

DOMUS NOVA



Pembridge Villas W11
£1,200,000



On one of Notting Hill's most handsome streets, this two-bedroom garden apartment expertly balances heritage architecture with finely-tuned contemporary interiors.

Refined stucco-fronted townhouses characterise Pembridge Villas, a peaceful street in the heart of Notting Hill. The home's private entrance opens with pale herringbone floors into an elegantly crafted reception room. Immaculate cornicing and a stone fireplace are a smart backdrop for furniture. French doors fill the space with sunlight, leading directly onto a south-facing terrace. Next door, the kitchen is streamlined and minimalist; handleless cabinets give way to integrated Miele appliances. A trio of pendant lights hang over a dining area, bathed in natural light through a sash window.











Sophisticated interior design ensues in the principal bedroom, finished with carpeted floors, decorative wallpaper and a fluted glass chandelier. Things take a dramatic turn in the en suite bathroom: oversized marble tiles surrounded a shower with matte-black finishes — a style matched in the additional bathroom, which features an inviting bathtub. Completing the property is a guest bedroom with a modish shiplap wall and gilded hanging bedside lights.

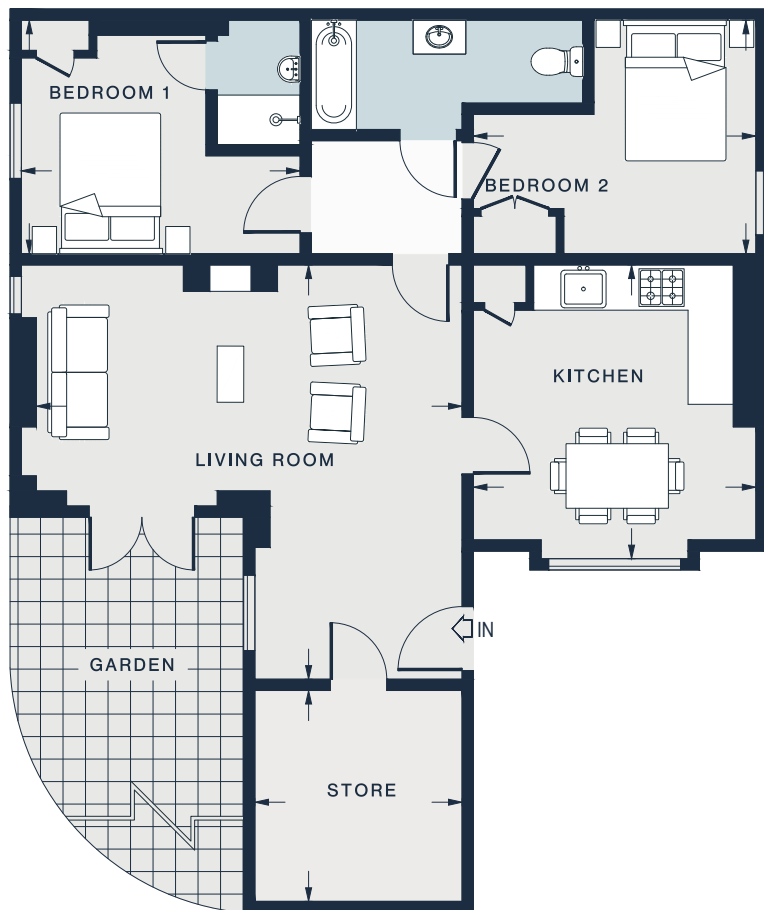












GROUND FLOOR

LIVING ROOM
18'6 x 18'1 (5.6m x 5.5m)

KITCHEN
12'10 x 12'6 (3.9m x 3.8m)

STORE
9'2 x 8'10 (2.8m x 2.7m)

BEDROOM 1
12'2 x 10'2 (3.7m x 3.1m)

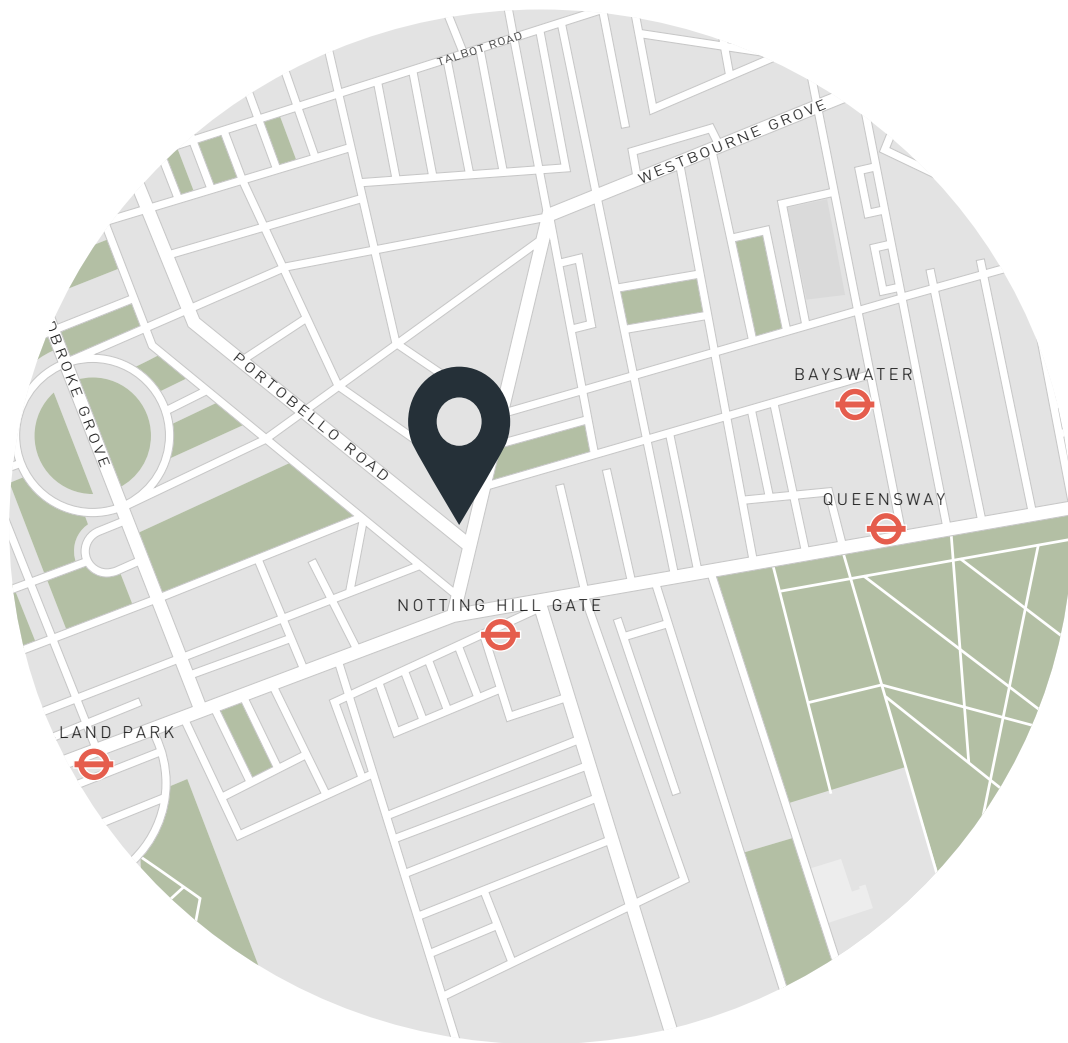
BEDROOM 2
12'2 x 10'2 (3.7m x 3.1m)

Approx. Gross Internal Area = 869 sq ft / 80.73 sq m

Property Details

Reception room
Open-plan kitchen and dining room
Principal bedroom suite
Guest bedroom
One further bathroom
Private terrace
Storage
Royal Borough of Kensington & Chelsea

Approx. 869 sq ft / 80.73 sq m
EPC - D
Council tax - F
Annual service charge - approx. £3,150
Share of freehold - circa 999 years



Location

With its rows of period townhouses and leafy trees, Pembridge Villas enjoys a sense of tranquillity that belies its proximity to the hotspots of Notting Hill. After a workout at SoulCycle, Farm Girl is a local favourite for brunch. Antiques hunting is best along Portobello Road, infamous for its eclectic range of market stalls. Daylesford Organic Farm Shop is conveniently located for groceries, while the lawns of Hyde Park are just ten-minutes away – the Serpentine Lido calls the early-morning swimmers.

Notting Hill Gate - 4 mins (Circle, Central, District)

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Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

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