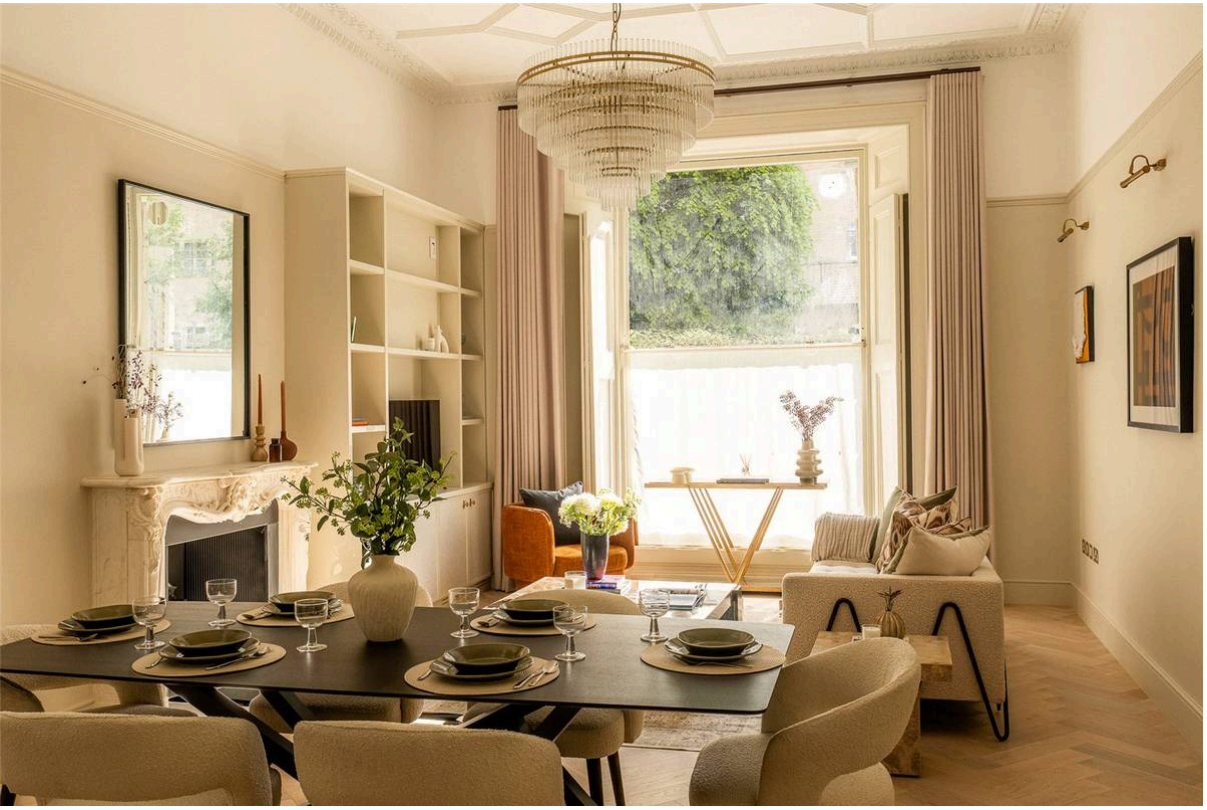

RUSSELL SIMPSON

Newly refurbished three-bedroom duplex flat in a beautiful white stucco townhouse

PEMBRIDGE GARDENS
NOTTING HILL W2

Pembridge Gardens

£3,275,000

BEDROOMS 3	INTERNAL 1,563 SQ FT 145 SQM	OUTDOOR 260 SQ FT	COUNCIL RBKC
BATHROOMS 3		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Spacious property with a pair of patios on a popular street near to Notting Hill station

Indoor Spaces

Stepping into the flat on the ground floor, the front door opens directly onto a generous reception room with lofty ceilings. This includes an open-plan kitchen with marble worktops, as well as separate dining and seating areas. Furthermore, a wide bay window fills this space with light.

The Bedrooms

The lower ground floor consists of three bedrooms. The principal bedroom has an ensuite bathroom with a bath, a dressing room and a French door leading out onto the front patio. The other two bedrooms share a pair of bathrooms, one of them with access to the rear patio garden. This floor also features a utility room.

The Design

This newly refurbished property has been decorated in a contemporary fashion and finished to an exceptionally high standard. It has wooden floors throughout, while air conditioning and underfloor heating add to the comfort and convenience.

The Neighbourhood

The flat includes a pair of paved patio gardens with enough space for outdoor seating. It 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
1,593 sq ft / 147.99 sq m

Outside Area
260 sq ft / 24.15 sq m

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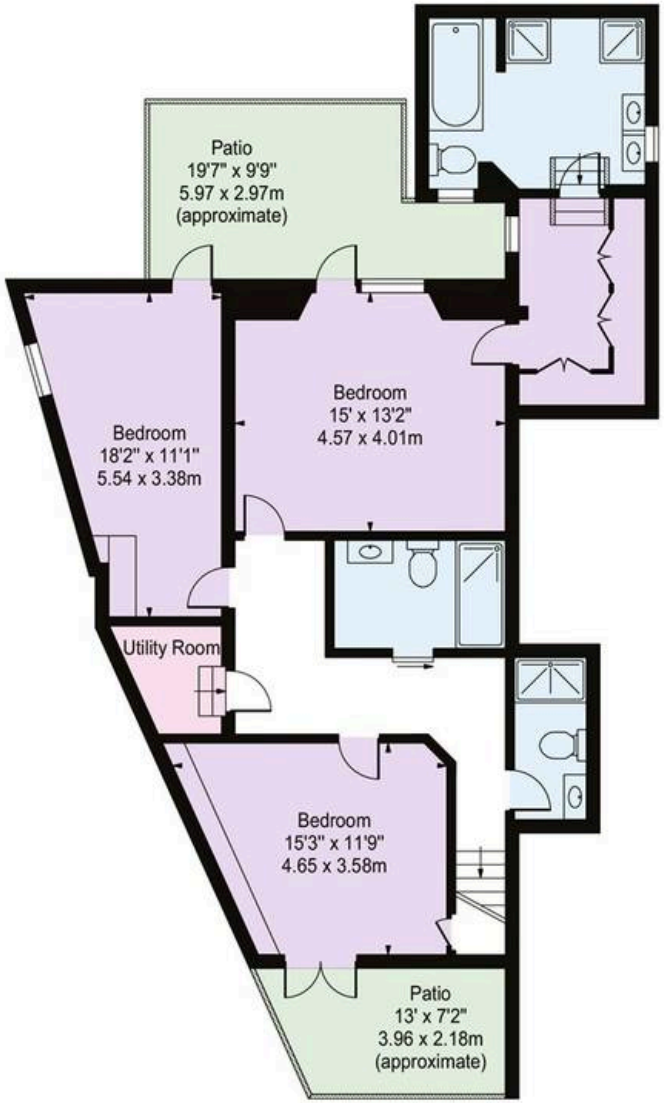
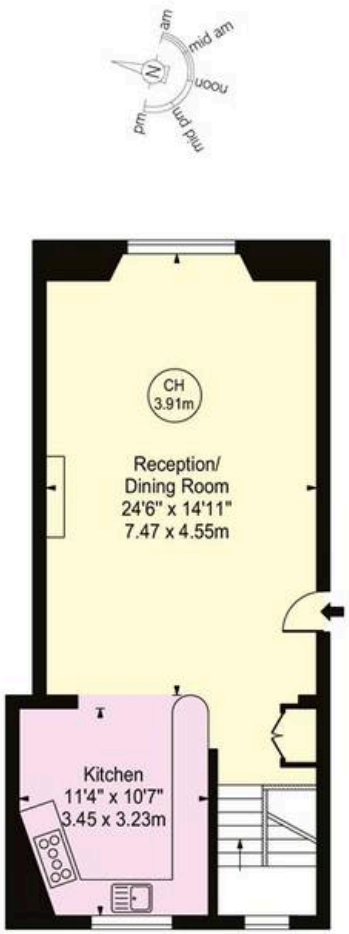
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021