

DOMUS NOVA



Pembridge Gardens, W2
£3,500,000





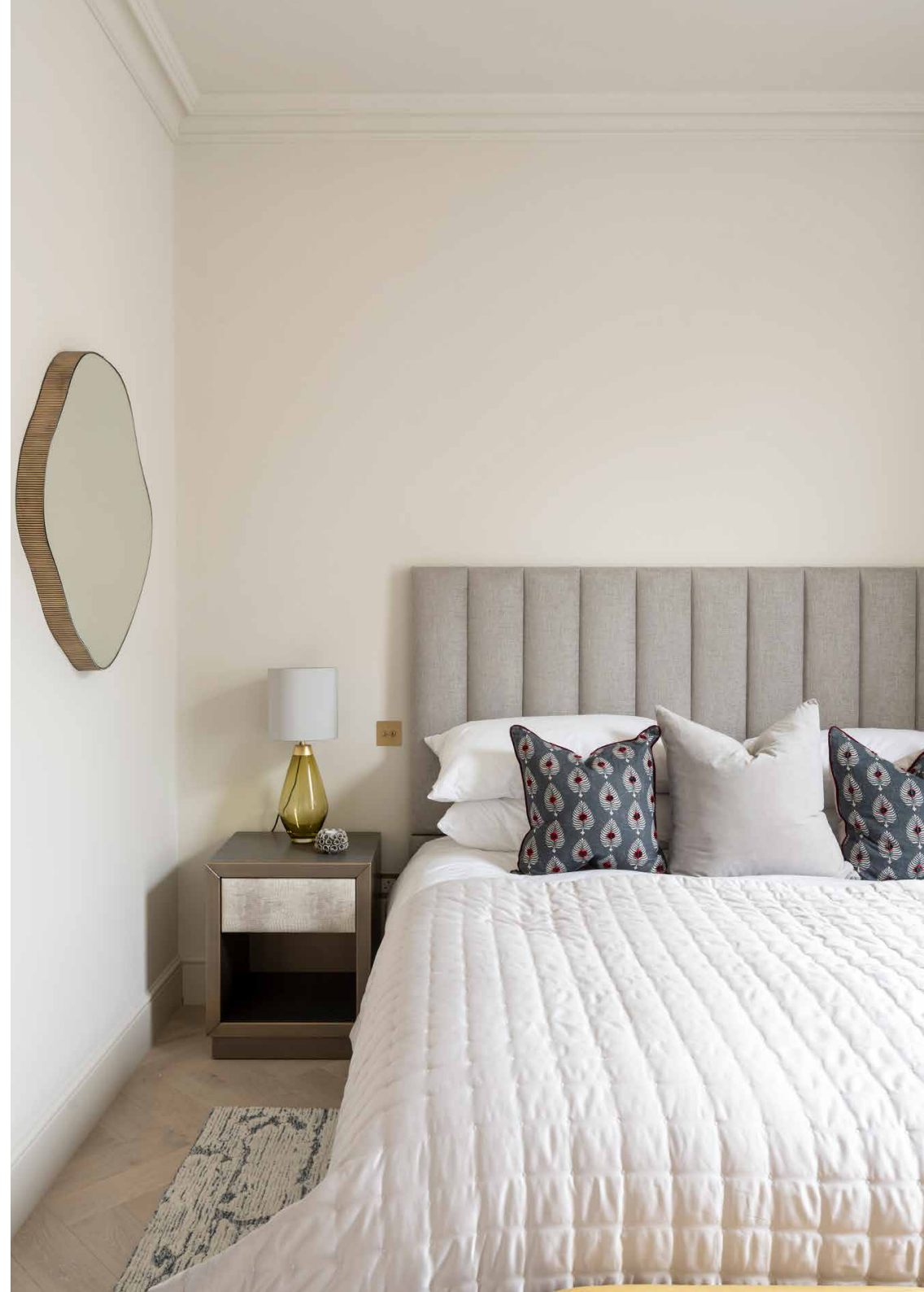
Situated on the first floor of a Victorian conversion, this Pembridge Gardens apartment has been refurbished to a high standard and enjoys access to sought-after Pembridge Square communal garden. The living space is flooded with morning light, due to its east facing aspect. Harking back to its original heritage, decorative cornicing surrounds the high ceiling while an attractive Etoile marble fireplace surround provides a focal point for the seating area. Space is then left by the large window to be utilised as a dining or study zone. At the opposite end of the room, custom-made shelving serves as both a display unit and a means of storage and frames the half flight of stairs down to the kitchen.

With the same Ted Todd washed parquet flooring tying itself to the living space, the kitchen is bright and fresh in its design, with marble splash backs and white cabinets designed and built by the London Kitchen Consultants. The angled walls and slight tilt of the ceiling add an edge to the space, contrasting the classic lines and precision of the carpentry. Miele appliances are installed throughout alongside striking deVOL taps.



All bedrooms occupy one end of the home, demarcating the living and sleeping spaces. The principal suite is neutral in tone and elegant in style. A large built-in wardrobe offers ample storage, ornamented with a subtle geometric pattern on its doors. Retaining a sense of calm, the en suite bathroom is painted in Cromarty, a misty green hue by Farrow and Ball. Designed by Porter Bathrooms, the bronze brassware and marble add to the luxury feel, complete with a dual vanity unit. Two further guest bedrooms are found opposite the principal suite, which share a large family bathroom, also by Porter Bathrooms – this time painted in Castell Pink, by Little Greene.

The apartment also comes with private step-free lift access.











“Harking back to the home’s heritage, cornicing surrounds the high ceiling while an Etoile marble fireplace surround provides a focal point.”



RECEPTION / DINING ROOM

23'1 x 14'10 (7.0m x 4.5m)

KITCHEN

14'3 x 11'2 (4.3m x 3.4m)

BEDROOM 1

14'7 x 11'10 (4.4m x 3.6m)

BEDROOM 2

15'0 x 13'0 (4.5m x 3.9m)

BEDROOM 3

13'5 x 7'6 (4.0m x 2.2m)

Approx. Gross Internal Area = 1,336 sq ft / 124.1 sq m

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

Property Details

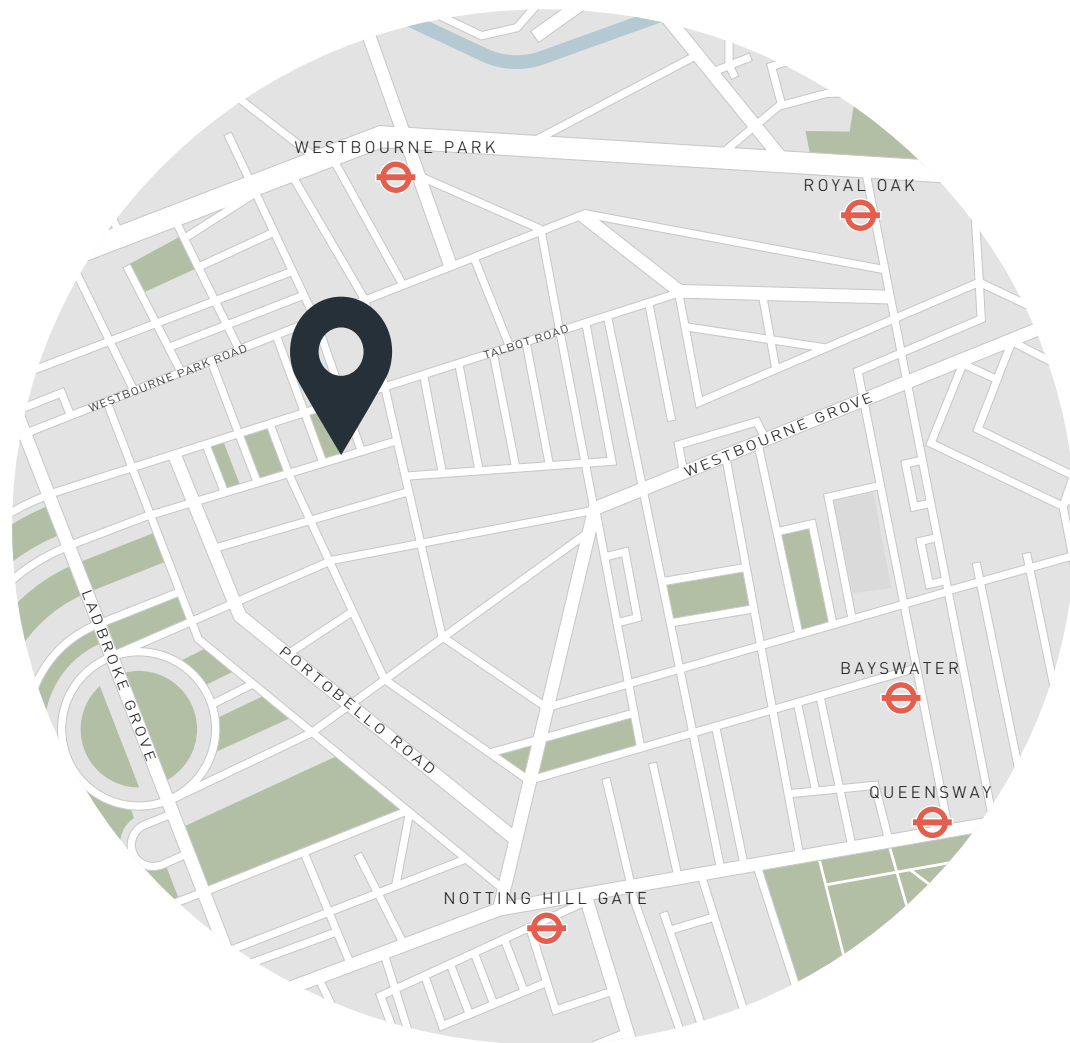
Recently refurbished to an exceptional standard
 Spacious reception and dining room
 Large modern kitchen
 Principal bedroom suite
 Two guest bedrooms
 Family bathroom
 Underfloor heating
 Air conditioning
 Access to Pembridge Square communal gardens
 Private step-free lift access
 Royal Borough of Kensington and Chelsea

Approx. 1,336 sq ft / 124.1 sq m

EPC=C

Tenure: Share of Freehold

Council Tax Band: G



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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