



RUSSELL SIMPSON

Immaculately decorated flat with
serene interiors close to Notting Hill
Gate station

PEMBRIDGE VILLAS
NOTTING HILL W11

Pembridge Villas

£2,000,000

BEDROOMS 3	INTERNAL 1,033 SQ FT 95 SQM	OUTDOOR —	COUNCIL —
BATHROOMS 2		EPC E	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 953 YEARS	GROUND RENT —	SERVICE CHARGE £2,500 P/Y



The Property

Three-bedroom lateral flat with beautiful views in a well-positioned white stucco townhouse



Indoor Spaces

Entering the flat on the second floor, the entrance hall leads through to a generous reception room. As well as panelled walls and a stone fireplace, sliding doors open to a combined kitchen and dining room with beautiful views towards Pembridge Square.





The Bedrooms

The property also contains three bedrooms. The principal bedroom has an ensuite bathroom, while the other two bedrooms share an additional bathroom with a bath.





The Design

The whole flat has been newly renovated and decorated a tasteful fashion with bespoke joinery and wooden floors throughout. Its turnkey interiors blend the classic and the contemporary to create serene and sophisticated spaces.



The Neighbourhood

The white stucco townhouses of Pembridge Villas were built in the mid-Victorian era. Their grand proportions and Italianate features combine to create a popular and attractive street. 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.

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W11

Approx Gross Internal Area
1,033 sq ft / 96.0 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.



SECOND FLOOR

**RUSSELL
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