



A VERY WELL PRESENTED TWO BEDROOM APARTMENT WITH IMPRESSIVE PRIVATE GARDEN.

PEMBRIDGE VILLAS
NOTTING HILL, LONDON, W11

Guide Price £1,875,000 – Share of Freehold

savills

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Reception room, Kitchen, 2 bedrooms, Bathroom,
Guest cloakroom, Conservatory, 1,118 sq ft

Description

This stunning and well configured garden flat offers a high quality interior and excellent lateral accommodation arranged over the ground level of an elegant white stucco-fronted period building. The property benefits from wonderful natural light and generous reception space. However, the highlight is the outside space with a striking landscaped front garden featuring an award winning Urbis Lily bowl water feature as its centrepiece, in addition to a large garden to the rear complete with sun deck, built in seating area and bar.

Situation

Pembridge Villas is an elegant tree lined avenue that runs from Notting Hill Gate to Westbourne Grove. It provides excellent access to the fine array of boutiques and eateries along Westbourne Grove as well as the further shopping facilities and transport links (Central line) at Notting Hill Gate.

Tenure

Share of Freehold

Local authority

Royal Borough of Kensington & Chelsea

Viewing

Strictly by appointment with Savills.





PEMBRIDGE VILLAS, W11

Approx. gross internal area 1118 Sq.Ft. / 103.9 Sq.M.

Approx. gross internal area 1150 Sq.Ft. / 106.8 Sq.M. Inc. Shed



LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933



Please note that photos were taken in 2015

Notting Hill Houses

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

