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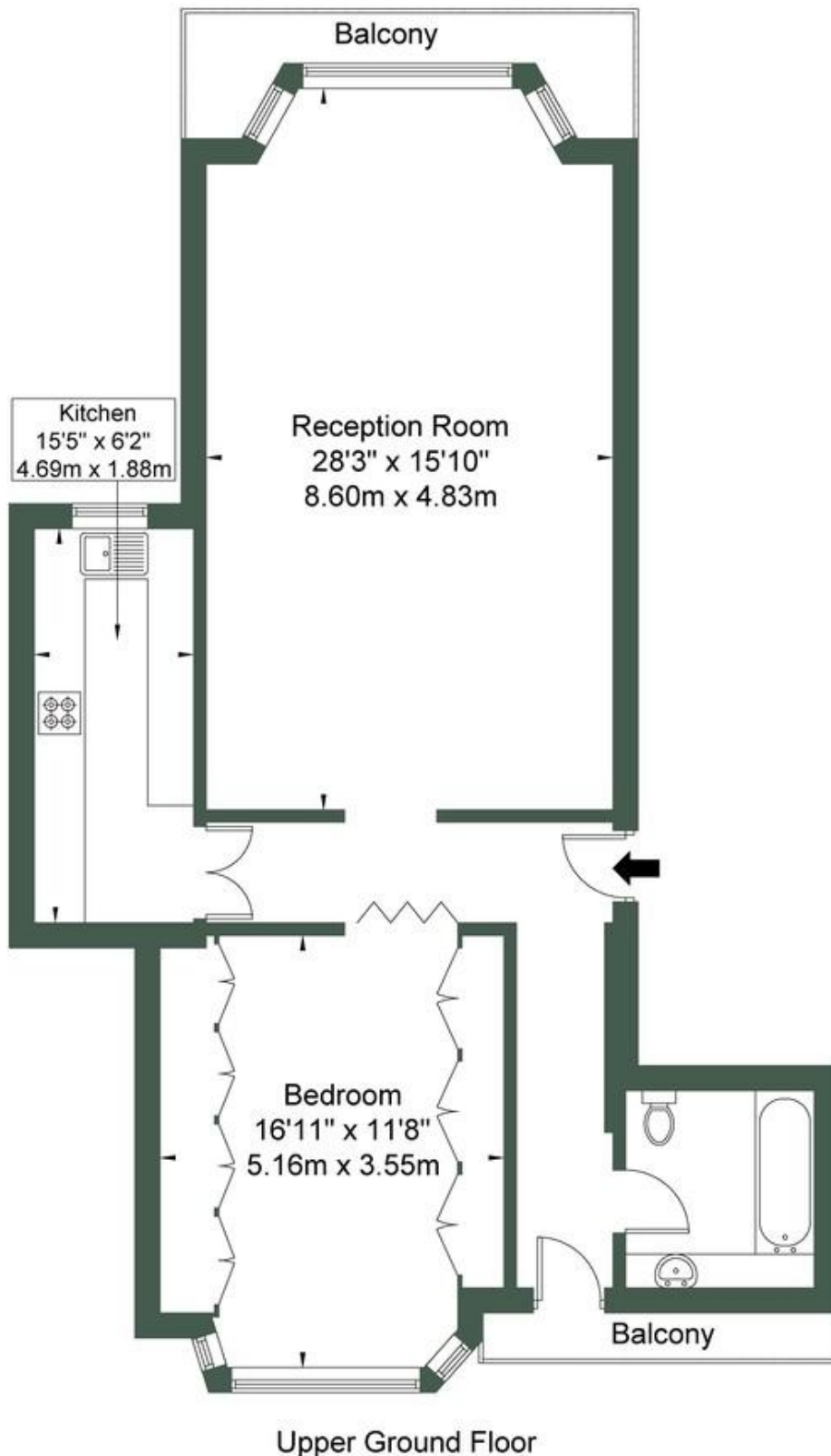
## Pembridge Square, London £1,525,000 Leasehold

Mile are delighted to bring to this amazing one bedroom apartment on this prime sought after street in Notting Hill. Set on the raised ground floor of this stunning period conversion, this fantastic home offers 944 sq ft of light flooded living space. Taking shape of a remarkable 28 ft reception room with incredible imposing head height, a generous double bedroom, kitchen which requires some modernisation and similarly bathroom requiring updating. There are also two quaint balconies to the front and rear of the property. Sold chain free with a 84 year lease. Pembridge Square is a premier location ideal for the fashionable restaurants, shops and bars of Notting Hill and Portobello Road.

- Period property
- Large one bedroom
- Fantastic location
- Chain free
- 84 year lease
- Modernisation required
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# Pembridge Square, W2 4EH

Approx Gross Internal Area = 87.7 sq m / 944 sq ft



Ref

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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

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.