

Provisional

West Pembroke Court, 19 Pembroke Place  
London, W8

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A charming first floor one bedroom flat

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

First floor | Reception room | Double bedroom | Kitchen | Bathroom

**Asking Price £650,000** Share of Freehold

## Description

A charming first floor one bedroom flat situated moments from Holland Park and Kensington High Street. The accommodation comprises a bright reception room, double bedroom, fitted kitchen and family bathroom.

## Location

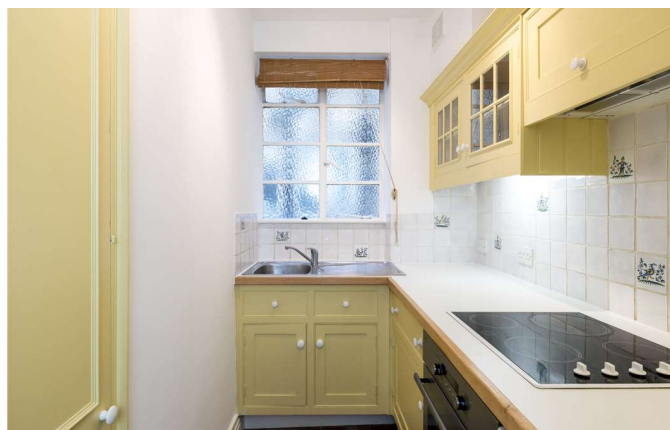
Pembroke Place is quietly tucked away to the South of Kensington High Street and is therefore highly convenient for the numerous shopping and transport facilities found close by and the open space of Holland Park.

## Additional Information

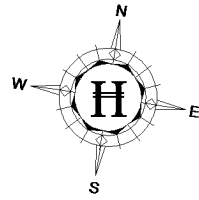
Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

Tenure:- Share of Freehold 983 years

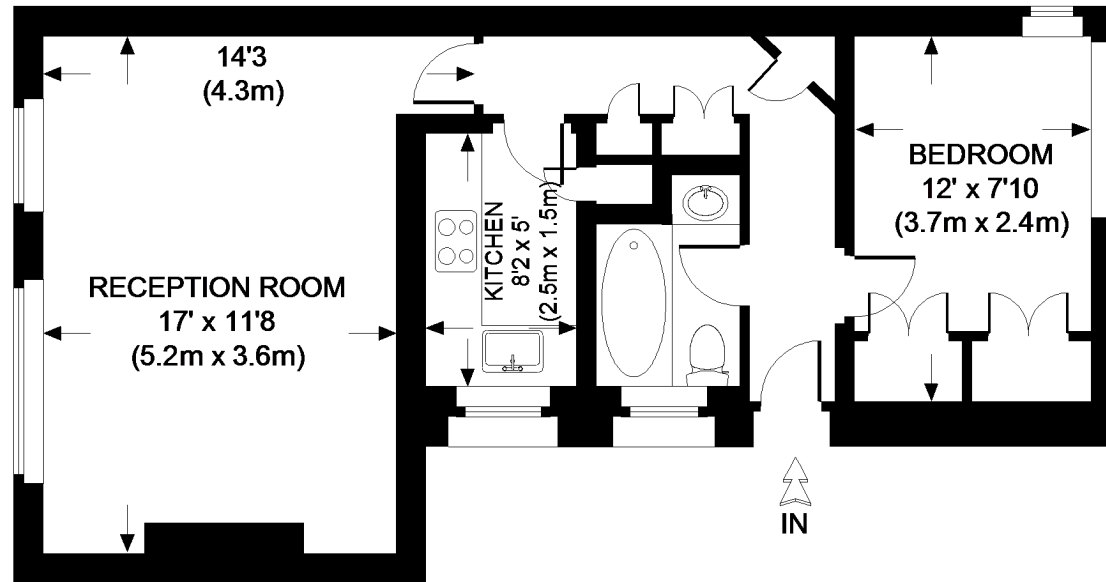
Service charge:- TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## WEST PEMBROKE COURT



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 474 SQ.FT. (44 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon

Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

