

DOMUS NOVA



Pembridge Villas W11
£2,000,000



Exuding the sophisticated style of its refined cream façade, meticulous interiors characterise this three-bedroom apartment for sale in Notting Hill.

Sit on a leafy street in the heart of Notting Hill, Pembridge Villas presents a peaceful retreat just moments away from vibrant Portobello Road.

Setting a tranquil tone for the home, warm white spotlights illuminate soothing sage green walls in the open-plan reception room. A striking black fireplace anchors the space, its marble surround adding a touch of elegance. Paying homage to the residence's historic roots, cornicing and a ceiling rose exude timeless charm. Framing picturesque views over the street below, a generous window invites natural light into the space.

Sliding doors connect the adjacent kitchen and dining room, where a continuation of colours and materials forge a seamless link between spaces. Light green cabinetry echoes the tones of the reception, while a marble backsplash mirrors the fireplace surround. Integrated appliances and an ergonomic design leave a streamlined finish.







There's a peaceful ambience to the principal bedroom suite, where cool beige walls contrast a pristine white ceiling. Thoughtfully designed fitted wardrobes offer a sophisticated space for storage. The contemporary en suite bathroom exudes warmth, with terracotta-toned tiles enveloping a luxurious walk-in shower.

Wood floors extend through to the guest bedroom, where a serene colour palette sets a calming tone. A third bedroom enveloped in sage shiplap panels has versatility to be utilised as a home office. Catering to both bedrooms, a spacious family bathroom exudes opulence, with lustrous cream tiles surrounding an indulgent sunken bathtub.









Second Floor

RECEPTION
16'5 x 14'3 (5.0m x 4.3m)

KITCHEN
14'1 x 12'11 (4.3m x 3.9m)

BEDROOM
16'6 x 11'1 (5.0m x 3.4m)

BEDROOM
12'11 x 11'2 (3.9m x 3.4m)

BEDROOM
9'9 x 9'9 (3.0m x 3.0m)

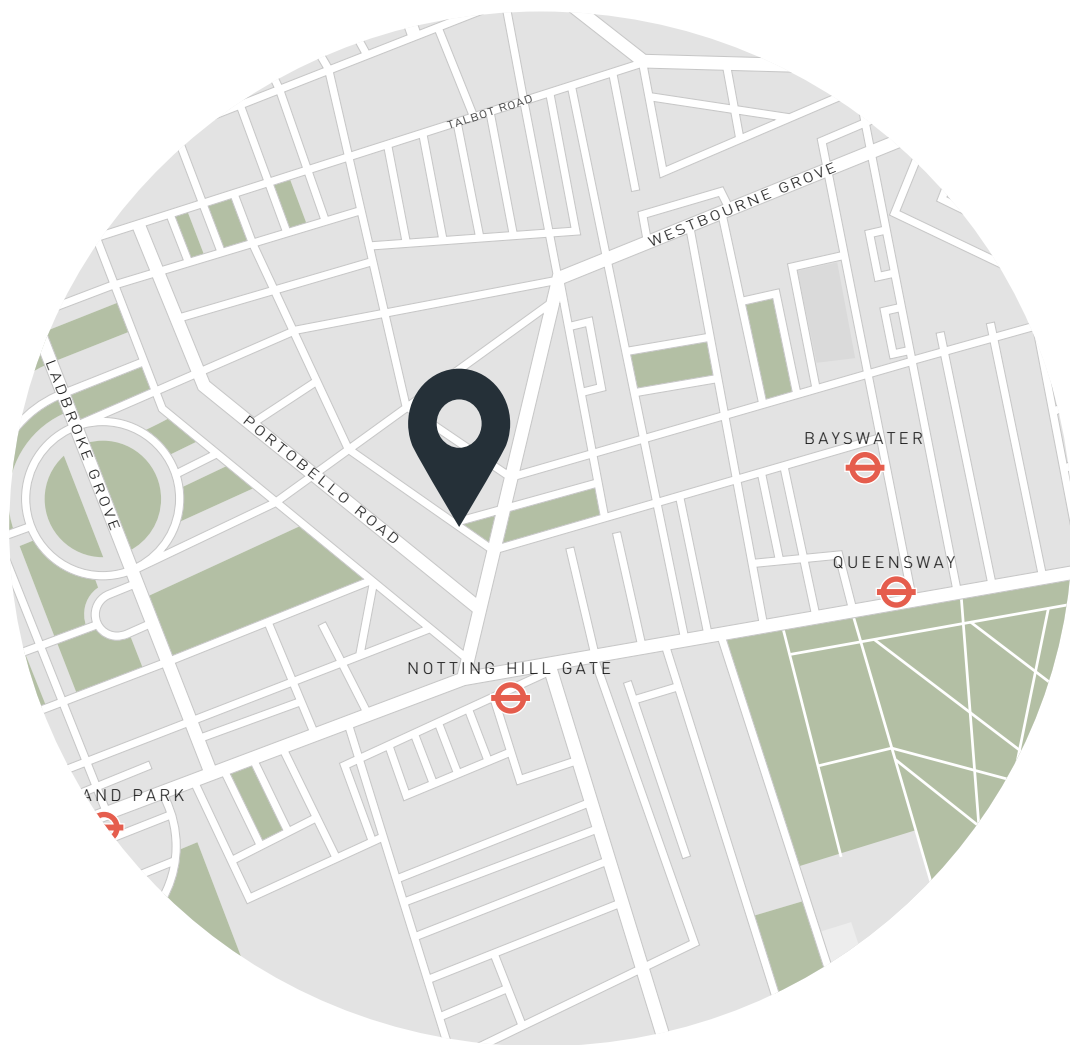
Approx. Gross Internal Area = 1033 sq ft / 96.0 sq m

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

Property Details

Open-plan kitchen and reception room
Principal bedroom suite
Two guest bedrooms
Family bathroom
Royal Borough of Kensington & Chelsea

Approx. 1,033 sq ft / 96 sq m
EPC - E
Council tax - G
Leasehold - circa 954 years
Ground rent - £100 per annum
Service charge - circa £2,000 per annum



Location

Just minutes away from the heart of Notting Hill, there's a true sense of tranquillity to Pembridge Villas. Stop by Farm Girl for breakfast or brunch, then browse the vintage stores and antique stalls on Portobello Road. Take an invigorating workout at Bodyism, picking up groceries from Daylesford Organic en route home. Enjoy Grecian delights at Zephyr, then end the day with drinks at local favourite, The Sun in Splendour.

Notting Hill Gate – 4 mins (Central, Circle, District)
Royal Oak – 18 mins (Circle, Hammersmith & City)
Shepherd's Bush – 23 mins (Overground, Southern)

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