



A wonderful three bedroom house within easy reach of both Notting Hill Gate and Westbourne Grove.

Pembridge Villas, Notting Hill, W11

£4,500,000 Freehold



Excellent living & entertaining space • Wonderful jacuzzi & sauna • Private terrace • Attractive tree-lined street • Central Notting Hill location

About this property

A newly renovated three bedroom house complete with a private south facing terrace. Offering generous living space and flexible accommodation, this conveniently located property also offers a luxurious principal bedroom with en suite and dressing area, plus a spacious bespoke kitchen / dining area.

The recently added lower ground floor area hosts a gym/bedroom three, a sauna, Jacuzzi and a TV/cinema room.

Local Information

Pembridge Villas is a handsome residential street ideally located for the amenities and transport links of Notting Hill Gate (Central, District & Circle Lines) and also within very easy reach of the boutiques, restaurants and cafes of Westbourne Grove and Ledbury Road.

Tenure

Freehold

Local Authority

Royal Borough of Kensington & Chelsea

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 Villas, W11

Gross internal area (approx) 259.38 sq m / 2792 sq ft

Key :
CH - Ceiling Height



For Identification Only. Not To Scale.
© Click London Limited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210105ELAL

