



## **VISCOUNT COURT, PEMBRIDGE VILLAS, LONDON, W2**

**£950,000 LEASEHOLD (171 YEARS REMAINING)**

**AN OUTSTANDING, UNUSUALLY LARGE, ONE BEDROOM APARTMENT, IN THE HEART OF NOTTING HILL, WITH SHOWSTOPPING VIEWS ACROSS THE LONDON SKYLINE.**

**1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Upper Floor with Lift, Balcony, Period, 817 Approx Sq Ft, Service Charge £6,000 - £7,000 p/a, Ground Rent N/A**

**Winkworth**

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### **DESCRIPTION:**

This impressively large and bright, one bedroom apartment is situated on the fourth floor of this elegant, period mansion block, overlooking Westbourne Grove. The accommodation is stylishly laid out and comprises; entrance hallway, reception room, separate kitchen, bathroom and a bedroom. This exceptional flat boasts an abundance of features including; the magnificent reception room with a bow shaped end and six large windows flooding the room with light, the pretty ornate cast iron balcony, large bay window in the bedroom and high ceilings throughout. Being on the fourth floor the apartment has far reaching panoramic views across the surrounding skyline, while there is a lift for ease of access in the building.

### **LOCATION:**

Viscount Court is in prime Notting Hill, at the corner of Pembridge Villas and Chepstow Place, just by Westbourne Grove. Enjoying nearby Portobello Road, Bayswater, Queensway and all the fashionable boutiques, bars, restaurants and cafes within short walking distance, the area is extremely well served by transport amenities. This includes Underground Stations at Notting Hill Gate, Bayswater and Queensway, as well as Paddington Station with rail services, the Elizabeth Line and Heathrow express which are less than a 10-minute walk away. Green space is right nearby at Kensington Gardens and Hyde Park.

### **LOCAL AUTHORITY AND COUNCIL TAX BAND:**

Royal Borough of Kensington and Chelsea (Band F)

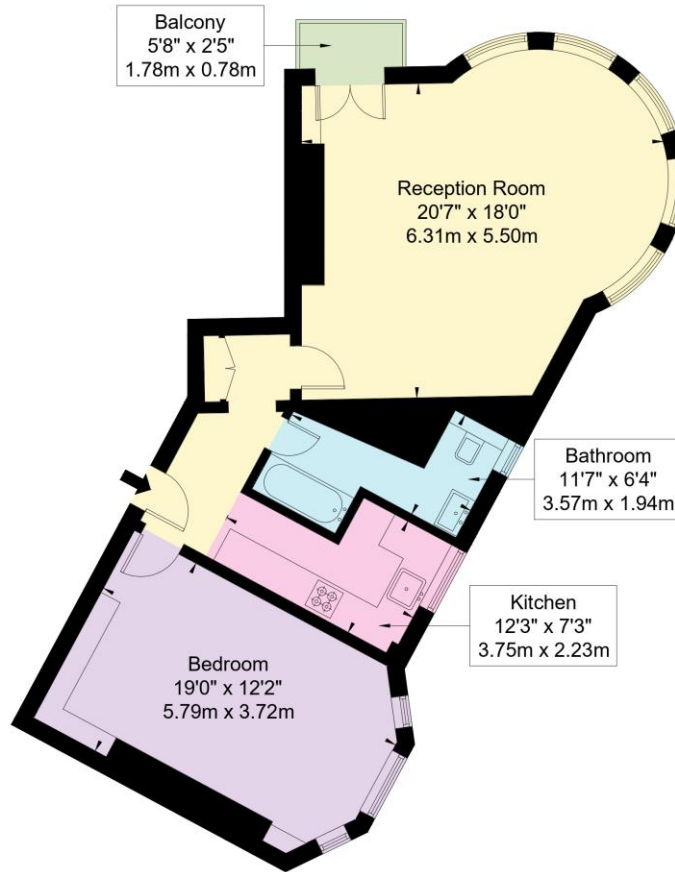


# Viscount Court, W2 4XA

Approx Gross Internal Area = 74.53 sq m / 802 sq ft

Balcony = 1.38 sq m / 15 sq ft

Total = 75.91 sq m / 817 sq ft



Fourth Floor

Ref :

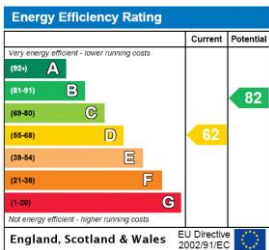
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**BLEU  
PLAN**

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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.



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