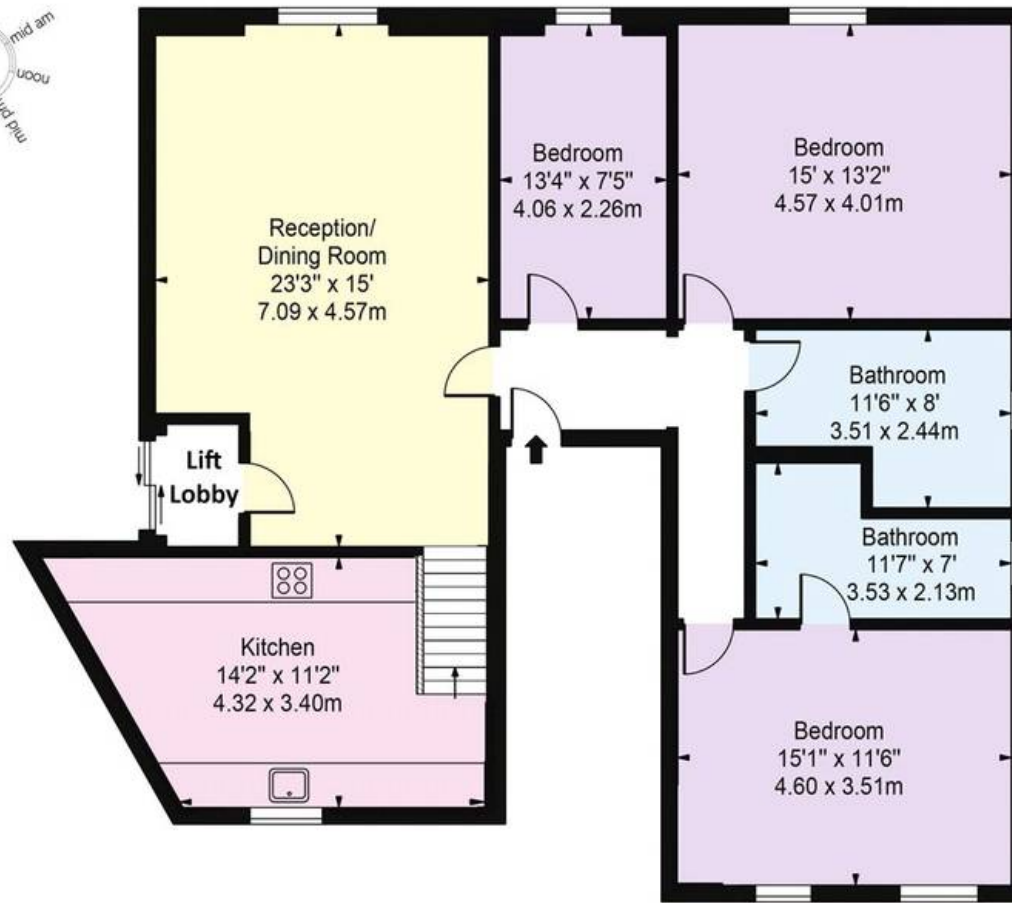
Pembridge Gardens is a beautiful street lined with white stucco Victorian villas and townhouses. From here, the many restaurants and independent boutiques of Notting Hill are close. Notting Hill Gate station is a short walk away, while the open spaces of Kensington Gardens and Hyde Park are also nearby.

Pembridge Gardens,
W2

Approx Gross Internal Area
1,301 sq ft / 120.8 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.



SECOND FLOOR

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk