



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

**Pembridge Villas, Notting Hill, W11**

£4,250,000 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.

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Pembridge Villas, W11

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

Key :  
CH - Ceiling Height



For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	67	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	67	
(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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