

THE PEMBRIDGE



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INTRODUCTION

The Pembridge is an elegantly designed, superbly connected residential development in one of London's most coveted neighbourhoods, Notting Hill Gate. Designed by award-winning practice, Stiff + Trevillion, known for its intelligent and sophisticated architecture, the scheme offers a collection of one to three bedroom apartments with light, warmth and contemporary design at its heart. This is a calming urban oasis for every moment of your day.

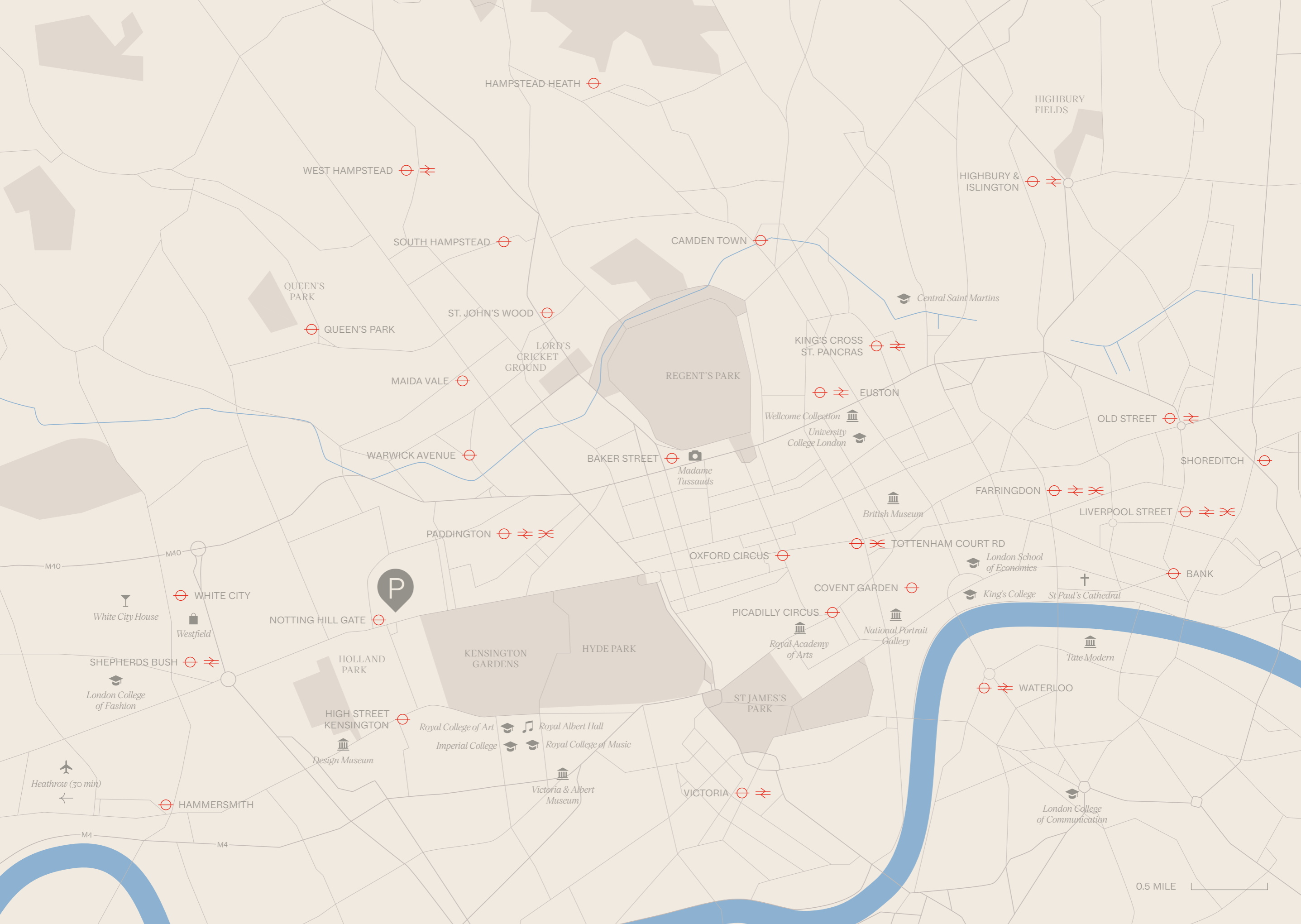


Weave your way through the neighbourhood down tree-lined streets and take in every sight and sound.

A village escape within the London metropolis

A village escape within the London metropolis, Notting Hill's cherry tree boulevards and pastel-hued terraces can be found in the Royal Borough of Kensington and Chelsea. The cultural jewel in west London's crown, Notting Hill can be found a stone's throw from the north-west corner of Kensington Gardens and Hyde Park. London's most central green spaces are hugged by the likes of Knightsbridge, Mayfair and Marylebone meaning Notting Hill is perfectly placed for effortless access to London's most refined neighbourhoods and business districts beyond.





HAMPSTEAD HEATH

WEST HAMPSTEAD

HIGHBURY FIELDS

HIGHBURY & ISLINGTON

SOUTH HAMPSTEAD

CAMDEN TOWN

QUEEN'S PARK

QUEEN'S PARK

ST. JOHN'S WOOD

LORD'S CRICKET GROUND

REGENT'S PARK

Central Saint Martins

KING'S CROSS ST. PANCRAS

MAIDA VALE

EUSTON

Wellcome Collection
University College London

OLD STREET

WARWICK AVENUE

BAKER STREET
Madame Tussauds

SHOREDITCH

FARRINGDON

PADDINGTON

OXFORD CIRCUS

TOTTENHAM COURT RD

LIVERPOOL STREET

M40

M40

WHITE CITY

White City House

Westfield

NOTTING HILL GATE



SHEPHERDS BUSH

London College of Fashion

HOLLAND PARK

KENSINGTON GARDENS

HYDE PARK

PICADILLY CIRCUS

Royal Academy of Arts

National Portrait Gallery

London School of Economics

King's College

St Paul's Cathedral

Tate Modern

WATERLOO

HIGH STREET KENSINGTON

Design Museum

Royal College of Art
Imperial College

Royal Albert Hall
Royal College of Music

ST JAMES'S PARK

COVENT GARDEN

Victoria & Albert Museum

VICTORIA

London College of Communication

Heathrow (30 min)

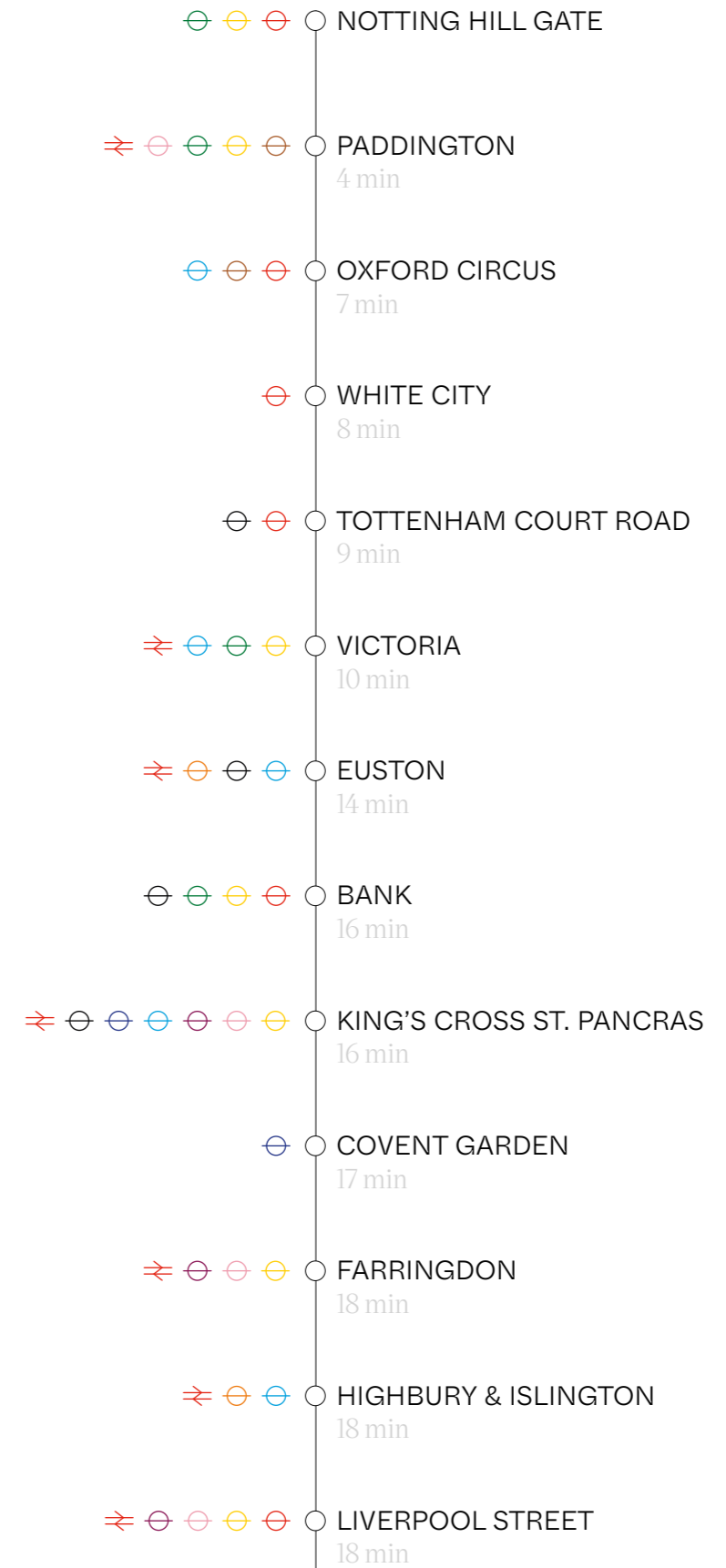
HAMMERSMITH

M4

M4

0.5 MILE

The Pembridge is perfectly positioned next to Notting Hill Gate tube for travel via the Central, District and Circle lines to central London's creative, cosmopolitan and commercial hubs, the Eurostar in King's Cross and just two stops from Paddington mainline station for quick transit to London Heathrow airport. White City is 10 mins up the road and with the M40 on your doorstep, the countryside in Oxfordshire, Somerset, The Cotswolds, Hampshire and The Chilterns are an easy drive away.





Baked, but Scandi. Fabrique serves up the best cinnamon buns in town.

W2 is
an iconic
postcode to
call home

The Pembridge places you in the beating heart of Notting Hill. From leafy Westbourne Grove and the stylish Ledbury Road to the melting pot of Portobello Road still echoing of a bygone bohemian era, Notting Hill is a true neighbourhood. Here you will join an established community of the cultured, the international and the cosmopolitan.

With a vibrant mix of independent boutiques, quaint vintage shops, artisan coffee hotspots, fine dining, a wealth of wellness sanctuaries, nearby parks and plenty of curb space to take in the smells, sights and sounds of the famous Portobello Road Market, W2 is an iconic postcode to call home.



NOTTING HILL

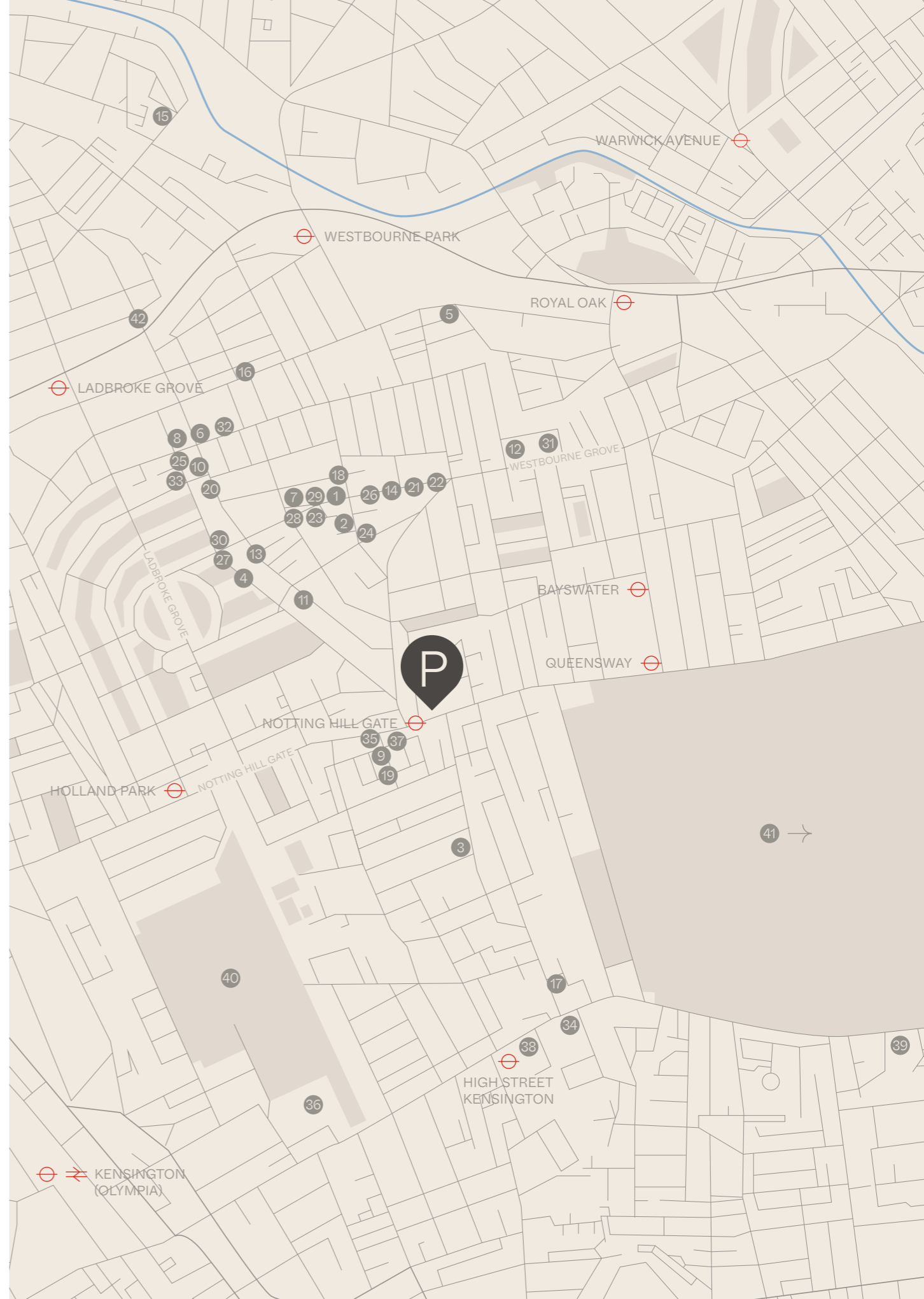
- 1 FOOD & DRINK
- 2 202
- 3 Beach Blanket Babylon
- 4 Churchill Arms
- 5 Core by Clare Smyth
- 6 The Cow
- 7 The Distillery
- 8 Daylesford Organic
- 9 e&o Notting Hill
- 10 Egg Break
- 11 Electric Diner
- 12 Farm Girl
- 13 Farmacy
- 14 Gold
- 15 Granger & Co.
- 16 Laylow
- 17 The Little Yellow Door
- 18 Maggie Jones's
- 19 Ottolenghi
- 20 Mazi
- 21 Portobello Star
- 22 Sushi Sumi
- 23 Taqueria

- 24 SHOPS
- 25 Aesop
- 26 Aimé
- 27 Couverture & The Garbstore
- 28 Diptyque
- 29 Native & Co
- 30 Nikki Tibbles Wild at Heart
- 31 Orlebar Brown
- 32 Paul Smith
- 33 Planet Organic
- 34 Rough Trade
- 35 Sunspel
- 36 Whole Foods Market

- 37 ART & CULTURE
- 38 Coronet Theatre
- 39 Design Museum
- 40 The Gate Cinema
- 41 Japan House London
- 42 Royal Albert Hall

- PARKS & AMENITIES
- 43 Holland Park
- 44 Hyde Park
- 45 Portobello Market

The Pembridge





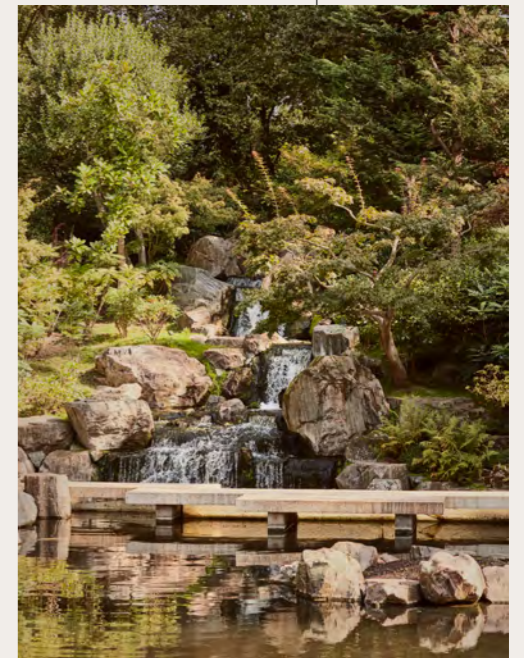
10AM: WILD AT HEART

Start your day by picking up a bunch of your favourite blooms for a coffee table or sideboard.



11AM: NATIVE & CO

As the neighbourhood awakens, indulge in a little window shopping.



12PM: HOLLAND PARK

Grab a coffee and pop into a nearby park for a wander or just pause, breath.



1PM: GOLD
Order a dozen oysters followed by deep-filled ravioli and savour a long lunch.



2.30PM: PAUL SMITH
Enjoy a little therapy of the retail kind, starting with Mr Smith.



3.30PM: SUNSPEL
Stroll down Portobello Road en route to Sunspel for beautiful basics that are far from ordinary.



4.30PM: COUVERTURE & THE GARBSTORE
Browse collections from emerging and independent labels.



5.30PM: HYDE PARK
Before settling in for supper, work up an appetite with a stroll through Hyde Park at Golden Hour.



7PM: SUMI SUSHI
And so to Sumi. Be sure to include the Royal Oscietra Caviar with your order.



9PM: BEACH BLANKET BABYLON
Notting Hill nights should always end with
an Old Fashioned.

Calm urban dwellings for modern living

Contemporary yet timeless, apartments within The Pembridge's sensitively designed extension are flawlessly finished. Each home presents uniquely whilst all sharing a language of subtlety, artistry and modern elegance.





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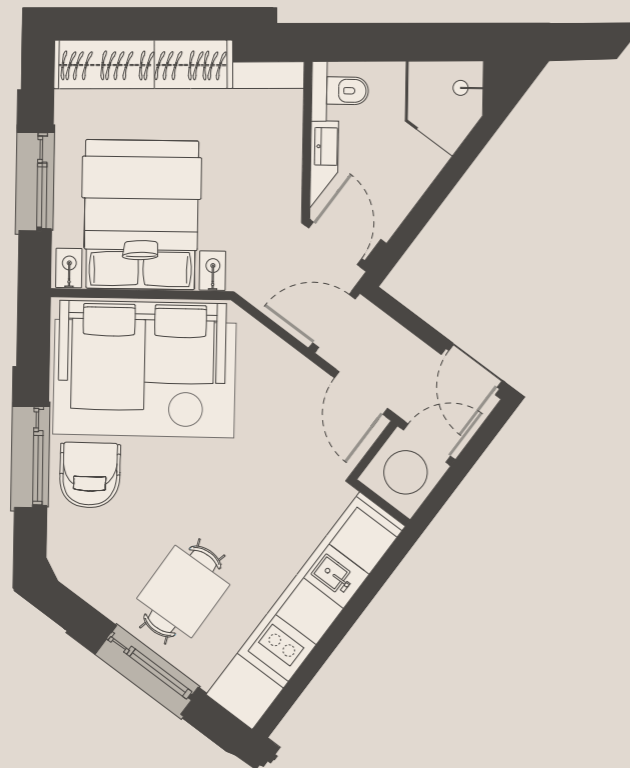


Computer generated images are indicative only.
Internal door shown for indicative purposes only and the exact fire-door specification is still to be confirmed.

A. MODERN 1 BEDROOM

SIZE & UNIT
40.1 m² / 431.6 ft²
Floor 1 – unit 1
Floor 2 – unit 7
Floor 3 – unit 13

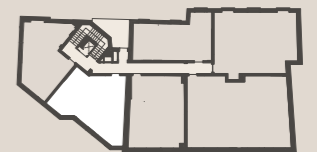
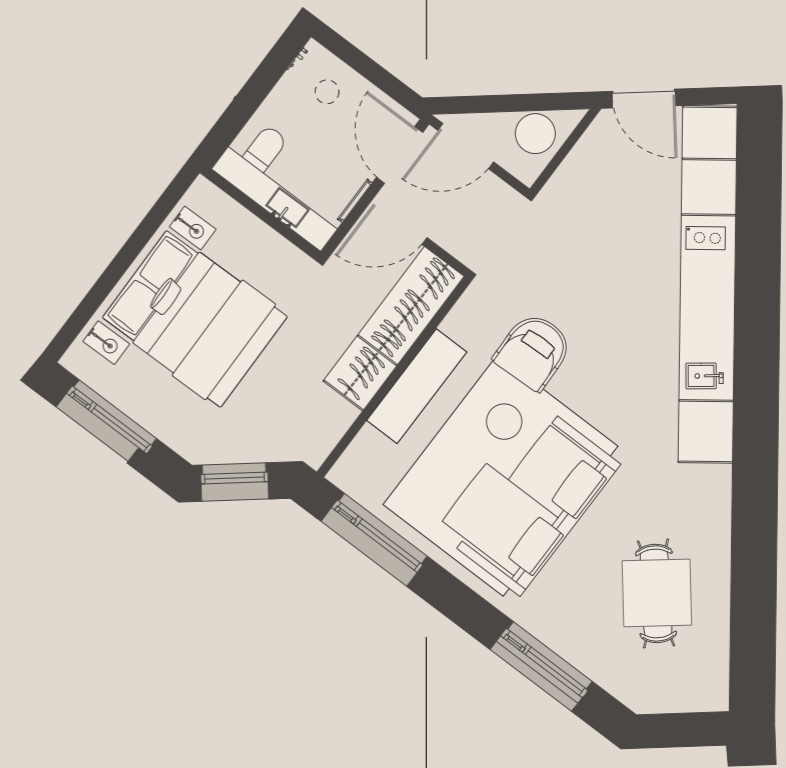
42 m² / 452.1 ft²
Floor 4 – unit 17



B. MODERN 1 BEDROOM

SIZE & UNIT
48 m² / 516.7 ft²
Floor 1 – unit 2
Floor 2 – unit 8
Floor 3 – unit 14

42 m² / 452.1 ft²
Floor 4 – unit 18



APARTMENT FINISHES

- Painted light off white walls with a matt finish with contemporary shadow bead detailing
- Engineered timber plank flooring with matt grey lacquer finish
- Matt Black feature light fittings
- Antique bronze switches, drawer and door pulls
- Solid core timber faced entrance door
- Under floor heating and comfort cooling
- Bedroom wardrobes with timber veneered doors with internal hanging, and storage

KITCHEN

- Fitted veneered cabinetry throughout
- Hide away kitchen with timber veneered sliding doors
- Corian or similar countertop
- Franke 'Maris' or similar stainless steel under mounted sink
- Grohe or similar antique bronze fixtures
- Siemens induction hob
- Siemens oven
- Siemens integrated column fridge/freezer
- Siemens dishwasher
- Siemens combination washer/dryer

BATHROOM

- Matt grey limestone effect 600 x 300 floor and wall porcelain or ceramic tiles with dado
- Vanity unit with Corian top
- Grohe or similar antique bronze thermostatic shower, shower head, shower and basin mixer, and towel rail
- Grohe or similar white wall-mounted WC with a soft close seat and Grohe antique bronze flush plate
- Lusso or similar cast resin countertop wash hand basin

Refined residences to elevate your every day

The Pembridge presents period properties reimagined and thoughtfully converted into beautiful homes that speak to their Victorian heritage, offering a symbiosis of contemporary living and historical charm. Classic modernity at its most refined.





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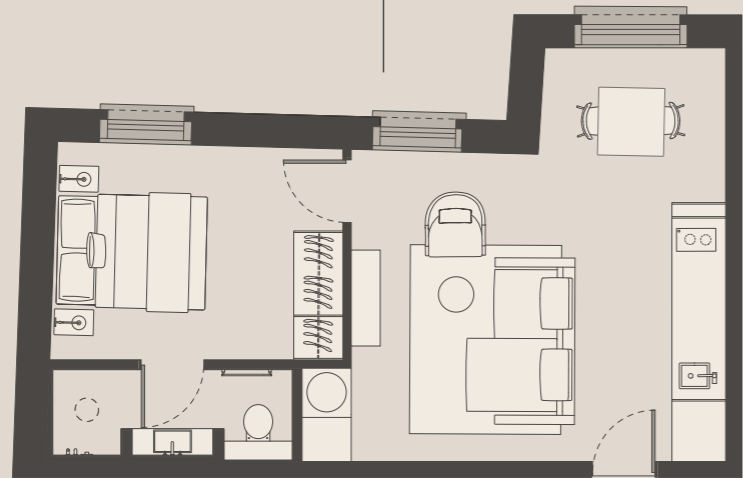
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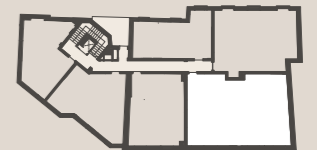
C. CLASSIC 1 BEDROOM

SIZE & UNIT 40.7 m² / 438.1 ft²
Floor 1 – unit 6
Floor 2 – unit 12



D. CLASSIC 2 BEDROOM

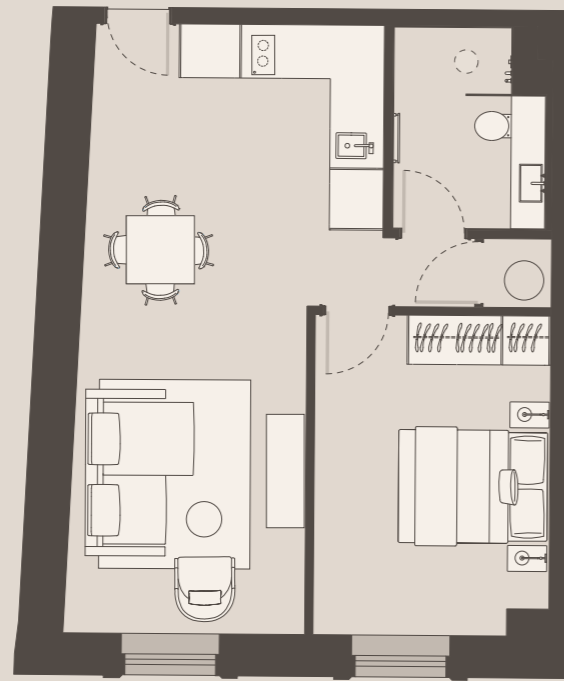
SIZE & UNIT 92 m² / 990.3 ft²
Floor 1 – unit 4
Floor 2 – unit 10



E. CLASSIC 1 BEDROOM

SIZE & UNIT 50 m² / 538.2 ft²
Floor 1 – unit 3
Floor 2 – unit 9

46 m² / 495.14 ft²
Floor 3 – unit 15



F. CLASSIC 2 BEDROOM

SIZE & UNIT 114.1 m² / 1228.2 ft²
Floor 3 – unit 16



J. CLASSIC 1 BEDROOM

SIZE & UNIT 64.5 m² / 694.3 ft²
Floor 1 – unit 5
Floor 2 – unit 11



SPECIFICATIONS

APARTMENT FINISHES

- Painted light off white walls with a matt finish
- 'Plain London' plaster cornice and decorative ceiling moulds
- Engineered timber plank flooring with matt grey lacquer finish
- Painted period timber skirting and architrave
- Matt Black feature light fittings
- Antique bronze switches, drawer and door pulls
- Solid core timber faced entrance door
- Under floor heating and comfort cooling.
- Bedroom wardrobes with timber veneered doors with internal hanging, and storage

KITCHEN

- Fitted veneered cabinetry units throughout
- Corian or similar countertop
- Franke 'Maris' or similar stainless steel under mounted sink
- Grohe or similar antique bronze fixtures
- Siemens induction hob
- Siemens oven
- Siemens integrated column fridge/freezer
- Siemens dishwasher
- Siemens combination washer/dryer

BATHROOM

- Matt grey limestone effect 600 x 300 floor and wall porcelain or ceramic tiles
- Vanity units with Corian or similar top
- Grohe or similar antique bronze thermostatic shower, shower head, shower and basin mixer, hand shower, bath tap set and towel rail
- Lefroy Brooks or similar back to wall wc with mahogany seat and Grohe antique bronze flush plate
- Lusso or similar cast resin countertop wash hand basin
- Aquaroc or similar matt white stone-resin freestanding bath (where shown)
- Decorative glass shower screen and matt anodised metal frame

PENTHOUSE

The Pembridge penthouse is the epitome of London loft-living with timber floors, stone and ceramic detailing, and skylights over a large open plan, dual aspect area. Windows to the east and west bathe this sanctuary in warmth and offer views over some of London's most sought-after neighbourhoods. This expansive space has been designed to foster a sense of contemporary convivial living and deep sense of home. Come in.





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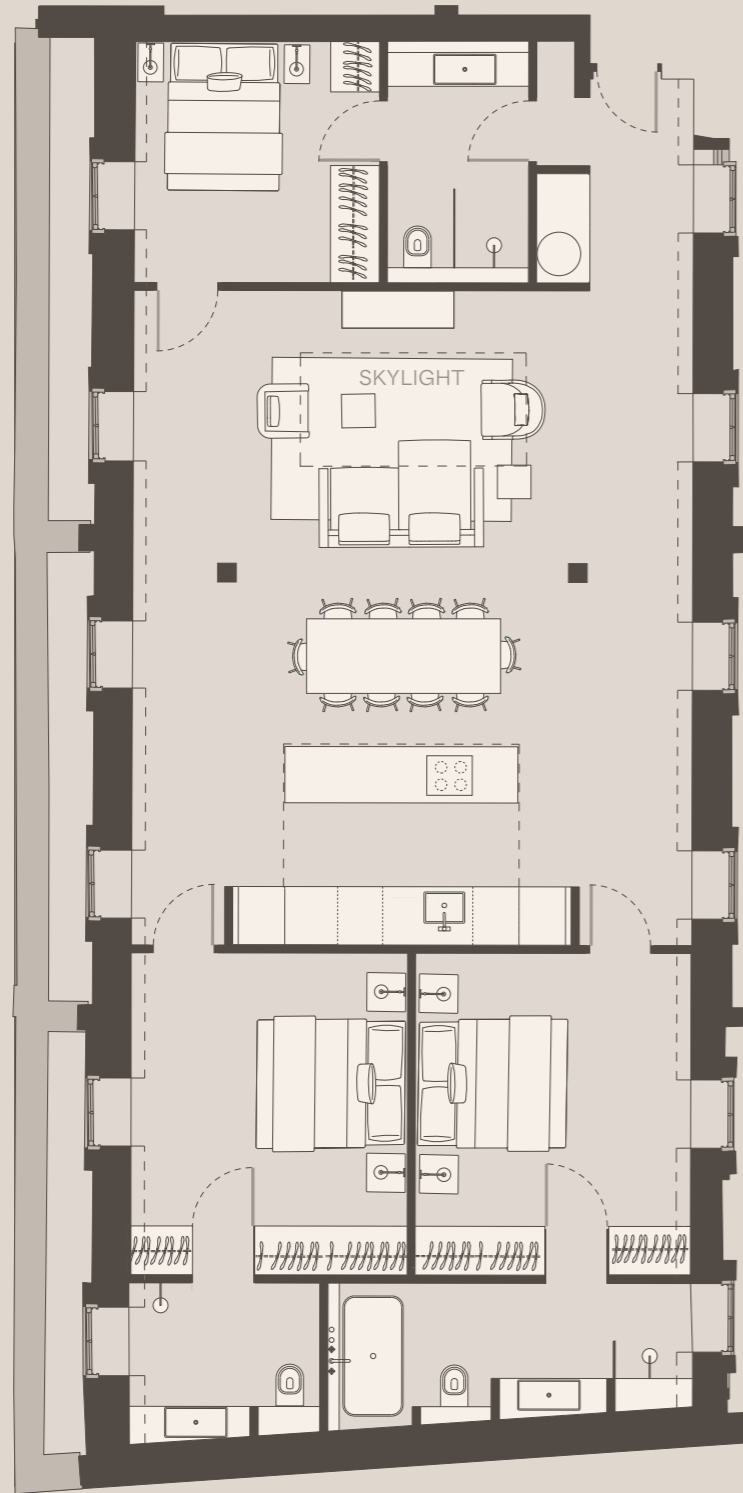
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APARTMENT FINISHES

- Painted white walls with a matt finish
- Engineered timber plank flooring with steel grey oiled finish
- Matt Black aluminium luminaire
- Heritage bronze switches, drawer and door pulls
- Matt concrete effect floor and wall porcelain or ceramic tiles
- Solid core timber faced entrance door
- Under floor heating and comfort cooling.
- Bedroom wardrobes with timber veneered doors with internal hanging, and storage
- Glazed rooflight in living space

KITCHEN

- Fitted veneered cabinetry throughout
- Concrete Quartz countertop
- Franke Maris or similar stainless steel under mounted sink
- Grohe or similar quality fixtures
- Miele induction hob
- Miele oven
- Miele fridge/freezer
- Miele wine coolers
- Miele dishwasher
- Siemens combination washer/dryer

BATHROOM

- Vanity unit with concrete quartz counter top
- Grohe or similar thermostatic shower, shower head, shower and basin mixer, bath tap, hand shower, tap set, and towel rail
- Grohe or similar wall hung wc with soft close seat and matt chrome flush plate
- Lusso or similar wash hand basin resin counter top
- Aquaroc or similar white stone resin freestanding bath
- Fixed glass shower screen with recessed steel frame in brushed nickel

AGENTS



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BROCHURE DESIGN

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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.

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Particulars dated April 22. Photographs and videos dated April 22.

