



**JAPAN  
SALES & LETTINGS  
AGENCY**



## Pembridge Gardens, W2

**£3,250**



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1



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C

**Council  
Tax Band D**

For viewing requests, please email us.

### Key features:

- 1 bedroom, 1 bathroom
- Parking: TBC
- Furnishings: Furnished
- Pets: No
- No HMO in this flat so no sharers more than 3 (2 is acceptable)
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Excellent Notting Hill Gate location with shops, cafés and restaurants on the doorstep, featuring a modern kitchen, good-sized living room and comfortable bedroom

### Description:

- 1 min walk to Notting Hill Gate Station
- 3 mins walk to Little Waitrose & Partners and Tesco Express grocery stores
- 1 min walk to local cafés and restaurants
- EPC: C
- Council: Kensington And Chelsea, Tax band D (Please search the fees from here [gov.uk/council-tax-bands](http://gov.uk/council-tax-bands))
- 409.029 sqft / 38 sqm
- Property type: Flat

This well-presented 1-bedroom flat offers comfortable living in one of West London's most desirable and vibrant neighbourhoods. The property features a bright and decent-sized living room, a neatly designed kitchen with modern fittings, and a spacious bedroom that provides a calm retreat from the lively surroundings. Fully furnished, the flat is ready for occupation and ideal for those seeking a convenient, low-maintenance home.

