

PEMBRIDGE SQUARE

NOTTING HILL, W2

150 Years

JOHN D WOOD & CO.

London, Country & International Property

PEMBRIDGE SQUARE

NOTTING HILL, W2

Arranged over the second and third floors of a handsome period building on Pembridge Square, this immaculately presented flat offers approximately 1,335 sq ft of bright, beautifully maintained accommodation.

The flat comprises three bedrooms and two bathrooms, one of which is en-suite, together with a balcony and an abundance of built-in storage throughout, a genuinely rare find at this size. Light pours in throughout, giving every room a wonderfully airy, open feel.

A particular highlight is the flat's access to Pembridge Square's own private communal garden, one of Notting Hill's classic garden squares, offering residents a genuinely green and peaceful outlook rarely found so close to central London.

The location is hard to beat: Notting Hill Gate station, with its Central, Circle and District line connections, is just a 5-minute walk away, while the boutiques and restaurants of Westbourne Grove and Portobello Road, along with the green expanse of Kensington Gardens, are all close at hand.

Two Bedrooms, Reception, Kitchen, Two Bathrooms, Balcony



£2,200,000

Subject to Contract

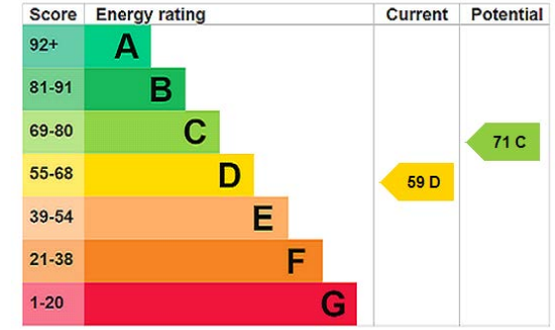
Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Tenure: Leasehold to 2981 (approx. 954 years remaining)

Service Charge: approx. £6,600 per annum

Reference: NHG200012



Approximate Gross Internal Area:
1335 sq. ft.













Pembridge Square

Approximate Area = 124.0 sq m / 1335 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft) & Excluding Void

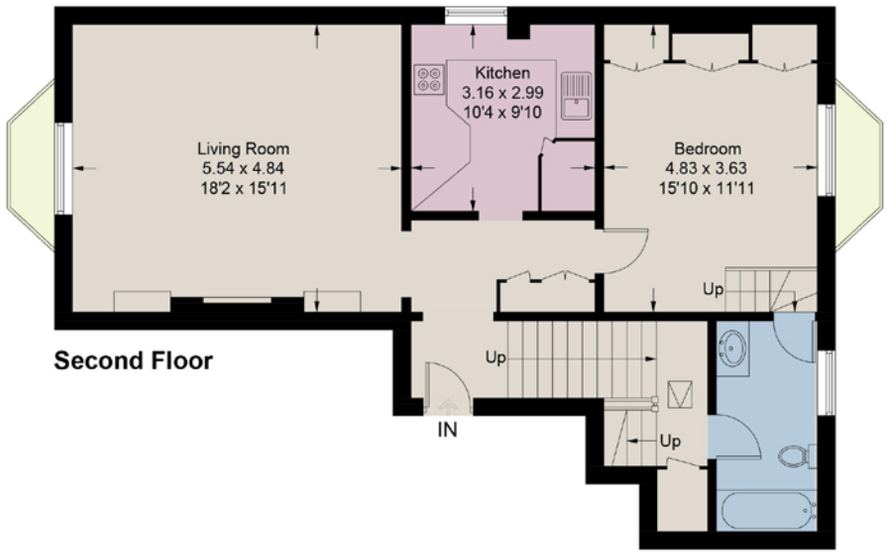




Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

JD008_4091534_1503017_JDW022

020 7985 8467
129-131 Notting Hill Gate,
Kensington, W11 3LB
nottinghill@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property