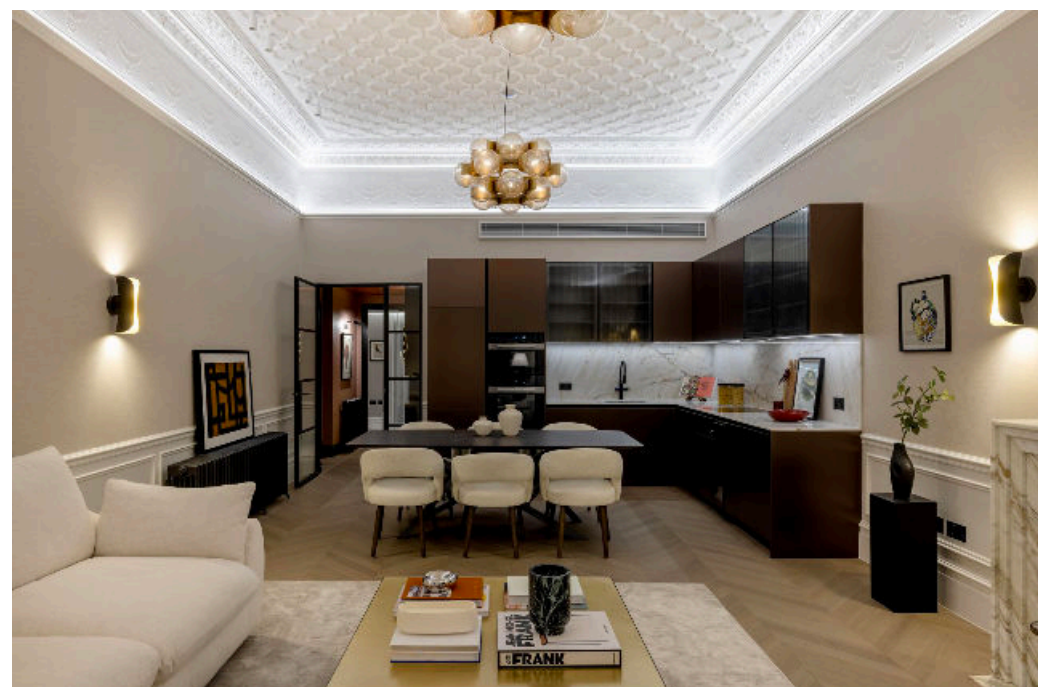




Pembridge Square, Notting Hill W2

Pembridge Square, Notting Hill W2

Discover this exquisite two-bedroom flat, recently refurbished to the highest standards, seamlessly blending modern luxury with classic charm. Nestled in the vibrant heart of Notting Hill, this property is a true gem. As you step inside, you are greeted by beautifully crafted timber floors that lead you through the spacious reception room, which features soaring 3.8-metre ceilings and is bathed in natural light from floor-to-ceiling refurbished sash windows. With dual-aspect front and rear balconies, this home is designed to maximize light and space, creating an inviting atmosphere.



Guide price: £2,850,000

Tenure: Leasehold: approximately 157 years remaining

Service charge: £4,612 per annum, reviewed every year, next review due 2025

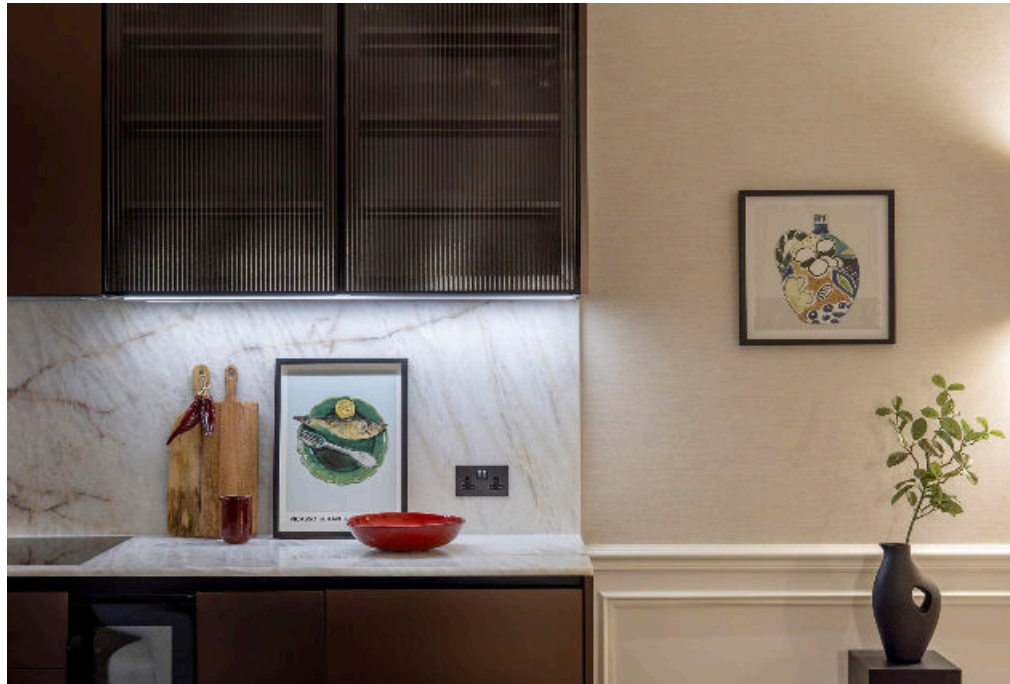
Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

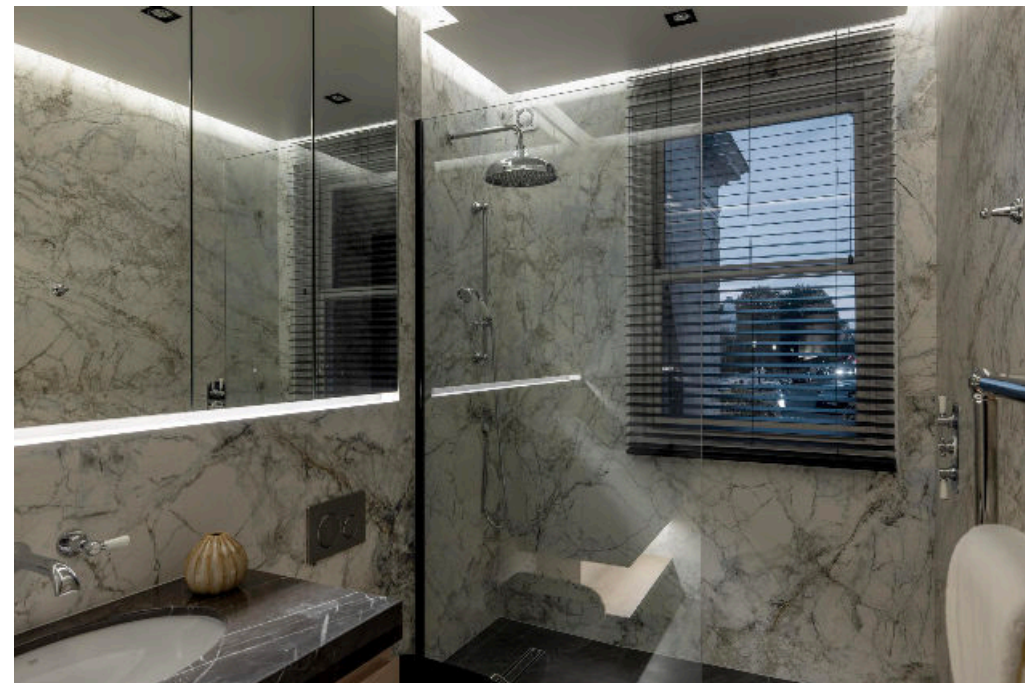




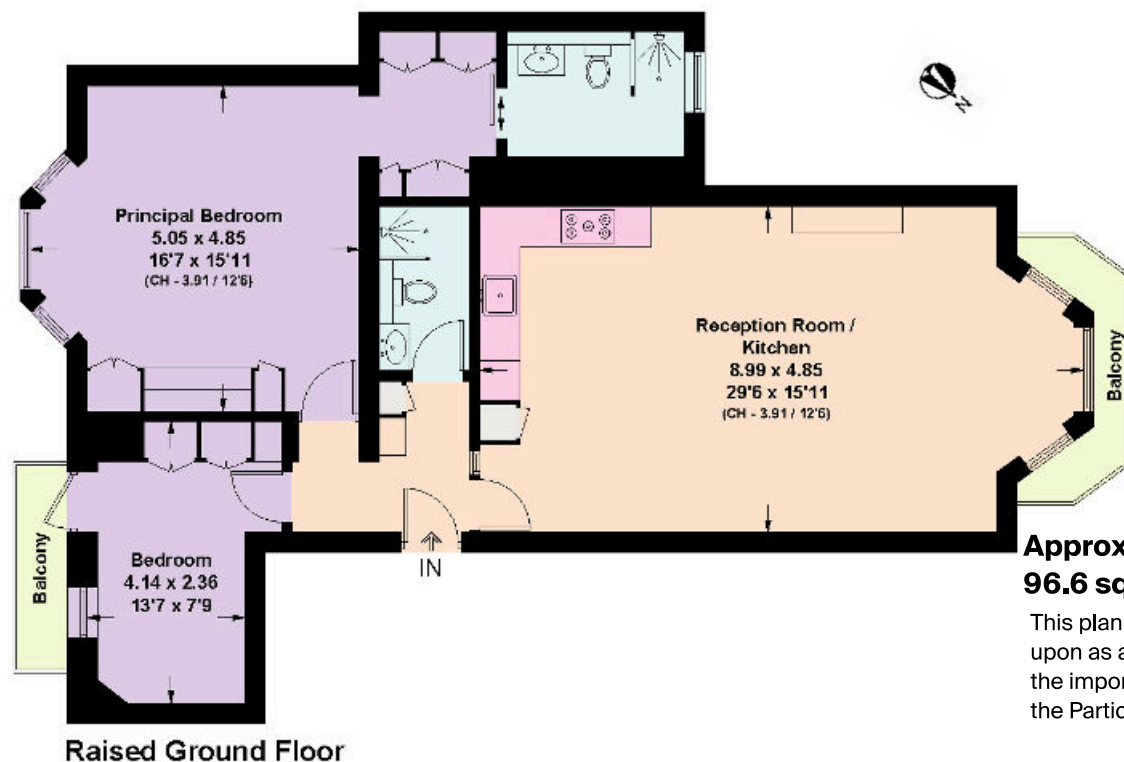


Location

Pembridge Square is ideally located in the heart of Notting Hill. The fashionable shops and restaurants on Westbourne Grove and Notting Hill Gate are close by, as is the world famous Portobello Road. Notting Hill Gate (District, Circle and Central lines) is the nearest underground station.



Pembridge Square, Notting Hill W2



Approximate Gross Internal Floor Area
96.6 sq m / 1040 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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 October 2024. Photographs and videos dated October 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.