



## Huntsmore House Pembroke Road, London

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A bright and contemporary one bedroom apartment, having been the subject of an extensive modernisation and upgrading by award winning interior designers 'Hillhouse Interiors' to provide a very superior LUXURY APARTMENT. Situated on the raised ground floor of a modern, purpose-built secure block, with a spacious balcony, pleasant views overlooking the landscaped communal gardens. The property has ample storage space, wood floors in the living area and Kitchen. Facilities include 24 Hour Porters, Swimming Pool, and gym. Underground designated parking space. Local transport links include Earls Court Station and High Street Kensington Station. Large Tesco store a short walk away. Excellent shopping from the varied shops on High Street Kensington. EPC Rating D. Council Tax Band F Service Charge approx. £5600 per annum. Share of Freehold (Note the building is undergoing further refurbishment, all costs

Guide Price £799,950

**View :** <https://www.rickmanproperties.com/7127643>



**Stuart Mills**  
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## Huntsmore House, W8

CAPTURE DATE 26/04/2022 LASER SCAN POINTS 32,639,369

GROSS INTERNAL AREA

58.64 sqm / 631.20 sqft

**PATIO**  
4.39m x 0.80m  
(14'5 x 2'7)  
Approx.

**RECEPTION**  
5.25m x 5.09m  
(17'3 x 16'8)

**KITCHEN**  
3.33m x 2.40m  
(10'11 x 7'10)

**BEDROOM**  
5.08m x 3.39m  
(16'8 x 11'1)

— Ground Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property

58.64 sqm / 631.20 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height

56.11 sqm / 603.96 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.77 sqm / 643.36 sqft  
IPMS 3C RESIDENTIAL 57.23 sqm / 616.02 sqft

SPEC ID: 62615f727f055a0dc9d985bf