

DOMUS NOVA



Pembridge Gardens, W2
£3,275,000



Set across two floors of a Victorian conversion, this Pembridge Gardens duplex has been recently refurbished to an exceptional standard. Past the mosaic-floored communal hallway and through the private front door, enter into an open-plan reception and dining room where heritage proportions unfold. Ted Todd parquet floors and double height ceilings adorned with intricate cornicing are illuminated by a large bay window. An attractive Etoile marble fireplace provides a focal point for the seating area, while the rest of the space is perfect for dining.

Subtly separated to the rear, the kitchen is bright and fresh in its design, with marble splashbacks and white cabinets designed and built by the London Kitchen Consultants. Miele appliances are installed throughout alongside striking deVOL taps, while a window overlooks the patio below.







“ An attractive Etoile marble fireplace surround provides a focal point for the seating area.









The same elegant flooring continues downstairs, where sleeping spaces are just as considered. The principal bedroom suite is neutral in tone and elegant in style, with a custom-built dressing room adding to the streamlined finish. Retaining a feeling of calm, the en suite bathroom, designed by Porter Bathrooms, features an impressive marble-clad rainfall shower and freestanding bathtub. The guest bedrooms follow a similar style, with organic textures and integrated storage providing a sense of zen, served by two shower rooms. All three enjoy access to private patios.











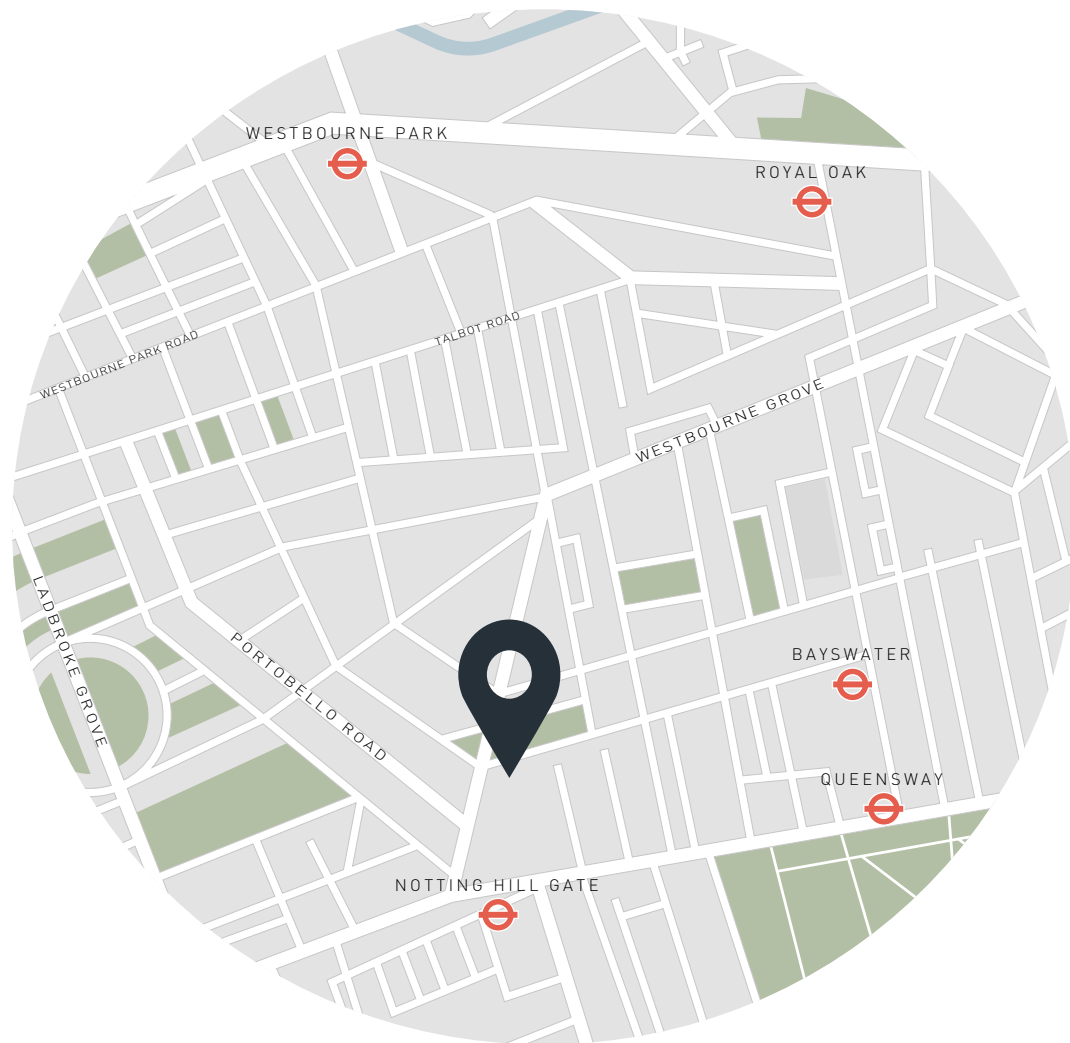
Property Details

Access to Pembridge Square communal gardens
Recently refurbished to an exceptional standard
Open-plan kitchen, reception and dining room
Principal bedroom suite with dressing room
Two guest bedrooms
Two shower rooms
Utility room
Underfloor heating
Air conditioning
Two private patios
Royal Borough of Kensington & Chelsea

Approx. 1,593 sq ft / 147.99 sq m
EPC=D
Tenure: Share of Freehold

Approx. Gross Internal Area = 1593 sq ft / 147.99 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Location

Intersecting Notting Hill Gate, Pembridge Gardens is strolling distance to all the everyday amenities you could need. Only a two-minute walk from the Tube, transport connections couldn't be better either. Start the morning with coffee at Kuro bakery followed by a stroll around Kensington Gardens in one direction or Holland Park in the other. Come evening, take your pick from one of the many neighbourhood favourite restaurants and bars on the doorstep, from Dorian and Gold to The Pelican.

Notting Hill Gate – 2 mins (Central, Circle, District)

Queensway – 11 mins (Central)

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