



A superb two bedroom apartment on a sought after garden square.

Pembridge Square, London, W2

£1,595,000 Share of Freehold

savills



Situated on the ground floor of a stunning Grade II listed building • Wonderfully bright and spacious • Includes two mezzanines • South facing balcony • Access to communal gardens

#### About this property

Set within a Grade II listed stucco-fronted villa, this rare and exceptional ground floor apartment offers fantastic lateral living and entertaining space.

Overlooking and with access to Pembridge Square communal gardens, the open-plan reception room and stylish kitchen offers excellent proportions, large bay windows, high ceilings and a wealth of original features. There is also access to a mezzanine, providing further space for dining.

The two bedrooms are thoughtfully separated from the living and entertaining space and sit to the rear of the property. The principal bedroom is an excellent size and enjoys bay windows and a mezzanine, which offers ample storage space. There is another bedroom/study to the rear. The property further benefits from a south facing balcony, as well as a family bathroom.

#### Local Information

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 lines) at Notting Hill Gate Station.

#### Tenure

Share of Freehold

#### Local Authority

Royal Borough Of Kensington & Chelsea, London

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.



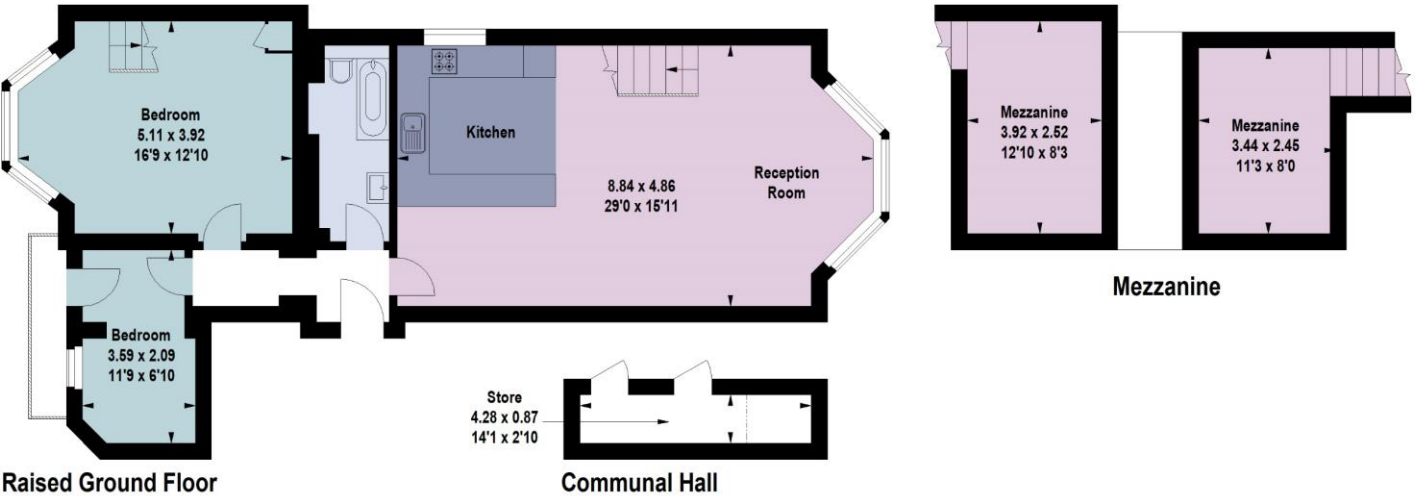






Pembridge Square, W2

Gross internal area (approx) 99.12 sq m / 1067 sq ft  
(Including mezzanine & Excluding Communal Hall)  
Communal Hall area (approx) 3.62 sq m / 39 sq ft



Raised Ground Floor

Communal Hall

For Identification Only. Not To Scale.  
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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	61	77
(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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