

ONE OF THE LARGEST HOUSES IN THIS PRETTY GEORGIAN SQUARE

PEMBROKE SQUARE LONDON, W8 Asking Price £4,950,000 - Freehold



AN EXCELLENT PERIOD TERRACED HOUSE WITH ELEGANT RECEPTION ROOMS AND ACCESS TO THE SQUARE TENNIS COURT

PEMBROKE SQUARE LONDON, W8 Asking Price £4,950,000 - Freehold

First floor drawing room • Access to square garden • Fabulous 64'/19.6m south facing garden
Use of square tennis court • The lower ground floor provides a formal dining room/snooker room

4 Bedrooms • 2 Bathrooms • 5 Receptions

• EPC Rating = To be confirmed

• Council Tax = tbc

Description

This is a lovely grade II listed family house, well arranged over 5 floors, with a wonderful private south facing garden and access to the square garden and its hard tennis court.

The house is strong on reception space with a great kitchen/dining room on the ground floor, a charming first floor drawing room with full length windows overlooking the square, and a lower ground floor that provides a formal dining room/snooker room and a family/TV room, with access up to the garden. The upper floors offer 4 bedrooms and 2 bathrooms.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.







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Pembroke Square, W8 Gross internal area (approx.) 268 Sq m (2881 Sq ft) Including Vault and Under 1.5m 261 Sq m (2806 Sq ft) Excluding Vault and Under 1.5m For derification sql, Mat Is Sale



Gross internal area (approx.) 56 Sq m (605 Sq ft) Vault Gross internal area (approx.) 6 Sq m (65 Sq ft)



52 Sq m (559 Sq ft)

Garden 18.8-5.0 54 Phillip



Gross internal area (approx.) 52 Sq m (562 Sq ft)

Third Floor

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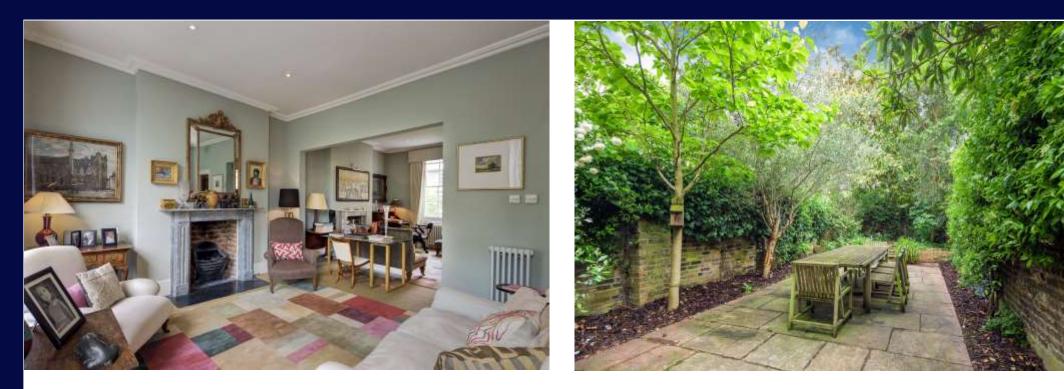
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in. and the

Gross internal area (approx.) 49 Sq m (529 Sq ft) Including Under Eaves

Gross internal area (approx.) 48 Sq m (519 Sq ft) Excluding Under Eaves





Kensington Houses Kit Allen kallen@savills.com +44 (0) 20 7535 3300 Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20180605ALEN. Photos taken in May 2018.

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