



RODNEY HOUSE, PEMBRIDGE CRESCENT, W11
£1,200,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED & WONDERFULLY BRIGHT TWO DOUBLE BEDROOM TWO BATHROOM FLAT ON THE TOP FLOOR OF THIS MODERN BUILDING, INCLUDING A CAR PARKING SPACE, LOCATED ON THIS HIGHLY SOUGHT-AFTER STREET.

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

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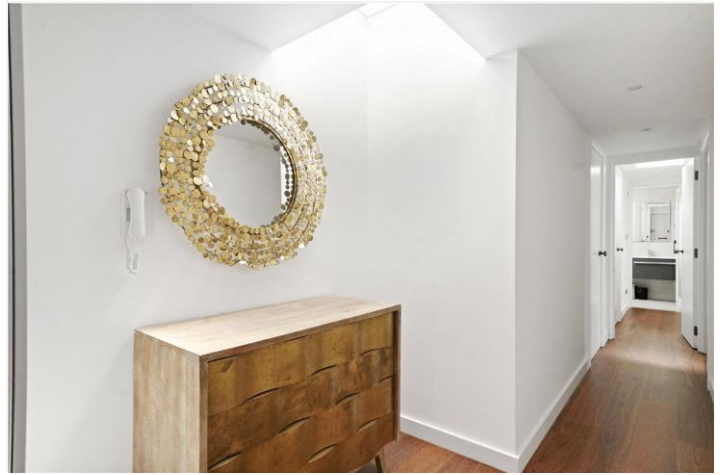


DESCRIPTION:

This exceptionally bright flat has been totally refurbished and upgraded by the current owner giving a sleek and modern finish throughout. Located on the top floor of a purpose-built block there is lift access, via a newly upgraded lift. The apartment extends to 794sq.ft of very well laid out space comprising; entrance hall, open plan kitchen dining and reception room, two double bedrooms, one ensuite and a further shower room. Included in the sale is a car parking space in the secure gated carpark.

LOCATION:


Pembridge Crescent is an impressive and sought after residential street ideally located running from Pembridge Villas to Chepstow Villas, a short walk from the boutiques of Westbourne Grove and transport links of Notting Hill Gate.



Rodney House, Pembridge Crescent, W11 3DY

Approx. Gross Internal Area = 73.8 sq m / 794 sq ft



 = Reduced headroom below 1.5m / 5'0



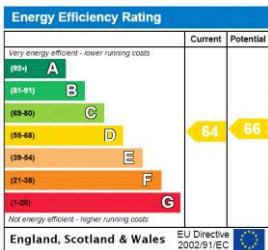
Fifth Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.



Utilities:

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

Tenure: Share of Freehold

Term: 940 year and 3 months

Service Charge: £3625 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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.

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