



Pembridge Villas
Notting Hill, W11

£595 per week

 1  1  Flat/Apartment

HOMESITE

Classic west facing ground floor apartment

FULL DETAILS

A wonderful raised ground floor apartment located in this attractive period building a short walk from Notting Hill Gate tube. The apartment has a modern finish yet still retains a number of period features including sash windows, cornicing, feature fire place and high ceilings. The large reception is west facing and full of natural light whilst the double bedroom is at the rear of the property with an en-suite bathroom and built in storage. Located at the Notting Hill Gate end of Pembridge Villa's the apartment is perfectly placed for Notting Hill Gate underground station (Central, Circle, District lines) & the vibrant Portobello Road Market. Paddington mainline station with the Heathrow Express link is also easily accessible along with Hyde Park & Kensington Gardens.

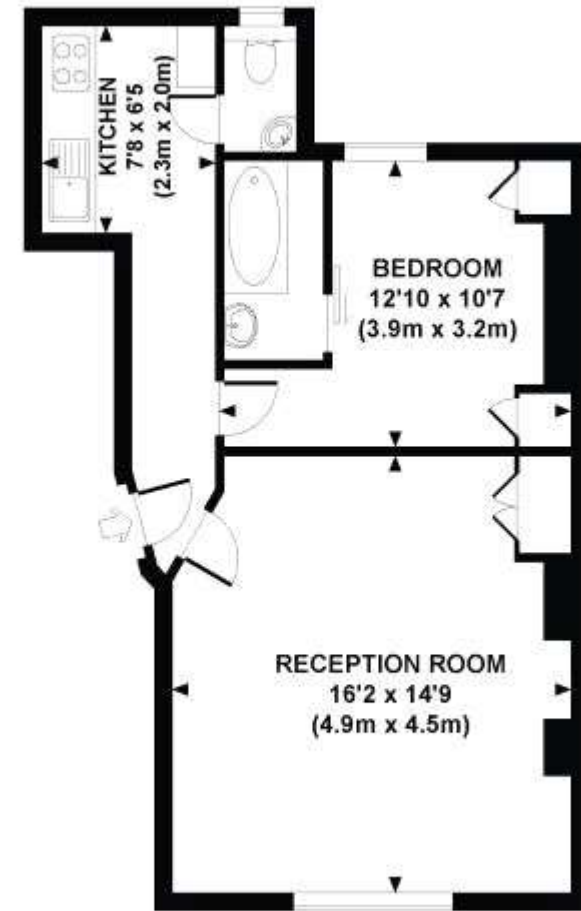
PROPERTY FEATURES

- Period Conversion
- High Ceilings
- Large Reception Room
- Double Bedroom
- Built in storage
- En-Suite Bathroom
- Separate W.C.
- Approx. 474 sq ft / 44 m²
- Moment from Notting Hill Gate tube

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PEMBRIDGE CRESCENT, W11

Approx. gross internal area
474 Sq.Ft. / 44 Sq.M.



GROUND FLOOR

All the apartment's floor plans will be made to your requirements by the architect. The 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.

*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.