



**PEMBROKE PLACE, W8**  
**£795,000 SHARE OF FREEHOLD**

**A CHARMING ONE BEDROOM PATIO 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 one bedroom patio 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 a large, glazed door to the patio garden and an arch through to a conservatory which also has glazed door onto the patio. There is a separate kitchen, double bedroom and a bathroom. The flat is ergonomic and spacious but now requires some modernisation allowing any incoming purchaser the opportunity to create a home in their own style and taste.

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

## ACCOMMODATION:

Entrance Hall | Reception Room | Conservatory | Kitchen | Bedroom | Bathroom | Patio Garden

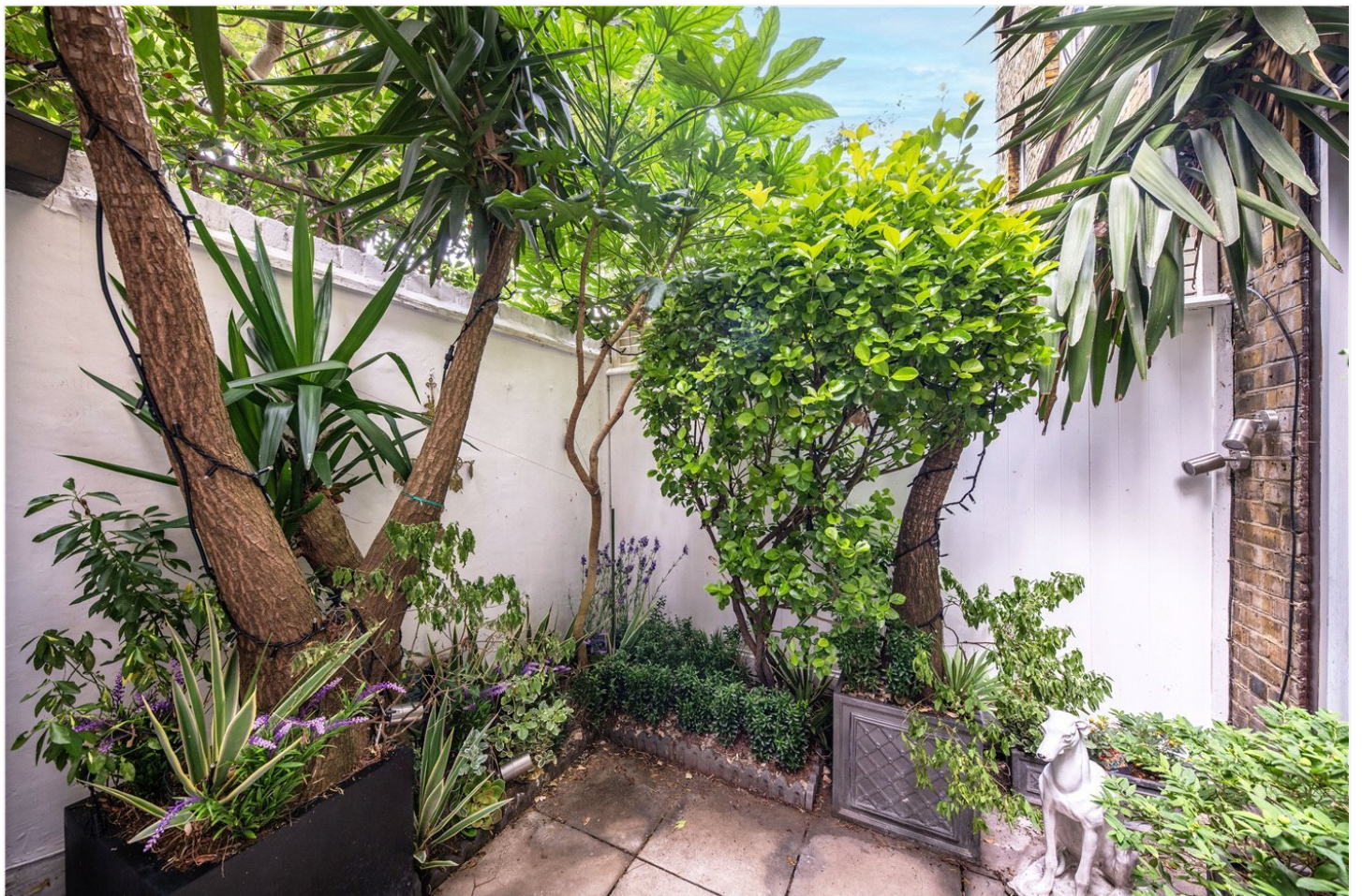
## LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Kensington Olympia







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 594 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 594 SQ FT/ 55 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS CO. UK  
THE TOP STEP FOR PROPERTY BUILDING

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			64
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 975 years remaining  
Ground Rent: None  
Service Charge: £2,300 per annum  
Council tax band: F

*Please note all figures are approximate*

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