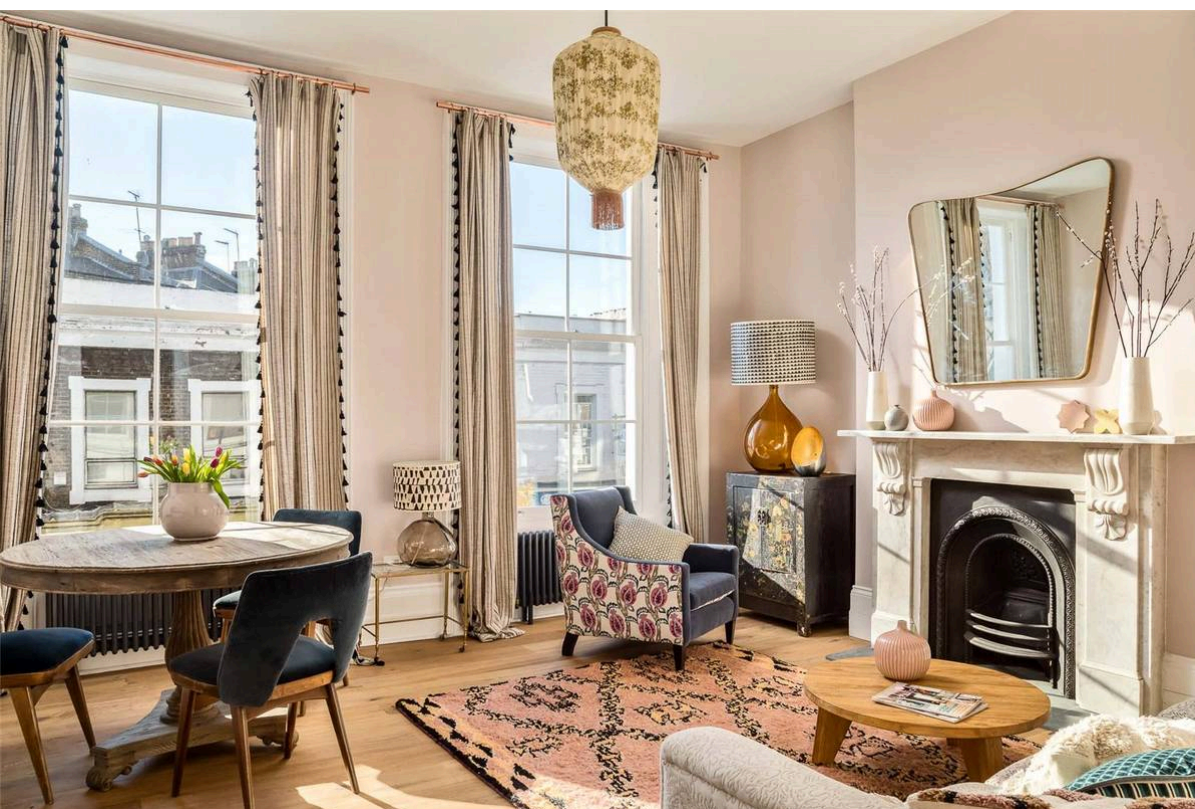




CLOSE X



RUSSELL SIMPSON

An immaculately refurbished
maisonette, in the heart of Notting
Hill

PEMBRIDGE ROAD
NOTTING HILL W11

Pembridge Road

Sold

BEDROOMS 3–3	INTERNAL 1,136 SQ FT 105 SQM	OUTDOOR 176 SQ FT	COUNCIL RBKC
BATHROOMS 3–3		EPC C	COUNCIL TAX D
TENURE Leasehold	LEASE LENGTH 995 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property



CLOSE X

This beautifully designed apartment benefits from a lovely South-West facing living room with big windows and a stunning kitchen. Set across three floors, at the rear there is terrace excellent for entertaining alongside a guest cloakroom.

Leasehold, with 999 years remaining.



Indoor Spaces



CLOSE X

The second floor accommodates the principal en-suite bedroom, a further double bedroom and a family bathroom. An additional double bedroom with great storage, covers the top floor which provides access to the South-West facing flat roof which offers amazing views over Notting Hill.



The Bedrooms



CLOSE X



The Neighbourhood



CLOSE X

Pembridge Road is conveniently located minutes away from the transport links at Notting Hill Gate and the many amenities of Portobello Road.

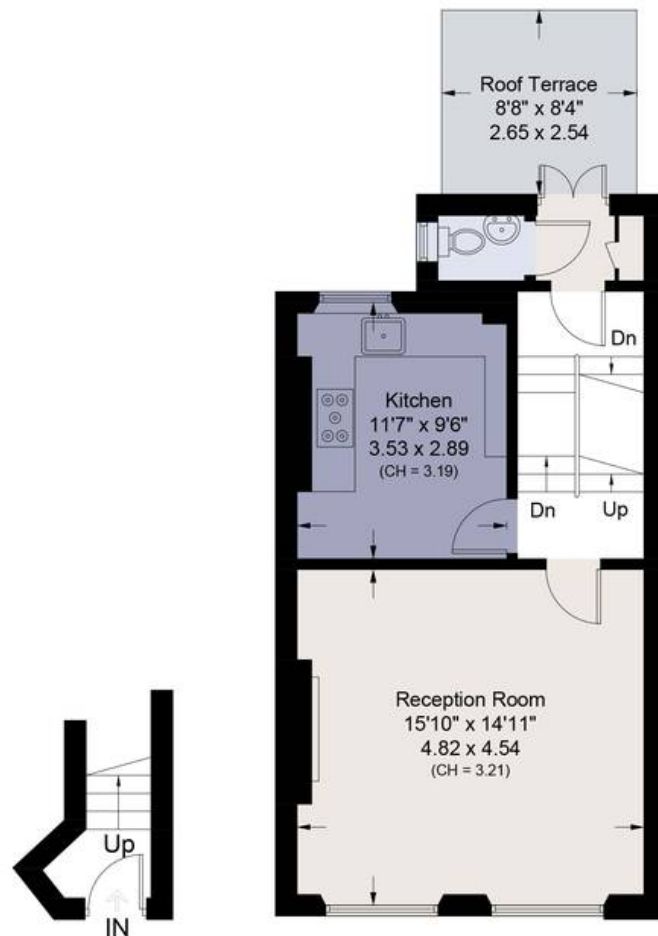


Pembridge Road, W11

Approximate Area = 1136 sq ft / 105.54 sq m
Eaves Storage = 62 sq ft / 5.77 sq m
Total = 1198 sq ft / 111.31 sq m (Including Eaves)
For identification only. Not to scale.



CLOSE X

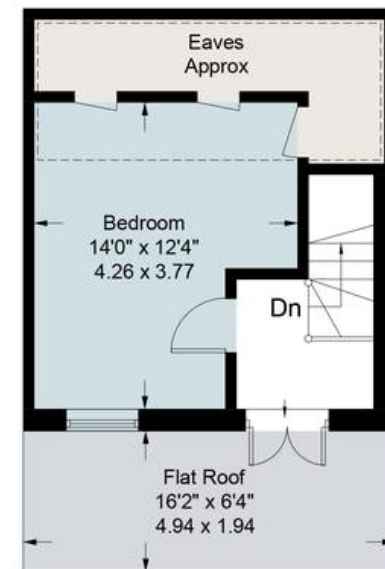


Ground Floor

First Floor



Second Floor



Third Floor

Floor Plans Provided By Roost

**RUSSELL
SIMPSON**



CLOSE X

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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