



PEMBRIDGE CRESCENT, W11
£795 PER WEEK (£3,445.00 PCM) FURNISHED

**AN ELEGANT AND SPACIOUS ONE DOUBLE BEDROOM FLAT ON THE
 RAISED GROUND FLOOR OF THIS IMPRESSIVE PERIOD BUILDING ON
 ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS.**

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An elegant and spacious one double bedroom flat on the raised ground floor of this impressive period building on one of the area's most sought after locations. The property comprises: Wonderfully bright living room with high ceilings and large west facing sash windows, separate fully fitted kitchen, immaculate and spacious bathroom with shower over bath and spacious double bedroom positioned at the back of the property. The property further benefits from fantastic storage throughout and has been beautifully furnished and presented throughout.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

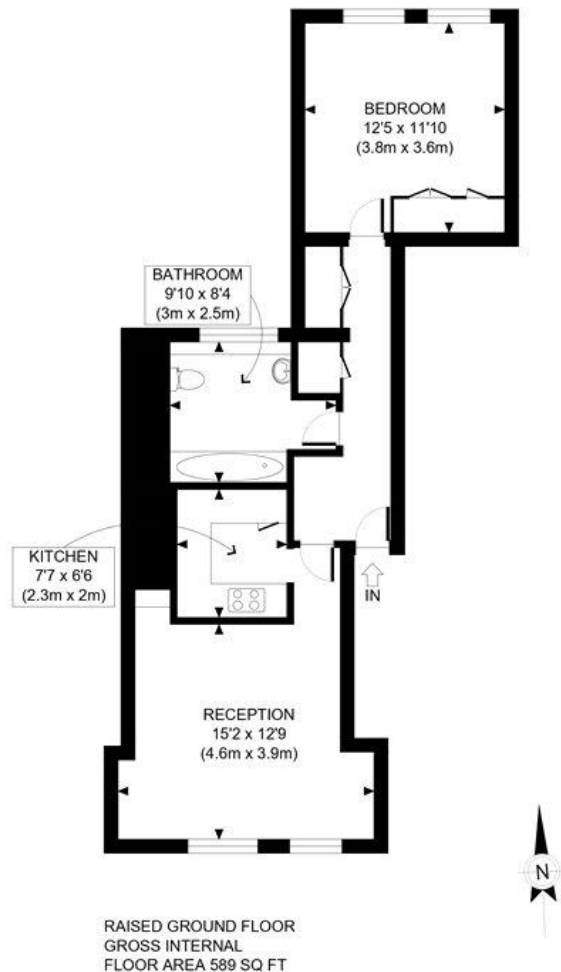
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



LOCATION:

Pembridge Crescent is a highly sought-after and imposing residential street, holding an ideal position running north from Pembridge Villas, between the many transport links of Notting Hill Gate and the boutiques and restaurants of Westbourne Grove.



APPROX. GROSS INTERNAL FLOOR AREA: 589 SQ FT/ 55 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Deposit: £3,975

Holding Deposit: £795

Council Tax Band: E (RBKC)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth

for every step...

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.