



# PEMBRIDGE CRESCENT, W11

£1,050,000

Detached villa  
Lift access  
Large roof terrace  
Excellent dining space  
Prime Notting Hill  
EPC- D

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# ABOUT THE PROPERTY

A wonderful opportunity to acquire a two bedroom top floor apartment with a large roof terrace.

Pembridge Crescent is a wonderful tree lined Crescent located just a short stroll from the fabulous array of fashionable boutique shops, cafés and restaurants on Westbourne Grove, Ledbury Road and Kensington Park Road, whilst there are excellent transport links close by on Notting Hill Gate which provide easy access to the Central, Circle and District lines.







# FURTHER DETAILS

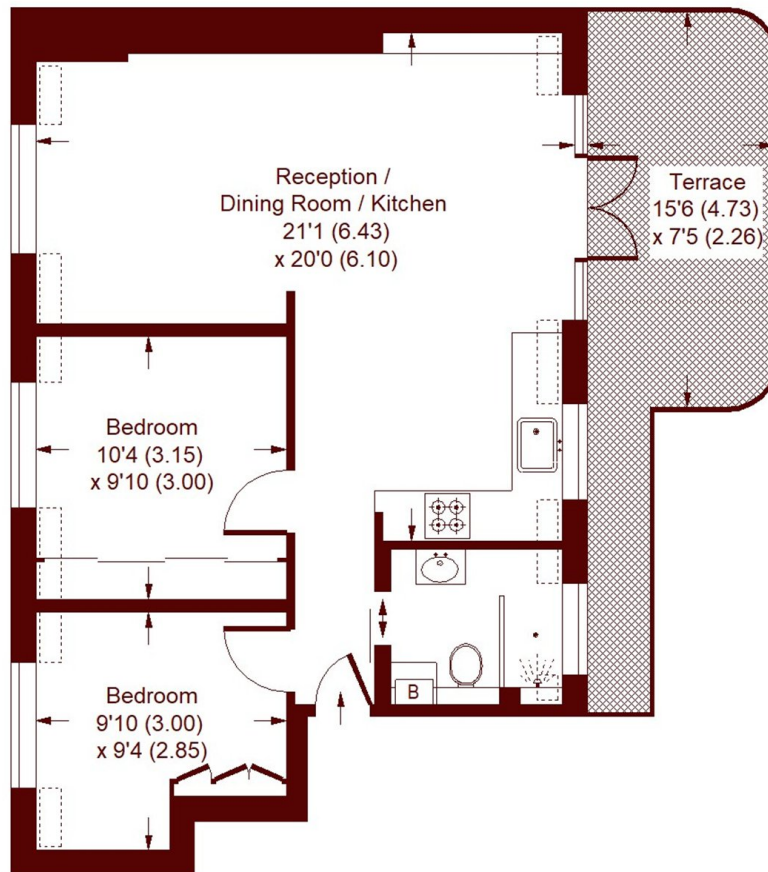
Positioned within a stunning, detached period Villa with lift access, the accommodation offers penthouse style living in prime Notting Hill. The accommodation comprises a smartly configured reception room with excellent dining space, and french doors leading onto a large private roof terrace offering panoramic views across Notting Hill. Furthermore, there is a well appointed kitchen, double bedroom, bathroom and a second bedroom/study.



# STEP INSIDE PEMBRIDGE CRESCENT

## Pembridge Crescent, W11

APPROX. GROSS INTERNAL FLOOR AREA  
594 SQFT / 55.2 SQM



### FOURTH FLOOR

= REDUCED HEADROOM BELOW 1.5 M / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Notting Hill  
020 7313 2890

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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