

# Pembridge Crescent, Notting Hill W11

---



# Pembridge Crescent, Notting Hill W11

Pembridge Crescent presents spacious living with modern, neutral decor throughout. The reception and dining room boasts grand proportions, with 2.79m ceiling heights. An elegantly designed glass door leads to a separate kitchen, complete with a bar. A hallway leads to the bedroom, which has ample storage. A bathroom with a walk-in shower is located adjacent to the bedroom.

Pembridge Crescent is an attractive, quiet, tree lined street situated between Chepstow Villas and Pembridge Villas in Notting Hill, close proximity to Notting Hill Gate with excellent transport links by bus and tube (Central, Circle and District Line).



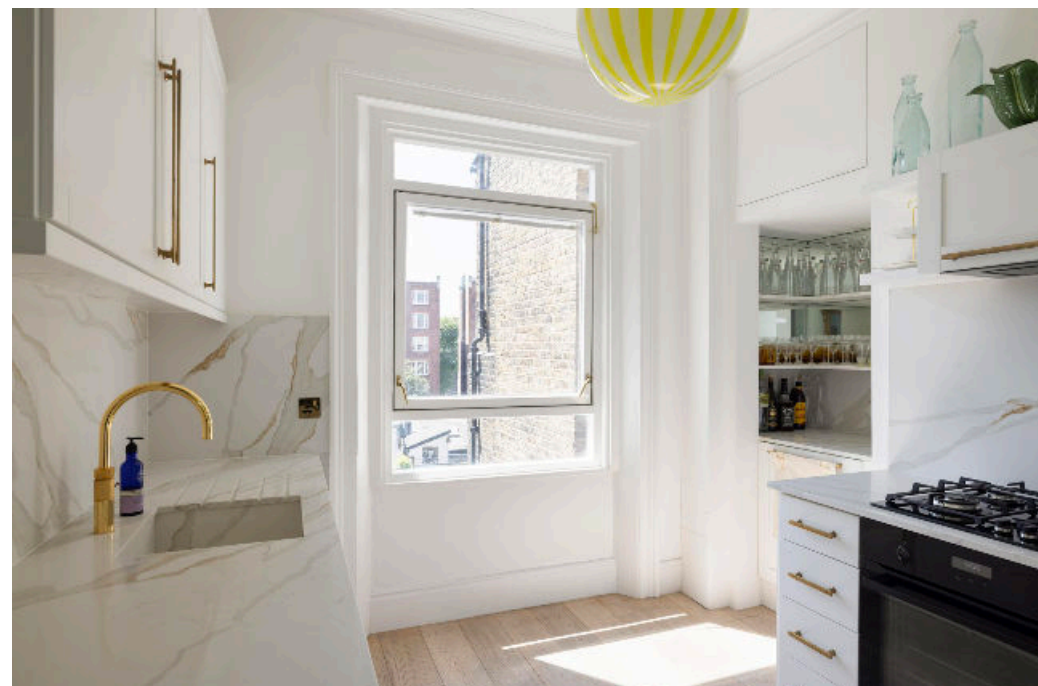
**Guide price:** £1,350,000

**Tenure:** Share of freehold, approximately 977 years remaining

**Service charge:** £3,842 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G

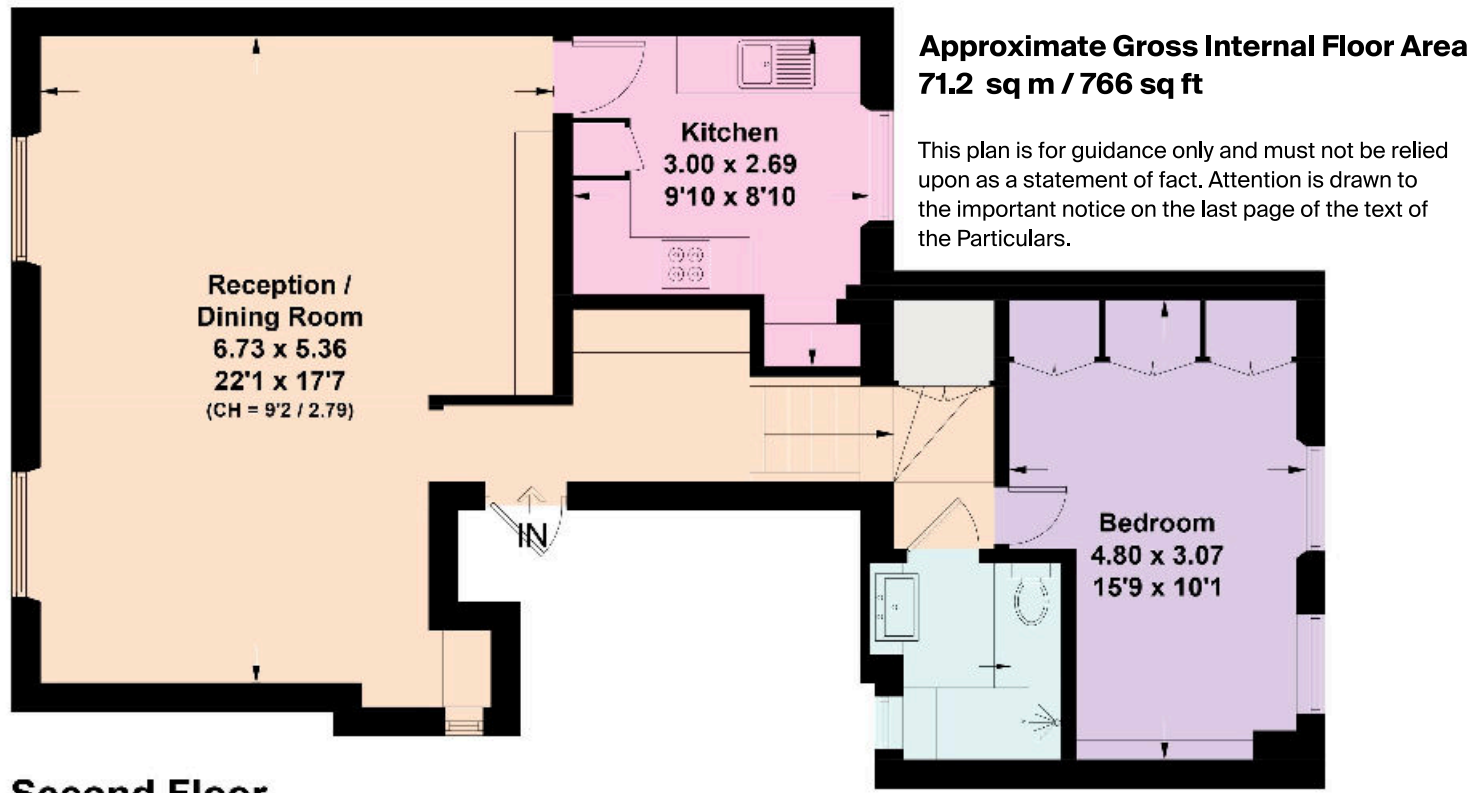








# Pembridge Crescent, Notting Hill W11



## Second Floor

Knight Frank  
Notting Hill  
294 Westbourne Grove  
London  
W11 2PS

We would be delighted to tell you more  
**Jack Thomas**  
020 3910 9732  
jack.thomas@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.