



68 PEMBRIDGE ROAD

OBBARD



# OBBAR

## 68 Pembridge Road, W11 3HN

Furnished | £10,000 per month | Available 1st May

A beautifully refurbished four-bedroom Victorian house on Pembridge Road, Notting Hill, offering 1,926 sq ft of modern living space with period charm. The home features 3.16-metre-high ceilings and an open-plan layout across three floors.

The ground floor includes a spacious living area with a sleek Leicht kitchen and Miele appliances, leading to a courtyard garden. It also offers bike storage and a cloakroom.

The first floor has two bedrooms, one en-suite, a reception room, and a rear balcony. The top floor features a luxurious master suite, a family bathroom, a Juliet balcony, built-in storage, and a fourth bedroom with an en-suite shower room.

Located near Notting Hill Gate's shops and restaurants, with easy access to transport links and Hyde Park.







APPROXIMATE GROSS  
INTERNAL AREA  
1,926 sq ft  
178.93 sq m

Key :  
CH - Ceiling Height

APPROX. GROSS INTERNAL AREA \*  
1926 Sq Ft - 178.93 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



# OBBAR

+44 (0)20 7349 8920

[info@obbard.co.uk](mailto:info@obbard.co.uk)

The Yacht Club, Chelsea Harbour  
London SW10 0XA  
[obbard.co.uk](http://obbard.co.uk)

Important Notice: Obbard, its clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 06/10/22 OBBARD-220925-13GG

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus) A                                 | B | 93      | 93        |
| (81-91) B                                   | C |         |           |
| (69-80) C                                   | D |         |           |
| (55-68) D                                   | E |         |           |
| (39-54) E                                   | F |         |           |
| (21-38) F                                   | G |         |           |
| (1-20) G                                    |   |         |           |
| Not energy efficient - higher running costs |   |         |           |