



**Pembroke Gardens, Kensington, W8 6HT**

**Guide Price £21,950,000 Freehold**

## Introducing Pembroke Gardens...

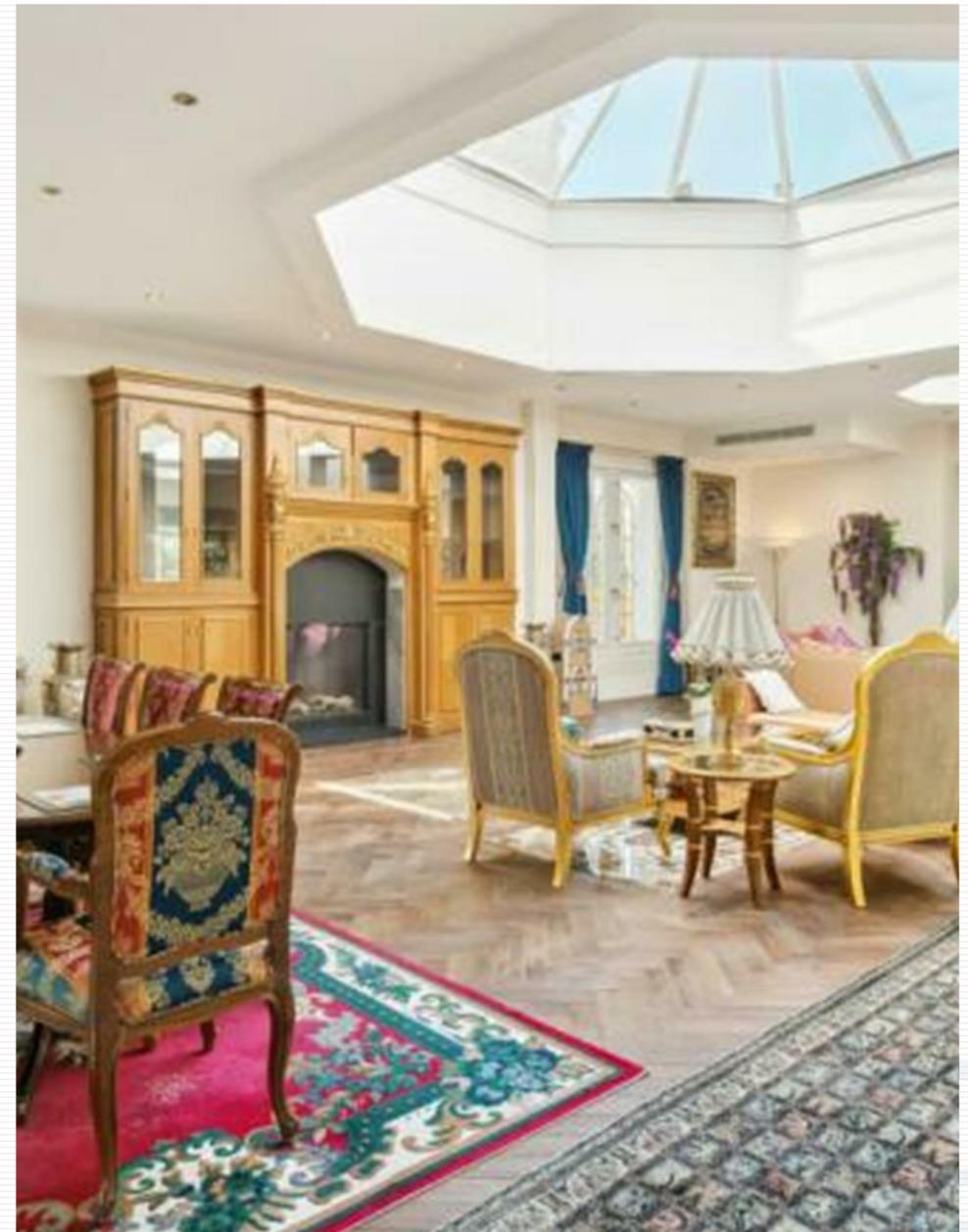
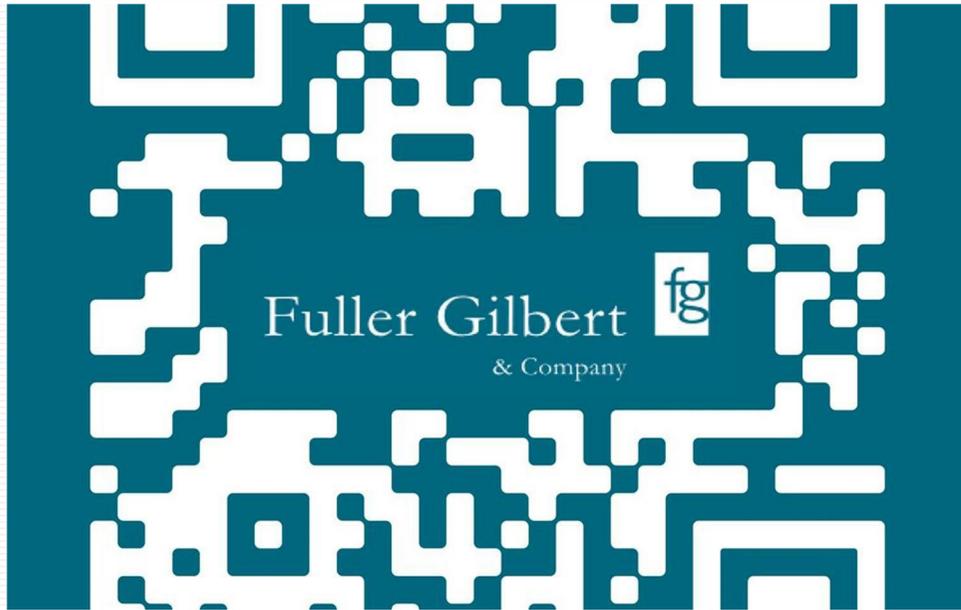


## Welcome to Kensington...

Pembroke Gardens is situated in the prestigious borough of Kensington & Chelsea which is known for his beautiful garden squares. This particular road is located south of High Street Kensington and within easy reach of the underground and a variety of local restaurants, pubs and wine bars with the green spaces of Hyde Park and Holland Park close by.



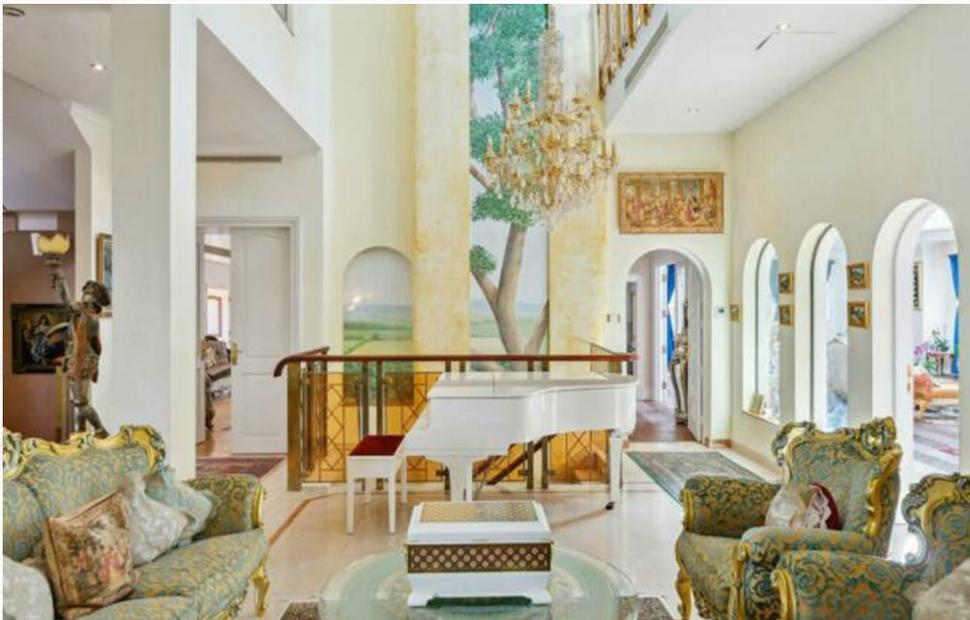
- **Substantial Detached Family Home**
- **7 / 8 Bedrooms**
- **7 Bathrooms**
- **Lift Access to all Floors**
- **Double Garage**
- **Garden & Terrace Balcony**
- **Gym**
- **Air Conditioning Throughout**

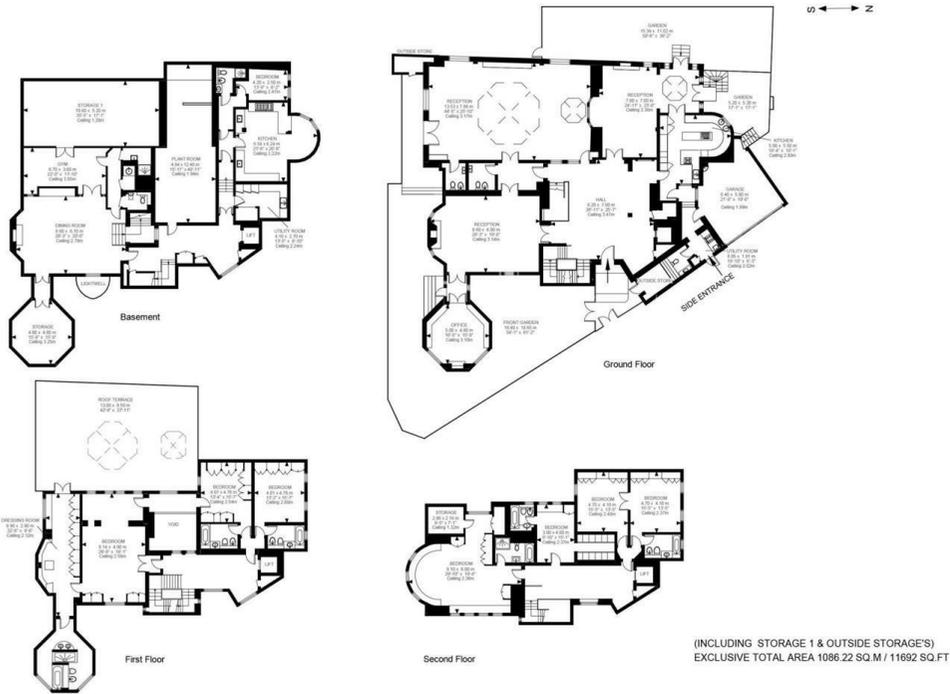




## Pembroke Gardens







**Pembroke Gardens, Kensington**

Approximate Gross Internal Area  
1153.39 SQM / 12415 SQ.FT

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

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Current	Normal	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Normal
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-91) B			
(69-80) C				(49-80) C			
(55-68) D				(35-68) D			
(39-54) E				(19-54) E			
(21-38) F				(1-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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