



## **RUSSELL SIMPSON**

Exceptional studio flat in a white  
stucco townhouse on a sought-after  
street in Notting Hill

PEMBRIDGE PLACE  
NOTTING HILL W2

Pembridge Place

£750,000

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>547 <small>SQ FT</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>C</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>979 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



## The Property

Carefully designed flat within easy reach of Notting Hill Gate and Portobello Road

The flat is decorated in a restrained contemporary style that adds to the sense of brightness and space.

## Indoor Spaces

Entering the flat on the landing, stairs lead down to a large reception room. This includes an open-plan kitchen, a seating area and a dining area, as well as exceptionally high ceilings.





## The Bedroom

The mezzanine level offers a bedroom with an ensuite bathroom. A large storage space and a small utility cupboard complete the property.



# The Neighbourhood

The flat is part of a white stucco villa set back from the street.

Pembridge Place is an attractive residential street lined with trees and impressive townhouses. From here, Notting Hill Gate underground station is a short walk away, while the restaurants and shops surrounding Portobello Road are also close. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach.

# Pembridge Place, W2

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## Approximate Internal Area

547 sq ft/ 51 sq m

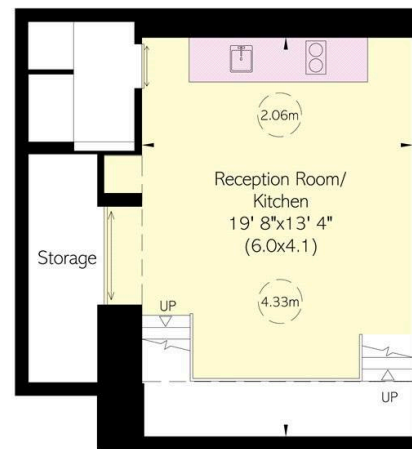
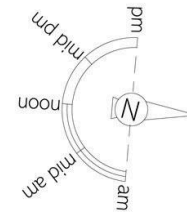
## Including limited use area and storage

91 sq ft/ 8 sq m

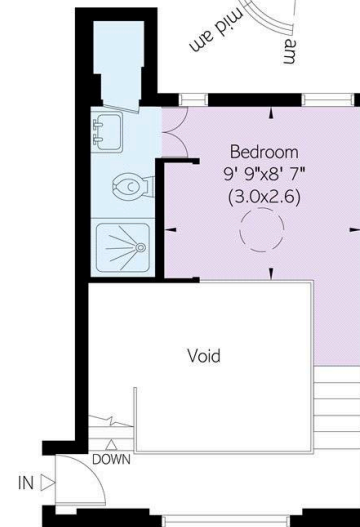
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m



Lower Ground Floor



Upper Ground Floor

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