

PEMBRIDGE CRESCENT, LONDON W11



Pembridge Crescent is one of Notting Hill's most picturesque streets being of a predominantly white stucco period architecture and lined with beautiful mature trees. No.22 is a double fronted detached villa with gated off-street parking and sits in perhaps the best position on the road, being on the outside of the curve about halfway along with leafy green views to the front and a south west aspect at the rear with plenty of natural light. There are a number of wonderful shops and restaurants found nearby on Notting Hill Gate, Westbourne Grove and Portobello Road as well as regular transport links to the City, West End and South Kensington via the Underground Station at Notting Hill Gate (Central, District & Circle Lines) along with some highly regarded schools such as Pembridge Hall, Wetherby and Foxes.





The apartment itself, totalling 325sqm (3,493sqft), is arranged over the whole of the Raised Ground and Lower Ground floors and provides luxurious lateral spaces with superb volume (3.35m ceiling heights), combining period grandeur with a stylish modern feel, very in keeping with its Notting Hill address. Completely redeveloped in 2018 and air-conditioned throughout, the current owners have further updated the apartment and it consists of a wonderful 42' reception room with double doors opening onto steps to the private landscaped garden, a fully fitted Forza Valcucine family kitchen/breakfast room with Miele appliances, a secondary living room and cloakroom on the raised ground floor whilst downstairs you will find a large master bedroom with two dressing rooms and an en suite bath & shower room, a guest double bedroom with en suite bathroom (these two bedrooms have access onto the private patio which leads up to the garden), two further guest double bedrooms both with en suite shower rooms and a utility room.



ACCOMMODATION AND AMENITIES

Reception with dining area ♦ Secondary reception ♦
 Kitchen/breakfast room ♦ Master bedroom suite ♦
 Three further guest bedroom suites ♦ Cloakroom ♦
 Utility room ♦ Private landscaped garden and patio ♦
 Off-street parking ♦ EPC=B



TERMS

Price: £8,950,000

Leasehold 125 years from 25th March 2018

Service Charge: TBC

Ground Rent: TBC

Royal Borough of Kensington and Chelsea



Portobello road



Westbourne Grove



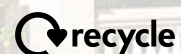
Garden Level



Gross Internal Area (Approx.)
325 sq.m. (3,493 sq.ft.) Excludes Lift



Raised Ground Floor



Viewing: Strictly by appointment with Savills.

Important notice

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