



# 2 Rodney House, 12-13 Pembridge Crescent

£825,000 Share of Freehold

2 bedroom house for sale

## Description

A bright, spacious and well-proportioned ground floor two bedroom apartment with its own private entrance located in this highly sought-after location in the heart of Notting Hill. Recently refurbished and benefitting from private off-street parking, this property can be moved into with little further expense. Pembridge Crescent is a short walk from the restaurants and shops of Westbourne Grove and Notting Hill Gate.

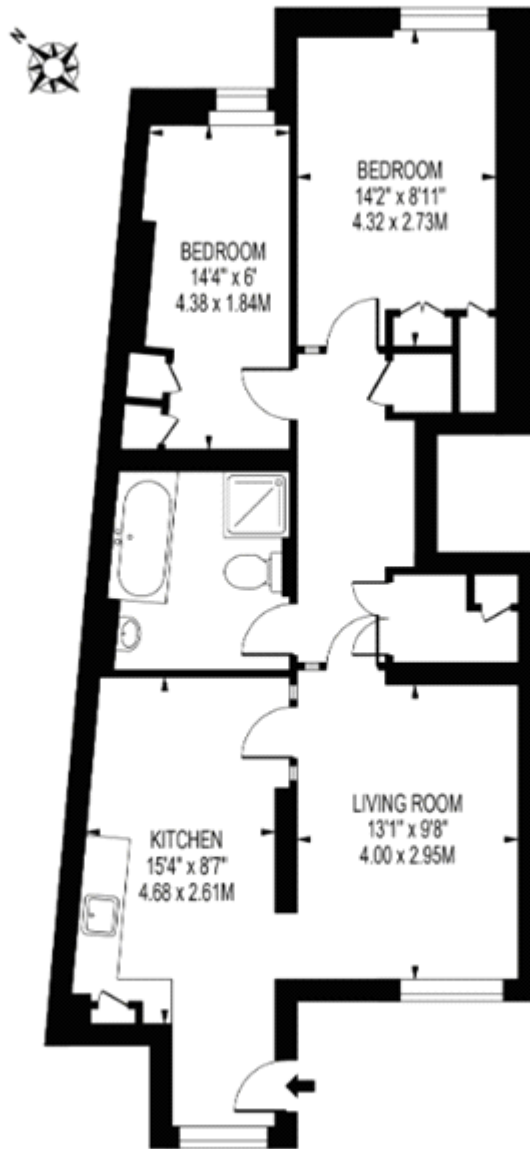
## Tenure

Share of Freehold



# RODNEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 719 SQ FT - 66.82 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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