



AN EXCEPTIONAL NEWLY REFURBISHED LATERAL PENTHOUSE

PEMBRIDGE CRESCENT, LONDON, W11 3DS

Guide Price £8,000,000 - Leasehold



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Two large reception rooms • Master bedroom with en-suite bath/shower room, dressing area and study • Two further bedrooms with en-suite bath/shower rooms • Open plan kitchen • Utility room • Guest cloakroom • Three terraces

Description

Arranged over the second and third floors (with lift), this lateral apartment offers fantastic accommodation and entertaining space.

The third floor boasts a stunning reception room with plenty of light throughout and leads onto a wonderful terrace. There is a further double reception room with a skylight offering sensational light and space. The kitchen seamlessly connects these two spaces.

On the second floor is the master bedroom with dressing area and an en-suite bathroom and shower room leading out onto a pretty terrace. There is also a study leading from the master suite which also opens up onto a charming terrace. There are two further bedrooms with en-suite bath/shower rooms and a guest cloakroom.

Situation

Pembridge Crescent is an attractive, quiet, tree-lined street situated between Chepstow Villas and Pembridge Villas in Notting Hill, and is very well located for the local schools, shops and amenities, plus the added benefit of close proximity to Notting Hill Gate with excellent transport links by bus and tube (Central, Circle and District Line).

Tenure

Leasehold- 125 years

Local authority

Royal Borough of Kensington & Chelsea

Viewing

Strictly by appointment with Savills.





3, Pembridge Crescent, W11

Gross internal area (approx.)
 309 Sq m (3328 Sq ft) Including Lift & Plant Room
 294 Sq m (3165 Sq ft) Includes Lifts, excludes Plant Room
 Plant Room area (approx.)
 15 Sq m (163 Sq ft)

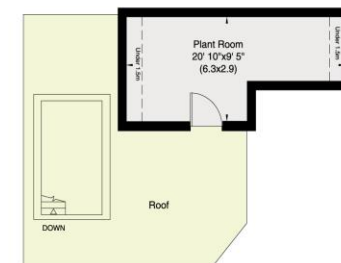
For identification only, Not to Scale



Second Floor



Third Floor



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).



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Please note that photos
 were taken in June 2018

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (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 |