



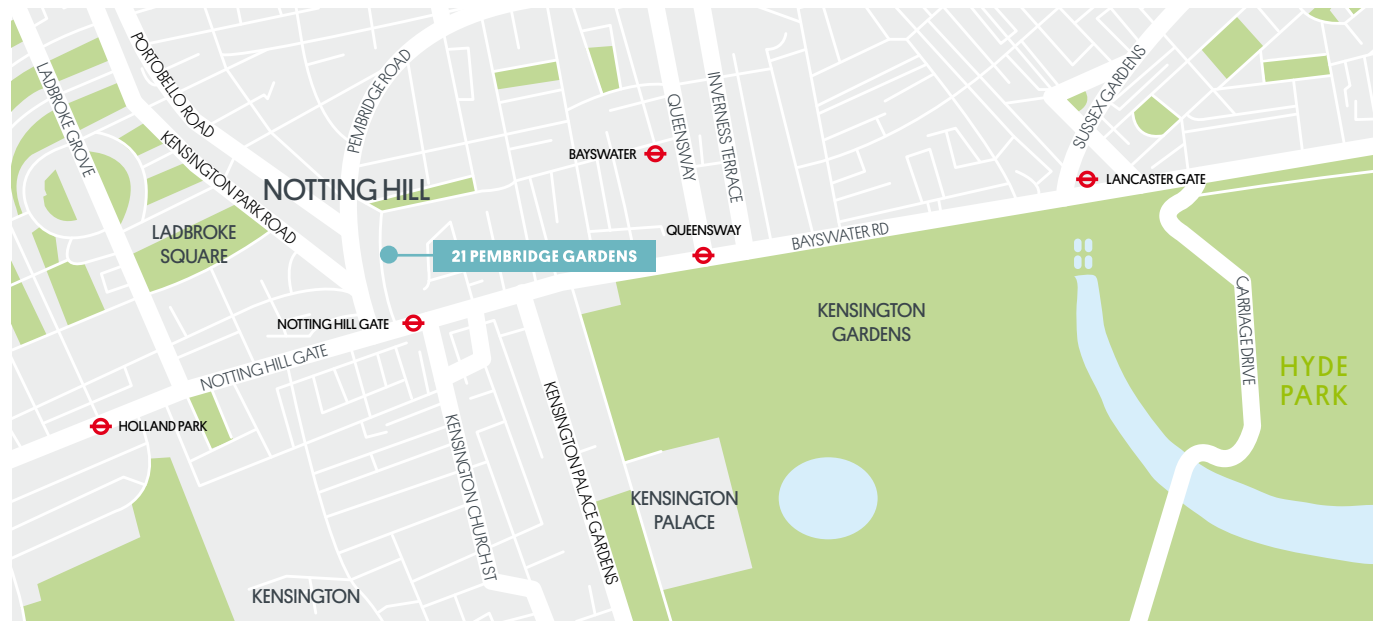
Notting Hill, London

FOR SALE - Prime Hostel Refurbishment



21 Pembridge Gardens, Notting Hill, London, W2 4EB

- Grade II Listed Georgian building with large garden
- Freehold with vacant possession
- Notting Hill Gate Underground Station closeby [Central, District & Circle lines]
- Close to Portobello Road, Kensington Palace and Hyde Park
- Former international student hostel [Sui Generis planning]
- Gross Internal Area of 7,424 sq ft [690 sq m]
- Managers accommodation in lower ground floor



LOCATION

The property is located in the vibrant district of Notting Hill, just north of Bayswater Road [A402] and Notting Hill Gate London Underground Station which provides exceptional connectivity to central London via District, Circle and Central Line services as well as excellent bus routes.

Pembridge Gardens is a quintessential British street with impressive traditional period housing, student hostels, and small hotels within just a short walk of world-famous destinations such as Portobello Road, Hyde Park, Kensington Palace and Kensington Gardens.

There is a wide variety of independent and boutique retail shopping in the immediate area, specifically those found at Portobello Market. The popular music and arts venues of Notting Hill Arts Club and Electric Cinema Theatre are both closeby as well as an eclectic mix of restaurants, bars and pubs such as Ottelenghi, Churchill Arms, Granger & Co and Beach Blanket Babylon.

21 Pembridge Gardens is just 8 minutes on the Circle Line from the museum and exhibition district of South Kensington, which is home to the Natural History Museum, Science Museum, Victoria and Albert Museum and the Royal Albert Hall.

Journey times from Notting Hill Gate

Paddington (circle/district)	4 minutes
Marble Arch (central)	5 minutes
Oxford Circus (central)	7 minutes
South Kensington (circle/district)	8 minutes
Victoria (circle/district)	12 minutes
Kensington Gardens / Hyde Park	walk 8 minutes

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Portobello Market

Portobello market is the world's largest antiques market with over 1,000 dealers. The market is famous for its antiques, vintage items and collectables, but it also features a superb selection of fashion, food, crafts, books and music.



Bars, Pubs & Clubs

Along with the Notting Hill Carnival that takes place each year, the vibrant streets are home to fantastic bars, pubs and clubs including Notting Hill Arts Club, The Cow, Ladbroke Arms, Churchill Arms, Beach Blanket Babylon, Mau Mau Bar and The Elgin.



Entertainment & Leisure

There are a variety of widely-recognised entertainment venues in the immediate area including The Electric Cinema by Soho House, The Gate Theatre, The Tabernacle, The Print Room and Notting Hill Book Shop.



Restaurants

An eclectic mix of haute cuisine, trendy cafes and contemporary restaurants are moments away. A few examples include The Ledbury, Eggbreak, E&O, Notting Hill Kitchen, Valentina, Essenza and Ottelenghi.



Parks & Open Space

The property is within an 8 minute walk from Hyde Park, a 10 minute walk from Holland Park and just a few minutes walk from nearby Ladbroke Square Garden and Pembridge Square Garden.



Retail

There are a number of boutique and high street fashion brands in the area including Daylesford, Sweaty Betty, Zadig & Voltaire, Ben Sherman and Aesop.

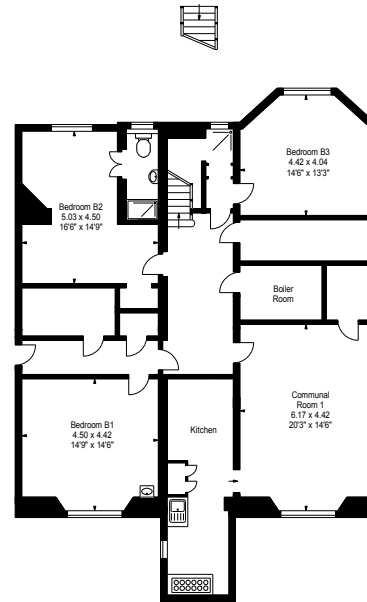
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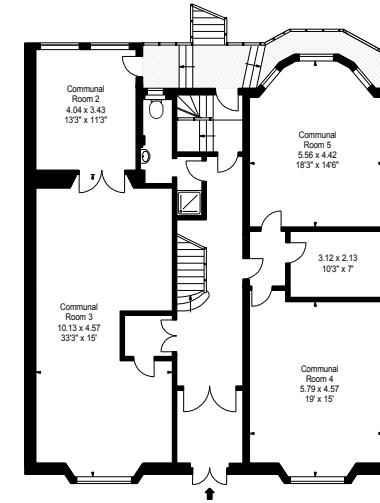
EXISTING ACCOMMODATION

Floor Level	sq m	sq ft
Lower Ground Floor	158	1,700
Ground Floor	154	1,662
First Floor	139	1,495
Second Floor	135	1,456
*Third Floor	103	1,111
TOTAL	689	7,424

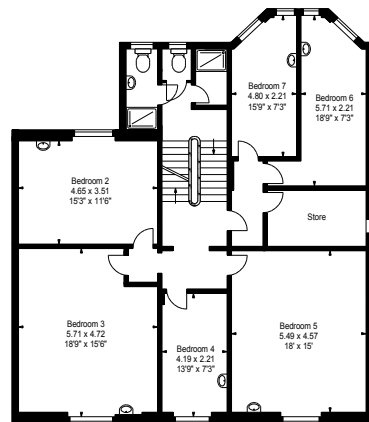
*including mezzanine landing



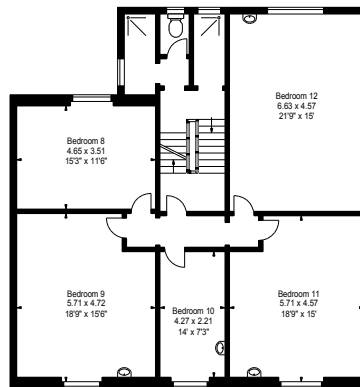
Lower Ground Floor



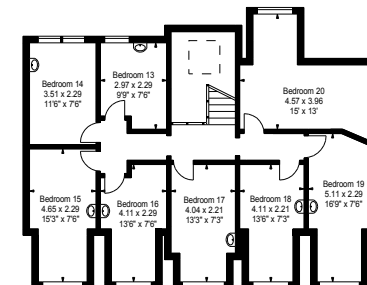
Ground Floor



First Floor



Second Floor



Third Floor

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PLANNING

The property is located in the Royal Borough of Kensington and Chelsea. It is Grade II Listed and lies within the Pembridge Conservation Area.

The property has been occupied for many years by an international education company for students studying in London.

This form of long stay hostel is classified as "Sui Generis". It is considered to be a community use within the Borough and as such various policies protect it.

There may be potential to extend the building to the rear and at roof level subject to the necessary consents.

Further information is provided within the data room.

TENURE

The property is for sale Freehold with vacant possession.

RATEABLE VALUE

The rateable value for 2017/18 is £28,500 and the rates payable for 2017/18 we understand to be £15,107 [due to transitional arrangements].

VAT

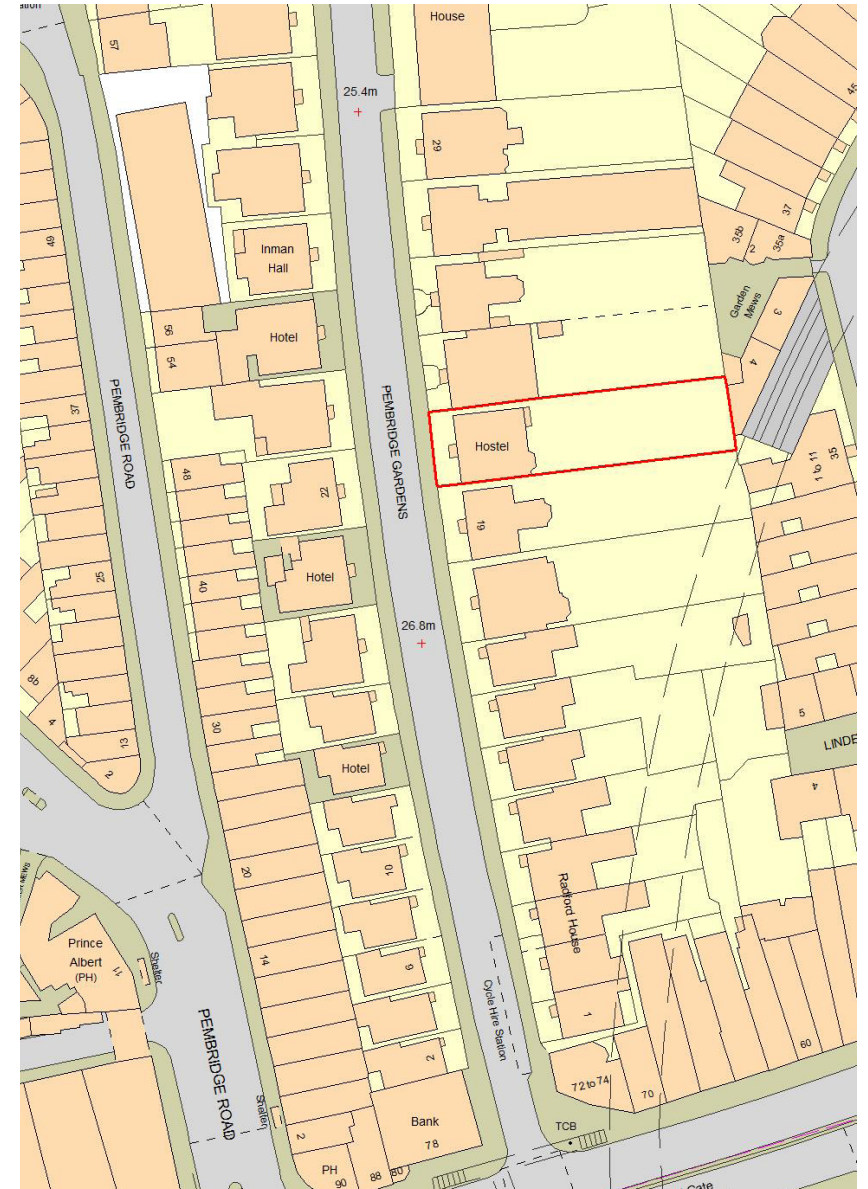
We understand that the property has not been elected for VAT.



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TITLE PLAN



21 Pembridge Gardens

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savills

METHOD OF SALE

By informal tender – unconditional offers are invited.

FURTHER INFORMATION

Further information is available at:

www.Savills.com/21pembridgengardens

VIEWINGS

Viewing days will be arranged and are strictly by appointment only. Please contact the sole selling agents:

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October 2017

