

## **RUSSELL SIMPSON**

Newly refurbished three-bedroom lateral flat with roof terrace and direct lift access in a white stucco townhouse

PEMBRIDGE GARDENS  
NOTTING HILL W2

# Pembridge Gardens

£3,500,000

BEDROOMS 3	INTERNAL 2,075 SQ FT	OUTDOOR 174 SQ FT	COUNCIL RBKC
BATHROOMS 2	192 SQM	EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

# The Property

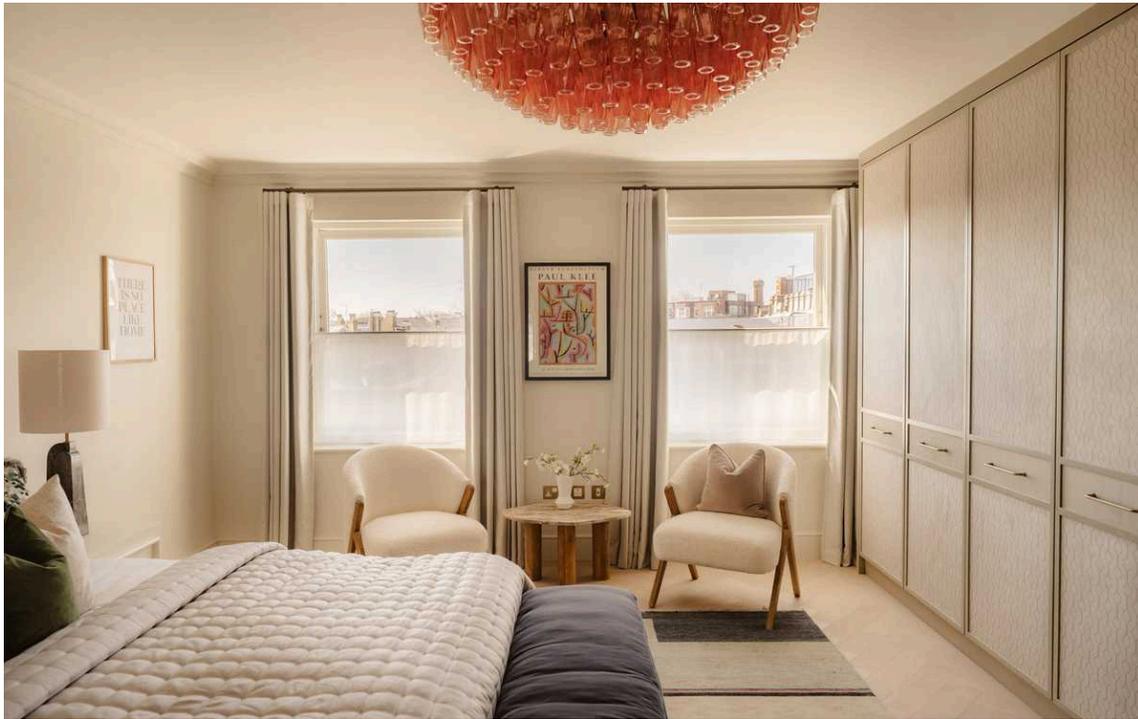
Bright, beautiful and spacious flat on a popular street within easy reach of Notting Hill Gate



## Indoor Spaces

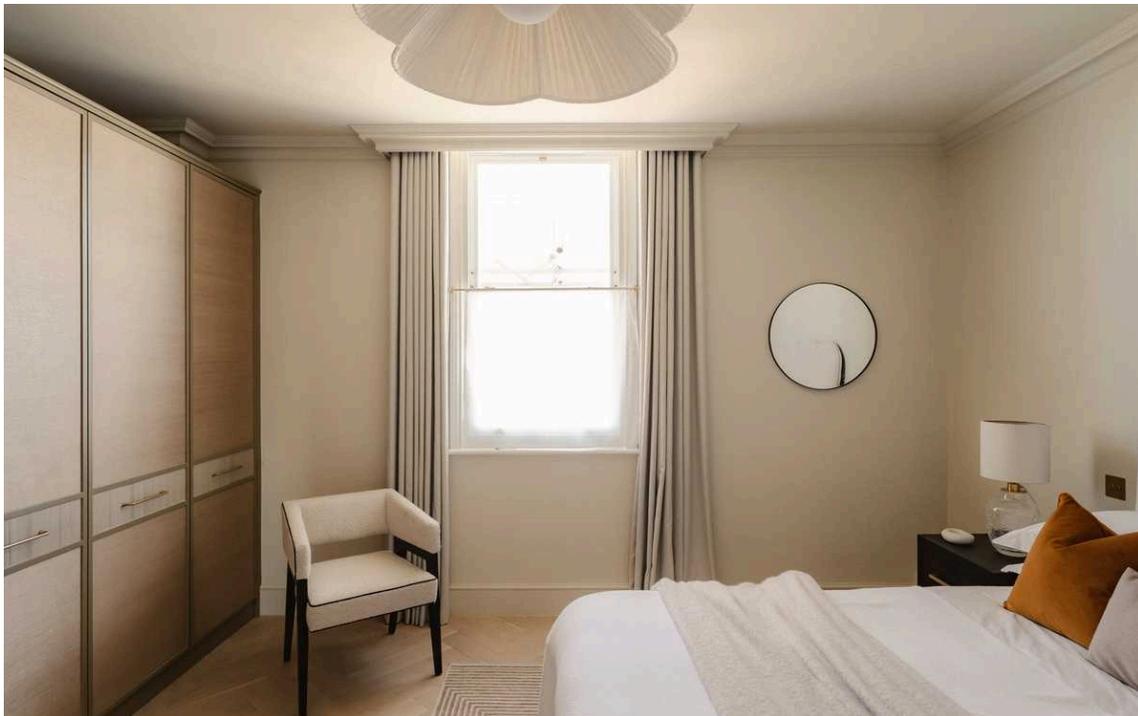
This third-floor flat with direct lift access centres on a well-proportioned reception room. As well as space for separate dining and seating areas, it features an attractive fireplace and a double aspect. From here, stairs lead down to a kitchen with marble worktops and an informal breakfast area.





## The Bedrooms

The flat also contains three bedrooms. The principle bedroom has an ensuite bathroom with a bath. The other two bedrooms share a bathroom, also with a bath. There is also a fourth-floor playroom or storage area, making full use of the attic space.



## The Design

Newly refurbished, this property has been decorated in a contemporary fashion and finished to an exceptionally high standard. Wooden floors throughout giving an impression of harmony and style, while air conditioning and underfloor heating adding to the comfort and convenience.





## Outdoor Spaces

The flat includes a west-facing roof terrace with wooden decking, enough space for outdoor dining, and magnificent rooftop views. Residents also have the right to apply for access to Pembridge Square communal gardens.

## The Neighbourhood

The property occupies an attractive double-fronted Victorian villa, set back from the street with a gated entrance. It has private lift access.

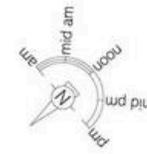
Pembridge Gardens is a beautiful street lined with white stucco townhouses. From here, the many restaurants and independent boutiques of Notting Hill are close. Notting Hill Gate station is a short walk away, while the open spaces of Kensington Gardens and Hyde Park are also nearby.

Pembridge Gardens,  
W2

**Approx Gross Internal Area**  
2,075 sq ft / 192.77 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.



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