

Lot 11, 8 Pembridge Road, Notting Hill, London,

W11 3HL

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Highly Desirable & Valuable West London Residential Investment

www.acuitus.co.uk

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Property Information

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- Less than 50 metres from Notting Hill Gate Underground Station
- Let on a regulated tenancy - tenant in occupation for 60 years
- 5 rooms, kitchen, bathroom/WC and separate WC - approx. 1,426 sq ft
- Rent last assessed in August 2024 and paid quarterly
- Highly affluent West London location
- Low capital value on guide price (£525 psf)
- VAT free investment

Lot

11

Auction

10th July 2025

Rent

£18,008 per Annum Exclusive

Status

Available

Sector

Residential

Auction Venue

Live Streamed Auction

Location

Miles

500 metres north west of Kensington Gardens, 3 miles west of Central London

Roads

A402, A3220, A5, A40

Rail

Notting Hill Gate, Queensway, Holland Park, Bayswater Underground Stations

Air

London Heathrow Airport

Situation

Pembridge Road is located in the heart of Notting Hill, a highly fashionable and affluent West London Suburb within the Royal Borough of Kensington and Chelsea. The property is situated less than 50 metres from Notting Hill Gate Underground Station, with Queensway, Holland Park and Bayswater stations being within walking distance.

Tenure

Long Leasehold. Held for a term of 999 years from completion of the sale at a peppercorn ground rent.

Description

The property comprises a large self contained 5 room maisonette arranged over the first, second and third floors accessed from Pembridge Road. The maisonette provides 5 rooms (currently configured as 2 x bedrooms and 3 x lounges), a kitchen, a bathroom/WC and separate WC. The ground floor shop does not form part of the sale.

VAT

VAT is not applicable to this lot.

Note

Band C.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x. (1)
First Second Third	5 rooms, kitchen, bath/WC and separate WC	132.48	(1,426)	INDIVIDUAL	Regulated Tenancy since 1965	£18,008
Total		132.48	(1,426)			£18,008

(1) The rent was last assessed on 05/08/2024 and is paid quarterly.

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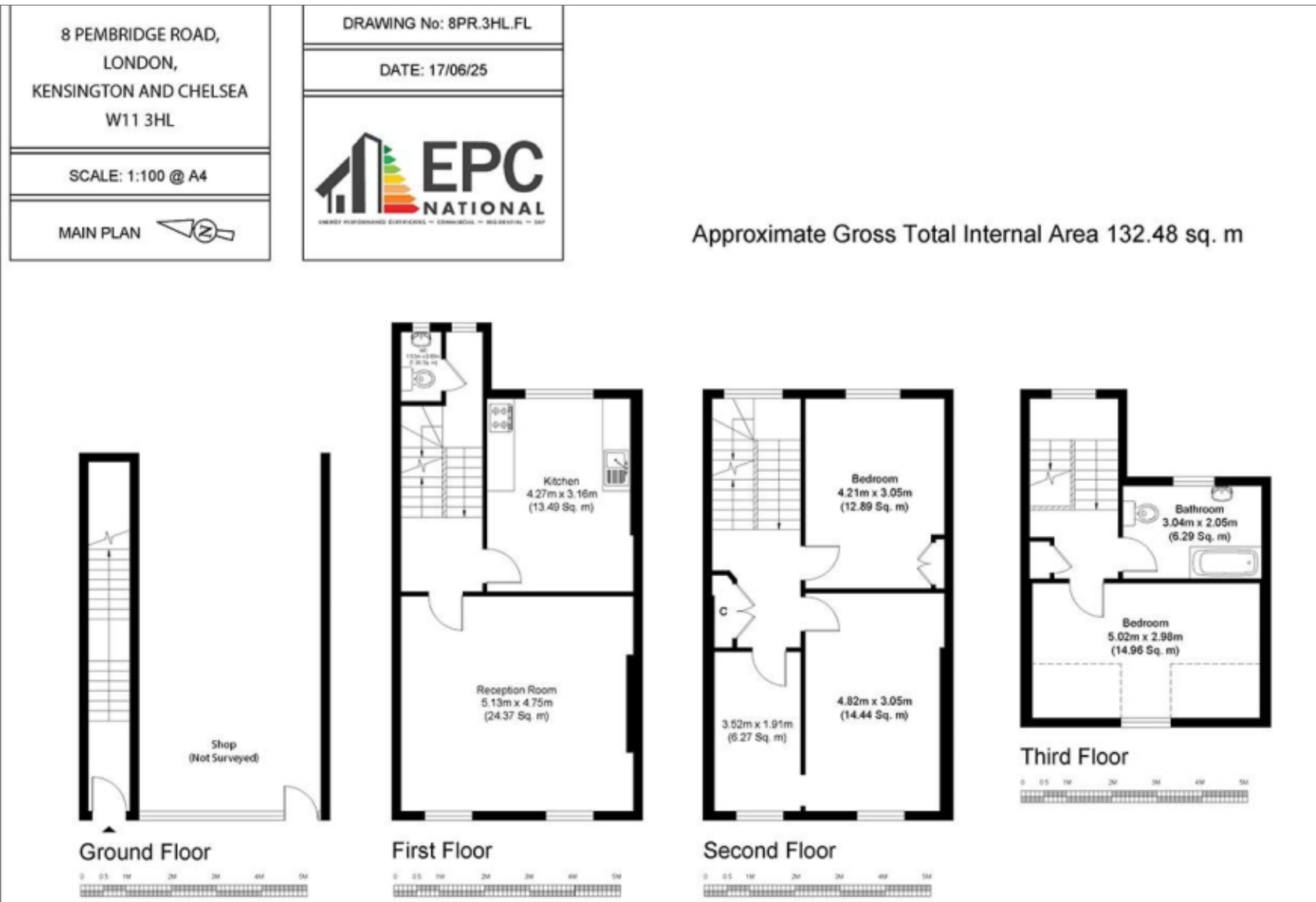


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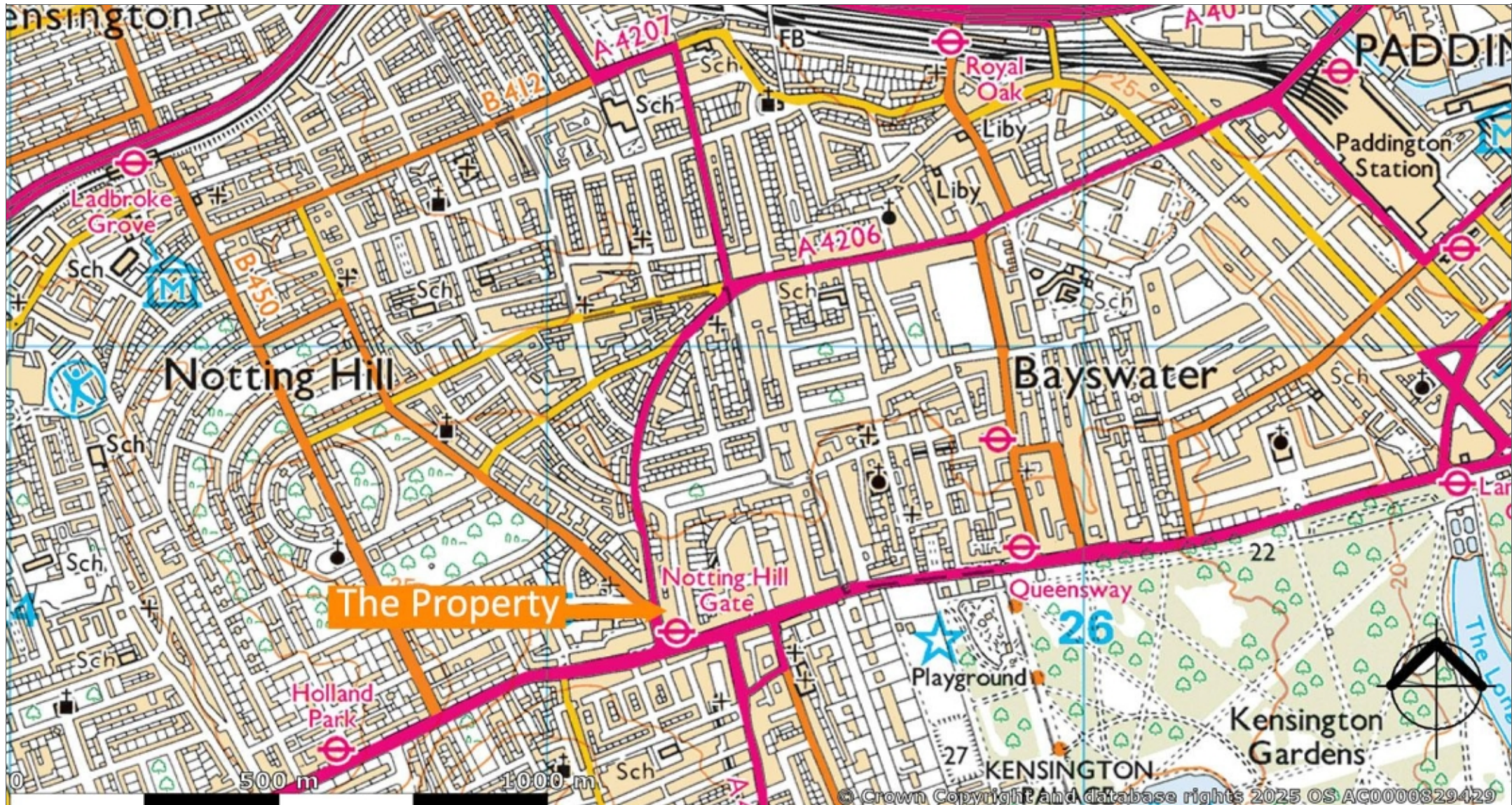
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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

BBS Law
Ninth Floor City Tower 40 Basinghall St
London
EC2V 5DE

Avi Barr
0204 505 8080
abarr@bbslaw.co.uk

Safiyah Bhaiyat
0204 505 8081
sbhaiyat@bbslaw.co.uk

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2024

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