



A spacious three bedroom flat in a popular portered building in Kensington with parking, private swimming pool and leisure facilities.

Huntsmore House, 35 Pembroke Road, London, W8

£1,750,000 Share of Freehold



Local Information

Huntsmore House is well situated for the transport links, shops and amenities of Kensington High Street and Earls Court (Circle & District Lines). The building benefits from a lovely communal garden, portage, Swimming pool and leisure facilities.

The wide open green space of Holland Park is a mere 0.3 miles to the north.

About this property

Situated on the top fifth floor (with lift) of this sought after portered building, this spacious flat offers fantastic living and entertaining space with three good sized bedrooms. There is also a separate kitchen, ensuite to the principal bedroom and a separate family bathroom.

The flat further benefits from air-conditioning throughout, 2 very large terraces facing north and south respectively and comes with two underground parking spaces.

Huntsmore House is a fantastic development offering a porter service, Swimming pool, leisure facilities, private underground parking and a communal garden.

Tenure

Share of Freehold

Local Authority

Royal Borough of Kensington & Chelsea

Service Charge

£9,640 per annum

Ground Rent

£20 per annum

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.





Huntsmore House, 35 Pembroke Road, London, W8
Gross Internal Area 1447 sq ft, 134.4 m²

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Huntsmore House, 35 Pembroke Road, W8

Gross internal area (approx.)
134 Sq m (1447 Sq ft)

For identification only. Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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