



Pembridge Villas  
Notting Hill, W11

£3,995 per month

 3  2  Flat/Apartment

**HOMESITE**

# Bright three bedroom in the heart of Notting Hill

## FULL DETAILS

A lovely and bright three bedroom, two bathroom second floor apartment in the heart of Notting Hill. Offered in good decorative order the apartment has lots of light & excellent entertaining space. The master bedroom has an en-suite bathroom and there are two further double bedrooms and a family bathroom. There are wooden floors throughout the apartment along with a large reception room and separate kitchen. Located a short walk from Notting Hill Gate, Portobello Road and Westbourne Grove.

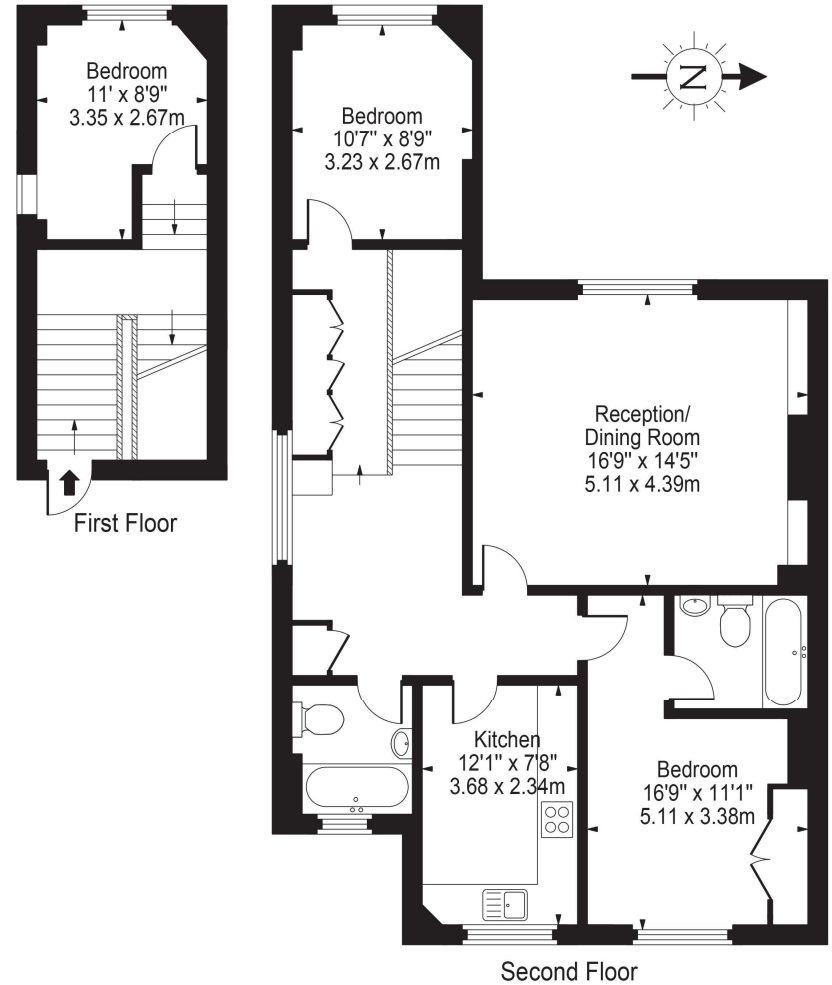
## PROPERTY FEATURES

- AVAILABLE FOR SHARERS
- Three Double Bedrooms
- Full of Natural Light
- Two Bathrooms
- Separate Kitchen
- Moments from Notting Hill Gate
- Period Conversion
- 1047 sq ft / 97.27 m<sup>2</sup>
- Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Pembridge Villas, W11

Approx. Gross Internal Area 1047 Sq Ft - 97.27 Sq M



For Illustration Purposes Only - Not To Scale

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\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.