

Pembridge Road  
Notting Hill, W11

£1,175,000

🛏️ 3 🪑 2 🏠 Flat/Apartment

**HOMESITE**

# Three double bedroom maisonette moments from Notting Hill Gate tube

## FULL DETAILS

Three double bedroom maisonette with wood floors and plenty of natural light. Set in this conveniently located period building on Pembridge Road. Situated in the heart of Notting Hill Gate with an incredible array of cafes, restaurants, shops and eateries on your doorstep. Superb transport links are moments away with the Central, Circle and District line tubes only a few minutes away along with multiple bus routes. The fashionable Westbourne Grove and world famous Portobello Road are also close by giving access to yet more amenities. Hyde Park is also close at hand.

Leasehold 125 years. Service charge TBC

## PROPERTY FEATURES

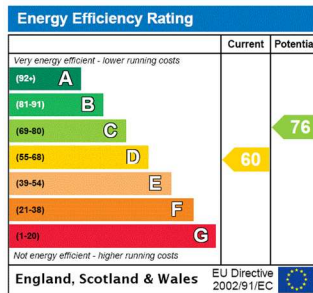
- Three Double Bedrooms
- Spacious Reception Room
- Wooden Floors
- Two Bathrooms
- Approx 897 Sq Ft / 83.3 m2
- Council Tax Band E - Kensington & Chelsea

## PROPERTY INFO

**TENURE**  
Leasehold, 125 years remaining

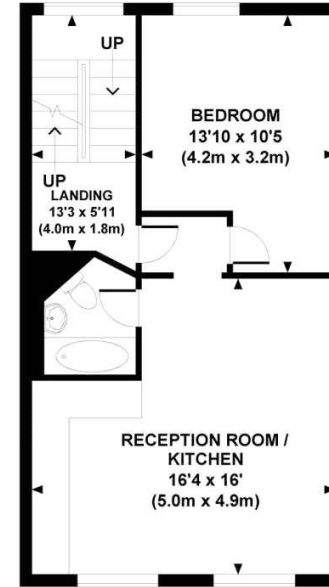
**SERVICE CHARGE**  
TBC

**GROUND RENT**  
TBC

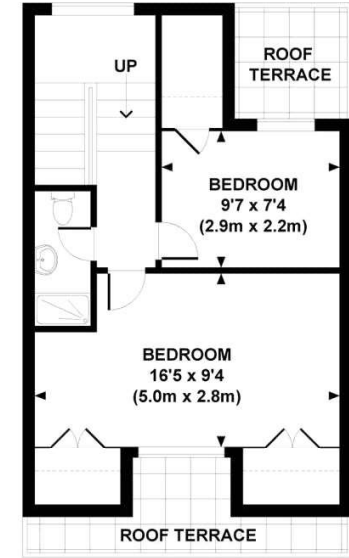


## PEMBRIDGE ROAD, W11

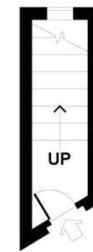
Approx. gross internal area  
865 Sq.Ft. / 80.4 Sq.M.  
897 Sq.Ft. / 83.3 Sq.M. Inc. Restricted Height Area



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

All measurements are approximate and for illustration purposes only as defined by theRICS Code of Measuring Practice © 2012  
Dowling Jones Design www.dowlingjones.com 020 7410 9933

\*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.