

Hamptons

INTERNATIONAL



Pembridge Villas, London, W11

9 🏠 6 🚗 3 📧

£12,000,000

(£12,000,000)

Property details



Key features

- **Development Opportunity.**

Pembridge Villas, London, W11

9 🏠 6 📄 3 📧

£12,000,000
(£12,000,000)

Description

A truly unique opportunity to acquire a freehold house on one of Notting Hill's most sought-after roads, currently arranged as five self-contained flats and extending to just under 4,000 sq ft with the potential to achieve 8,300sq ft with a configuration fit for an exceptional family residence. This property represents one of the most ambitious planning consents in the area, taking permissions to the optimum, and allowing for the creation of an extraordinary single residence. Once complete, Pembridge House will stand as one of the most impressive homes in W11, with an anticipated delivery timeframe of 18 months. The vision for the finished home is uncompromising: a master residence spanning three floors from basement to first at 6,200 sq ft. Designed to maximise lateral living and entertainment space, the master will comprise 5 bedrooms, a 20m pool, wine cellar, gym and cinema room. Second and third floor units, spanning 2,100sqft with separate entrance perfectly serve further family/guest and staff accommodation. Equally compelling is the property's position. Located on a prime stretch of Pembridge Villas & Pembridge Place, the house enjoys landscaped gardens and parking, in a commanding setting within easy reach of Notting Hill Gate, Westbourne Grove, and Kensington Palace Gardens. This coveted address combines leafy tranquillity with immediate access to London's most vibrant boutiques, restaurants, and cultural attractions. Opportunities of this calibre are rarely brought to market. Pembridge House is more than just a home - it is the chance to create a landmark residence in one of London's most prestigious postcodes. Once complete, a sprawling and lateral 8,300 square foot house finished to the bespoke and exacting standards of the buyer. Please note that some of the images have been created using CGI to reflect the finished product and are not an accurate representation of the existing building interior. Outside Landscaped gardens with various lifestyle options as well as private off street parking. Situation Nestled in one of Notting Hill's most desirable enclaves, Pembridge Place and Pembridge Villas embody the elegance and heritage that make W11 such a coveted address. These tree-lined streets are characterised by grand stucco-fronted townhouses and generous proportions, offering a rare blend of architectural distinction and modern comfort. The location is exceptional. Residents enjoy the best of both worlds - the vibrancy of Westbourne Grove with its world-class boutiques, restaurants, and cafés, balanced by the tranquillity of leafy avenues and nearby Kensington Gardens. Just a short stroll from Portobello Road's markets and cultural buzz, the area offers a true "village within the city" atmosphere that continues to attract discerning international buyers. Connectivity is seamless, with Notting Hill Gate providing rapid access to the West End, the City, and Heathrow. Families are equally well served by leading independent schools and a strong sense of community that is rare in central London. For those seeking a home that combines heritage, sophistication, and enduring value, Pembridge Place and Pembridge Villas represent one of the finest addresses in Notting Hill - a pocket of London that is both timeless and effortlessly cosmopolitan. The location is exceptional. Residents enjoy the best of both worlds - the vibrancy of Westbourne Grove with its world-class boutiques, restaurants, and cafés, balanced by the tranquillity of leafy avenues and nearby Kensington Gardens. Just a short stroll from Portobello Road's markets and cultural buzz, the area offers a true "village within the city" atmosphere that continues to attract discerning international buyers. Connectivity is seamless, with Notting Hill Gate providing rapid access to the West End, the City, and Heathrow. Families are equally well served by leading independent schools and a strong sense of community that is rare in central London. For those seeking a home that combines heritage, sophistication, and enduring value, Pembridge Place and Pembridge Villas represent one of the finest addresses in Notting Hill - a pocket of London that is both timeless and effortlessly cosmopolitan. Property Ref Number: HAM-60479



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor plan

PEMBRIDGE VILLAS

Approximate Gross Internal Area
3904 sq. ft. (362.89 sq. m.)



Ground Floor

EXISTING LAYOUT



First Floor

PEMBRIDGE VILLAS

Approximate Gross Internal Area
1286 sq. ft. (119.6 sq. m.) (including Communal Area)



PROPOSED SECOND FLOOR LAYOUT

Approximate Gross Internal Area
760 sq. ft. (70.4 sq. m.) (including Communal Area)



PROPOSED THIRD FLOOR LAYOUT

Approximate Gross Internal Area
1678 sq. ft. (156.4 sq. m.) (including Communal Area)



PROPOSED FIRST FLOOR LAYOUT

Approximate Gross Internal Area
1804 sq. ft. (168 sq. m.) (including Communal Area)



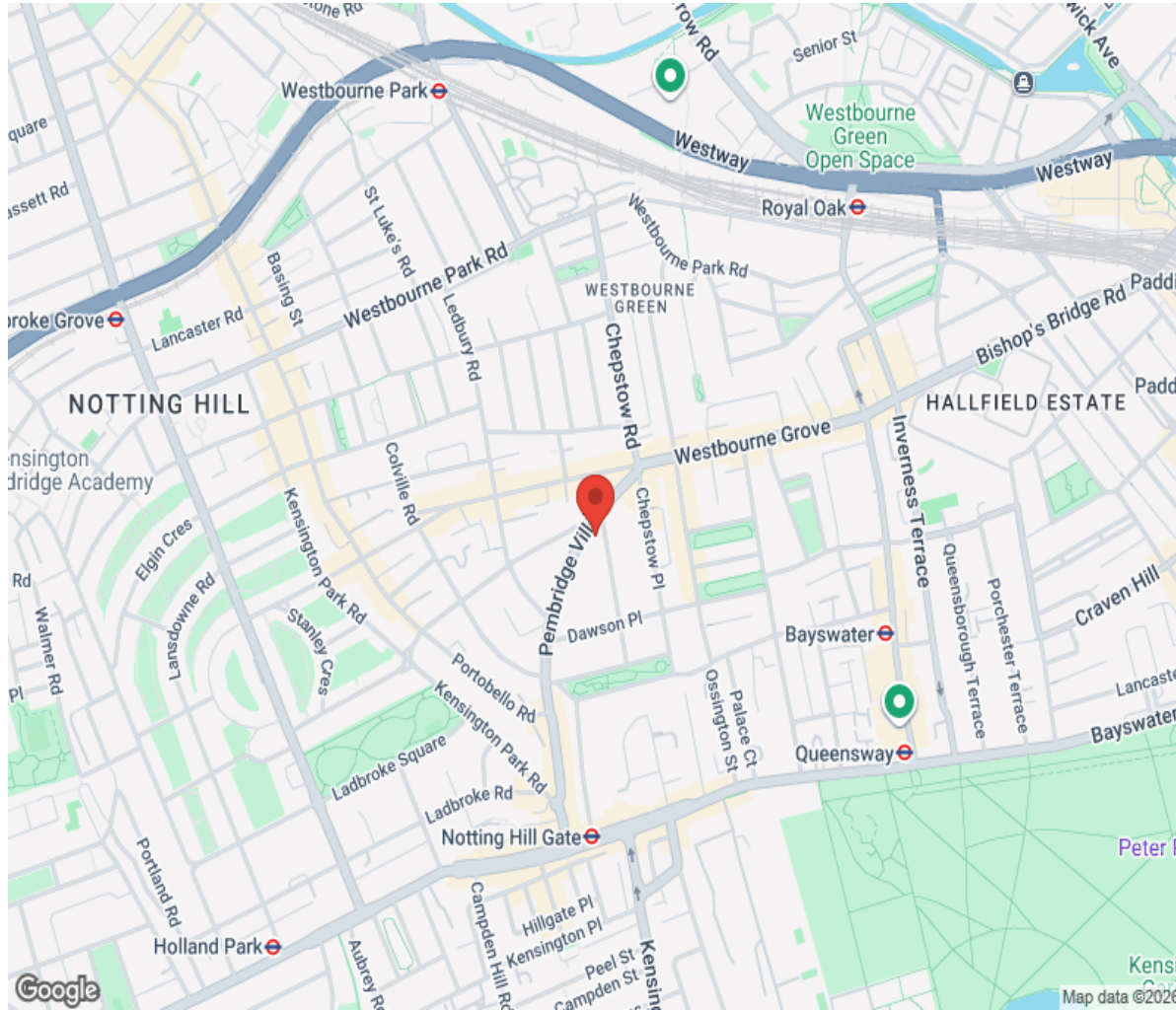
PROPOSED GROUND FLOOR LAYOUT

Approximate Gross Internal Area
2770 sq. ft. (257.4 sq. m.) (including Communal Area)



PROPOSED BASEMENT LAYOUT

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com