



**PEMBROKE PLACE, W8**  
**£995,000 SHARE OF FREEHOLD**

**A CHARMING AND TOTALLY REFURBISHED ONE BEDROOM GARDEN FLAT SITUATED ON THE GROUND FLOOR OF A PERIOD BUILDING LOCATED IN AN ATTRACTIVE CUL DE SAC CLOSE TO KENSINGTON HIGH STREET AND HOLLAND PARK.**

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## **DESCRIPTION:**

A charming and totally refurbished one bedroom garden flat situated on the ground floor of a period building located in an attractive cul de sac close to Kensington High Street and Holland Park.

The flat has a reception room with parquet wood flooring, a large glazed door to the garden and an arch through to the modern kitchen. The double bedroom overlooks the cul de sac and is served by a chic and contemporary shower room.

Pembroke Place is a small square just off Kensington High Street with its myriad of shops, restaurants and transport facilities. The verdant green open spaces of Holland Park are also within a few minutes' walk.

## **ACCOMODATION:**

Entrance Hall | Reception Room | Modern Kitchen | Bedroom | Luxury Shower Room | Garden

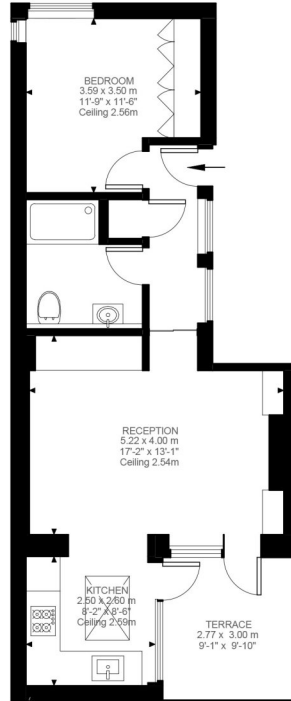
## **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

## **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Earls Court  
Kensington Olympia





Raised Ground Floor

Pembroke Place, W8  
 Approximate Gross Internal Area  
 52.02 SQ.M / 560 SQ.FT

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		65
39-54	E	46	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lease:** approx. 985 years remaining  
**Ground Rent:** TBC  
**Service Charge:** £1,680 per annum  
**Council tax band:** F

*Please note all figures are approximate*

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