



RUSSELL SIMPSON

Tranquil flat close on Pembridge
Square, with communal garden
access

PEMBRIDGE SQUARE
NOTTING HILL W2

Pembridge Square

£1,295,000

BEDROOMS 2	INTERNAL 723 SQ FT 67 SQM	OUTDOOR 16 SQ FT	COUNCIL Westminster City
BATHROOMS 2		EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £2,790 P/Y



The Property

Two bedroom flat with minimal interiors and a balcony with views over a grand garden square

Indoor Spaces

Entering the property on the second floor, the front hall connects the main rooms. At the front of the flat is a west facing reception room, with enough space for separate dining and seating areas. Next door is a fitted kitchen.



img 1

Reception Details

img 2

Kitchen



The Bedrooms

On the other side of the flat is a spacious principal bedroom with built-in storage and an ensuite bathroom. In addition, there is a second bedroom and separate shower-room.

img 1

Principal Bedroom



Outdoor Spaces

The property includes a small front balcony accessed via the reception room with views over Pembridge Square. In addition, residents have the right to access the private gardens at the centre of the square.



The Neighbourhood

Pembridge Square was built between 1858 and 1864, lined with white stucco houses with Italianate features. 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.

img 1	Garden Square
img 2	Entrance



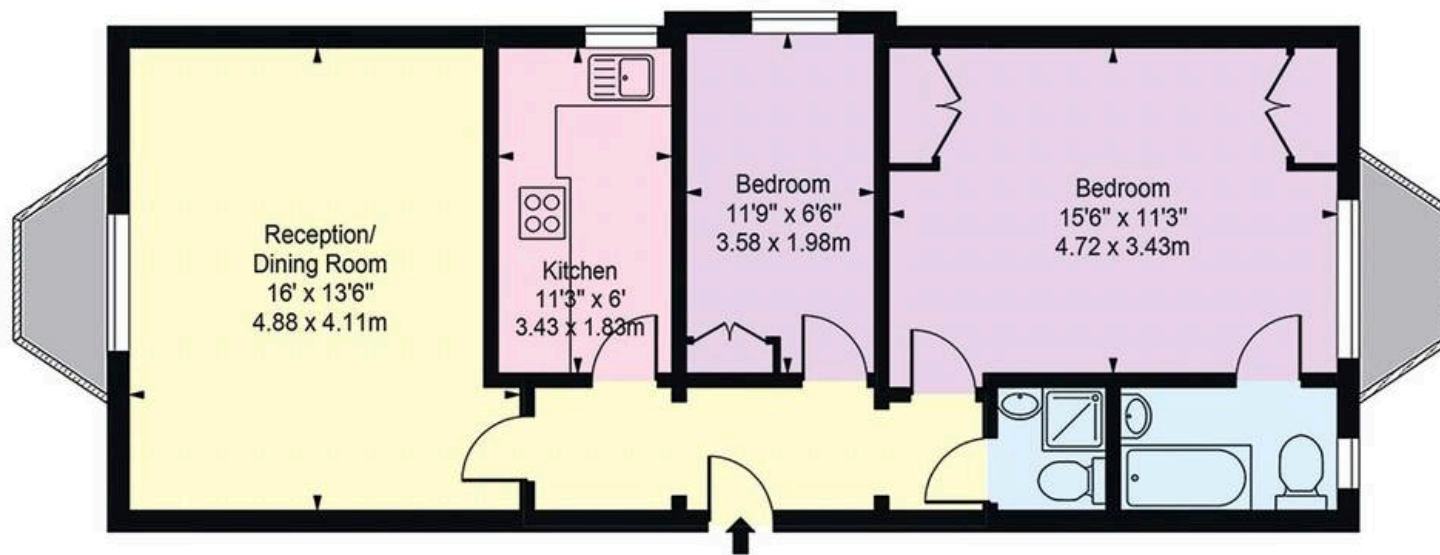
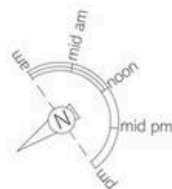
Pembridge Square, W2

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Approximate Gross Internal Area

723 sq ft / 67.17 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.



SECOND FLOOR

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk