

# PEMBROKE GARDENS W8



savills



THIS IS ONE OF THOSE  
PROPERTIES WHICH IS  
AN EXCEPTION TO ALL  
THE RULES!

It provides a spectacular, single, lateral floor of light filled living space, the likes of which we have not seen before. This Michaelis Boyd Associates designed, semi-detached house is arranged over only 3 floors and provides an excellent range of accommodation including up to 5 bedrooms and 4 bath/shower rooms.



The kitchen/reception floor opens directly onto the garden from which steps lead to an upper terrace. To the front there are 2 convenient off street parking spaces behind a secure electric gate. The house is well presented in very stylish, contemporary condition.

| **Kitchen**

Poggenpohl with Gaggenau ovens/hob/wine storage and Maytag fridge/freezer

| **Air Conditioning**

There is air conditioning in the master suite, cinema zone and bedroom 5/additional study

| **AV Systems**

Control 4 zoned AV systems including infrastructure for simultaneous viewings of up to 3 Sky boxes

| **Wiring**

There is CAT5 cabling through the majority of the house

| **Flooring**

Element 7 engineered wide-plank oak flooring used throughout the house

| **Heating**

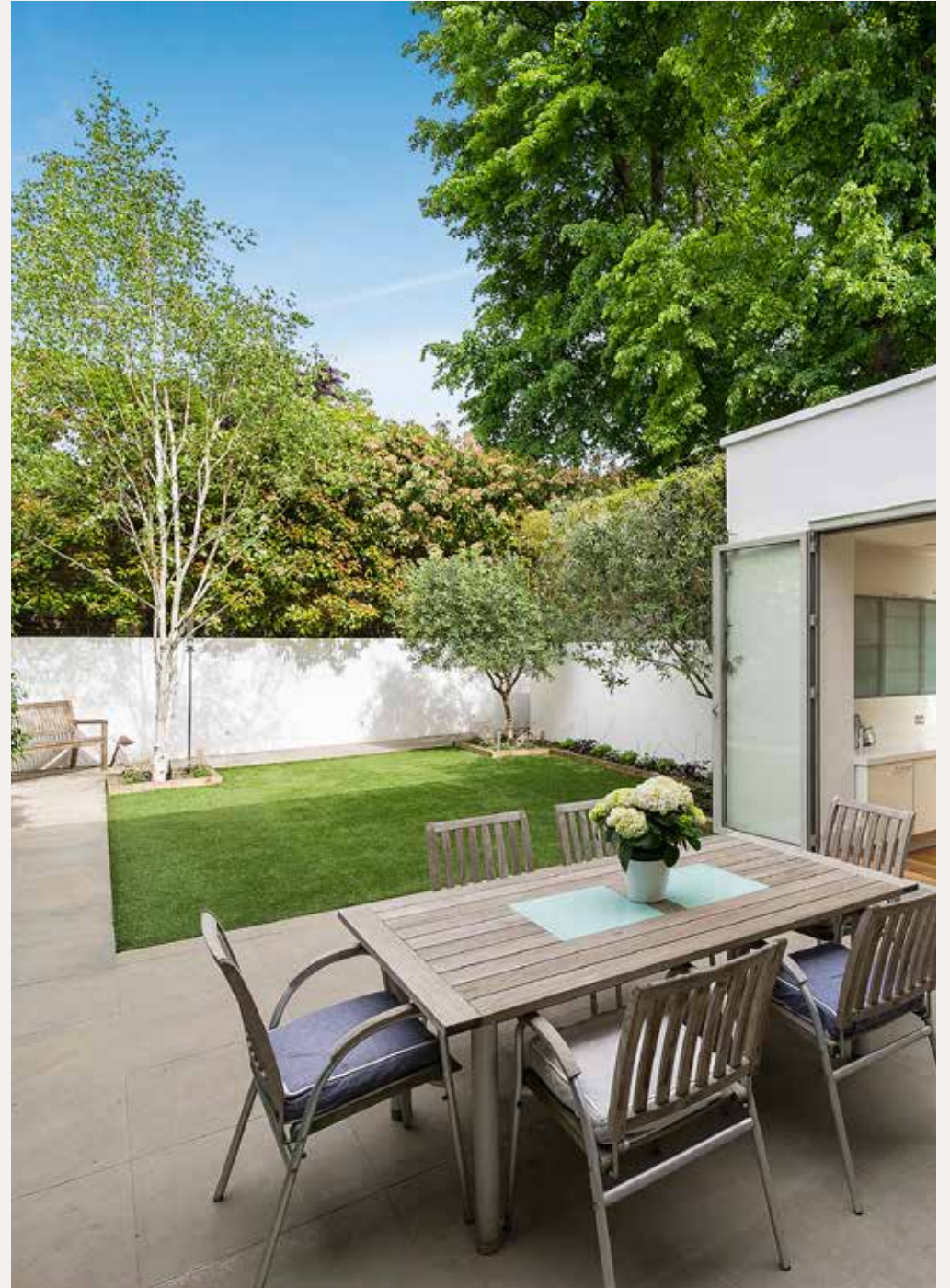
Underfloor heating throughout the ground and first floor. On the second floor the bathrooms have independent underfloor heating while the bedrooms have radiators

| **Misc**

Twin Home Booster pressurised cold water tanks providing circa 400 litres storage for constant water pressure

Please note that subject to the usual planning requirements, there is the potential to excavate additional space should this be required.







#### LOCATION

Pembroke Gardens is a residential road situated to the south of Edwardes Square. Kensington High Street is within walking distance, providing a wide range of shopping, access to Holland Park and the Underground station (Circle and District lines).

#### ACCOMMODATION AND AMENITIES

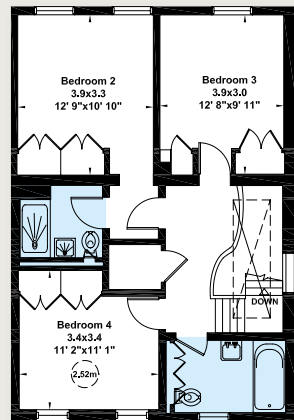
Double reception room | Kitchen  
Study area | Cinema zone | Master suite  
3 further bedrooms | 2 further bath/showers  
Bedroom 5 with ensuite shower room/  
additional study | Garden | Terrace  
Off street parking for 2 cars  
3,524 sq ft | EPC=D



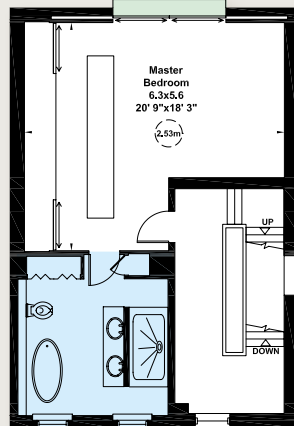
## PEMBROKE GARDENS W8



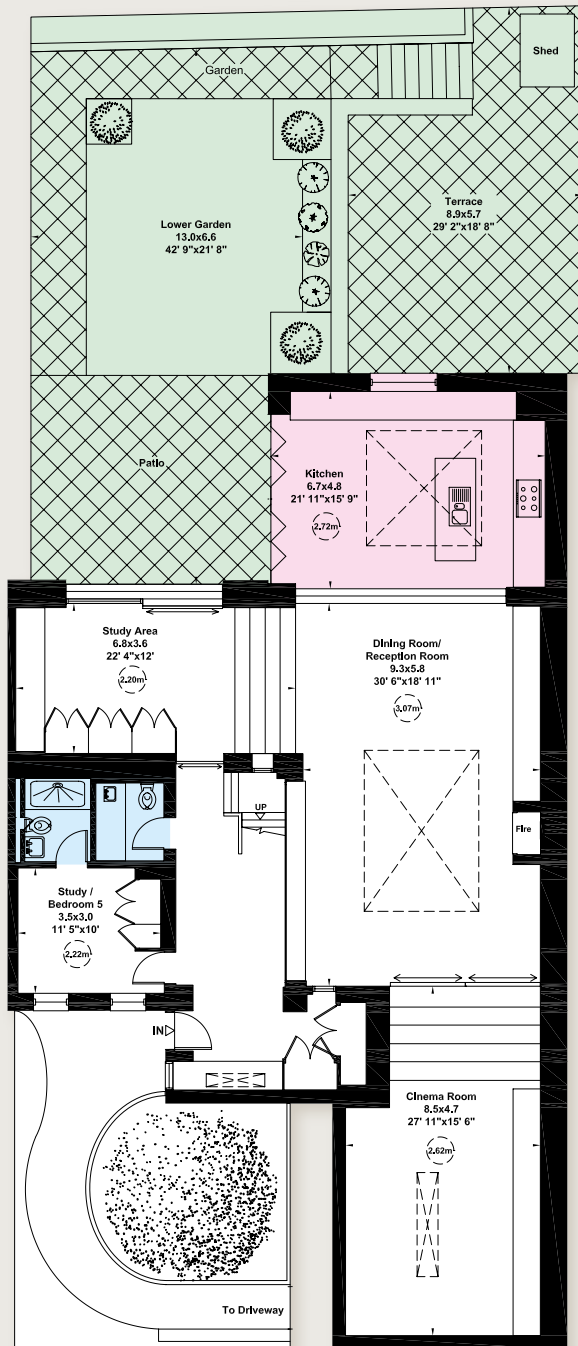
GROSS INTERNAL AREA (APPROX.)  
327 SQ M | 3,524 SQ FT



Second Floor



First Floor



Ground Floor



**TERMS**

**Tenure** Freehold

**Local Authority** Royal Borough of Kensington and Chelsea

**Price on Application**

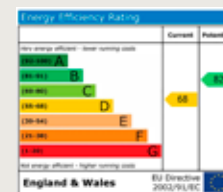
**N.B.** The washing machine, dryer and 3 Sky boxes are excluded from sale



Viewing: Strictly by appointment with Savills and Knight Frank.

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