



**A BRIGHT AND SPACIOUS ONE BEDROOM FLAT SITUATED ON A PRESTIGIOUS GARDEN SQUARE.**

PEMBRIDGE SQUARE, NOTTING HILL, LONDON, W2

Guide Price £1,100,000 – Share of Freehold



1 Reception room • 1 Bedroom • 1 Bathroom  
• Recently refurbished • Access into the stunning communal garden • Prime Notting Hill location  
• 738 sq ft

### Description

Situated on one of Notting Hill's most prestigious garden squares is this spacious and bright one bedroom flat. The charming flat forms part of a beautiful stucco-fronted villa and is arranged on the lower ground floor. The well-proportioned reception room offers ample space for entertaining, the large bay window draws light in to the room.

Off the reception room is the semi open plan kitchen, which has had a recent refurbishment, it has been fitted with modern appliances and has been stylishly and thoughtfully designed.

To the rear of the property lies the bedroom and bathroom, which are nicely separated from the living and entertaining areas. The bedroom has its own dressing room providing plenty of storage. The property also benefits from a separate boiler room providing additional storage.

The flat has the added benefit of being able to apply for access to Pembridge Square and use of the gardens.

### Situation

Pembridge Square is one Notting Hill's most elegant and sought after garden squares.

The square's equidistant position between the fashionable Westbourne Grove and Notting Hill Gate means the property benefits from easy access to a wide array of designer boutiques, cafes and restaurants as well as Underground links (Central, Circle & District) at Notting Hill Gate Station.

### Tenure

Share of Freehold

### Local Authority

Royal Borough of Kensington & Chelsea

### Viewing

Strictly by appointment with Savills.



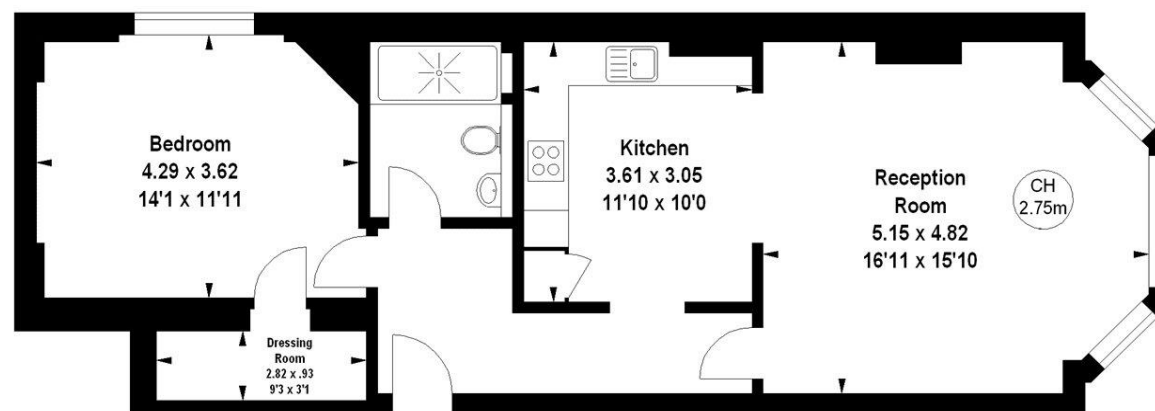
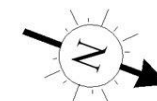


## Pembridge Square, W2

Approximate gross internal area

67.63 sq m / 728 sq ft

Key :  
CH - Ceiling Height



### Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC