



Pembroke Road
Notting Hill, W11

£575,000

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HOMESITE

First floor apartment with high ceilings

FULL DETAILS

Spacious first floor apartment with wooden floors and high ceilings, moments from Notting Hill Gate tube. The apartment comprises of an L-shaped reception room with open plan kitchen, double bedroom with built in storage and a family bathroom. Superbly located for easy access to Notting Hill Gate, Portobello Road and Westbourne Grove. Notting Hill Gate tube station is moments away (Central, Circle and District lines). Hyde Park and Kensington Gardens are also a short walk away.

PROPERTY FEATURES

- Double Bedroom with storage
- 1st Floor West facing Apartment
- Built in Wardrobes
- Period Conversion with High Ceilings
- Wooden Floors
- Open Plan Reception / Kitchen
- approx 417 sq ft / 38.7 m2
- Council Tax Band C - Kensington & Chelsea

PROPERTY INFO

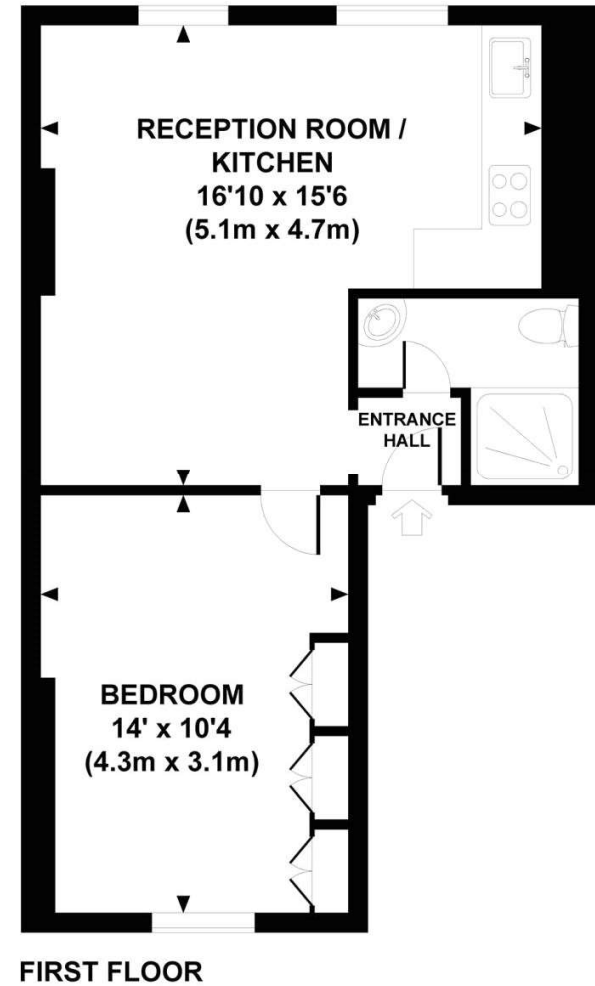
TENURE
Leasehold, 125 years remaining

SERVICE CHARGE
TBC

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		70	78
EU Directive 2002/91/EC			

PEMBRIDGE ROAD, W11

Approx. gross internal area
417 Sq.Ft. / 38.7 Sq.M.



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012. Dowling Jones Design www.dowlingjones.com 020 7410 1983

*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.