

Pembridge Gardens
Notting Hill, W2

£725 per week

🛏️ 2 🚿 1 🏠 Flat/Apartment

HOMESITE

Wonderfully spacious two bedroom apartment

FULL DETAILS

Wonderfully spacious two bedroom apartment located on the raised ground floor of this attractive period conversion moments from Notting Hill Gate tube. The apartment consists of a large reception room with high ceilings and large windows providing excellent natural light. The very large main bedroom is complete with built in wardrobes and is situated quietly at the back of the flat. There is also a second bedroom, bathroom, w.c and a separate kitchen. Superbly located for Notting Hill Gate tube (central, circle and district lines) along with a fantastic array of shops, cafes and restaurants. Portobello Road is also close by as are the vast open spaces of Hyde Park and Kensington Gardens.

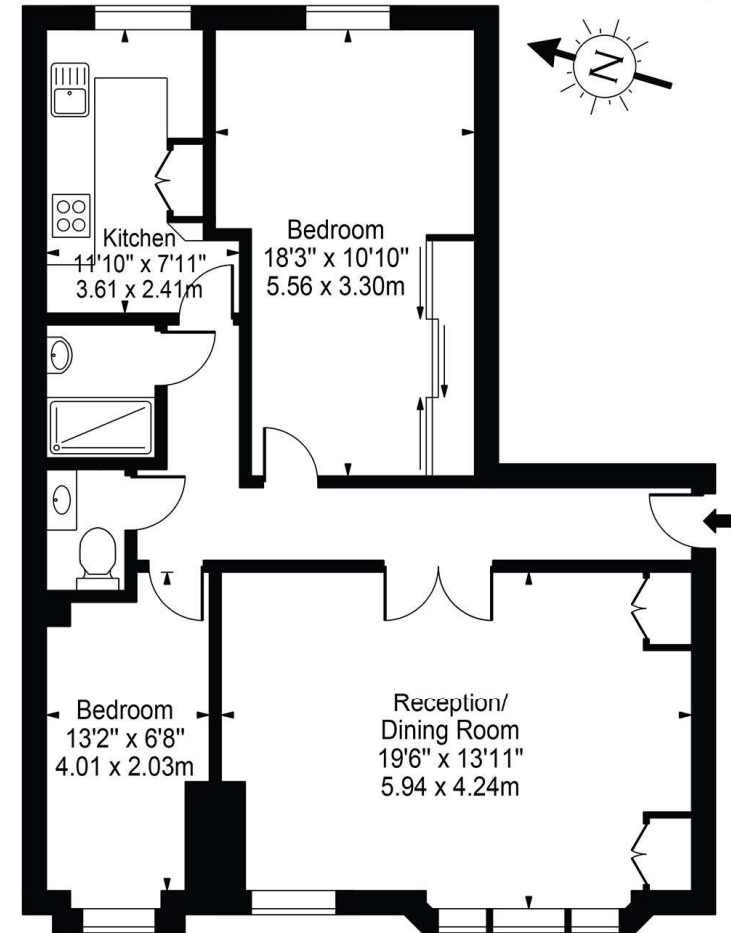
PROPERTY FEATURES

- Newly decorated
- High ceilings
- Large reception room
- Two Bedrooms
- Bathroom & separate w.c.
- Separate Kitchen
- Moments from Notting Hill Gate tube
- Council Tax Band E - Kensington & Chelsea
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(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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Approx. Gross Internal Area 794 Sq Ft - 73.77 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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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.