



Leamington Road Villas, W11

£1,995,000 *Share of Freehold*

3  1  2 

West11 and Winkworth are delighted to introduce 3 Leamington Road Villas - a fully renovated three-bedroom Upper Maisonette on this quiet residential street, in the heart of Notting Hill.

KEY FEATURES

- Newly Renovated
- 3 Bedrooms – Two Ensuite
- Open-Plan Reception Room & Kitchen
- West Facing Terrace
- Separate Home Office
- Parquet Wood Flooring.



Notting Hill Sales

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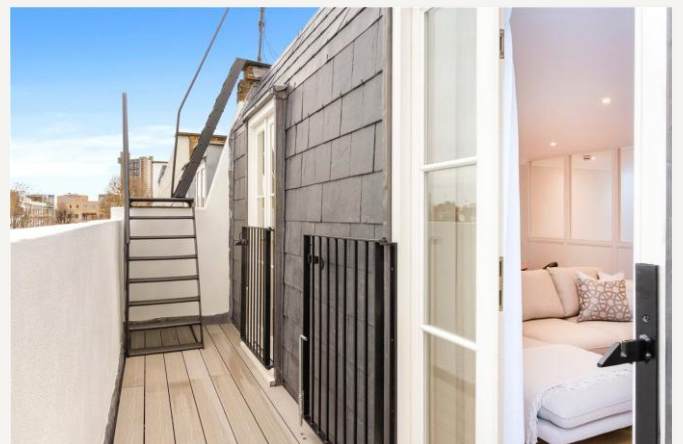
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Completed to the refined and distinctive West11 specification, this striking duplex apartment is arranged over the upper floors. Entry is on the first floor, where a staircase leads to the second level featuring two spacious double bedrooms, each with its own en-suite, along with an additional smaller bedroom. The uppermost floor offers an expansive open-plan design that seamlessly blends the living, dining, and kitchen spaces, extending onto a west-facing terrace that floods the home with natural light. Positioned at the rear of this level is a dedicated home office, providing a quiet and practical workspace away from the main living areas.

Leamington Road Villas is a peaceful, tree lined street running north from Westbourne Park Road, just round the corner from Westbourne Park underground station and a short stroll from Ledbury Road, Westbourne Grove and many of Notting most popular bars and restaurants.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 999 Years
Service Charge: £3000 per annum
Ground Rent: N/A
Council Tax Band: E (Westminster)
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250065>

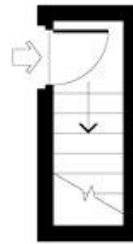
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



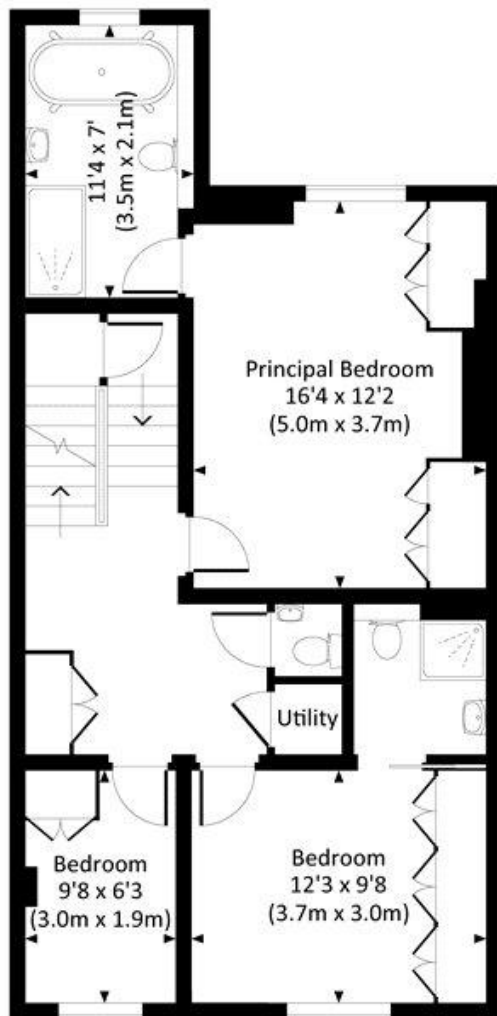
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Approx. gross internal area

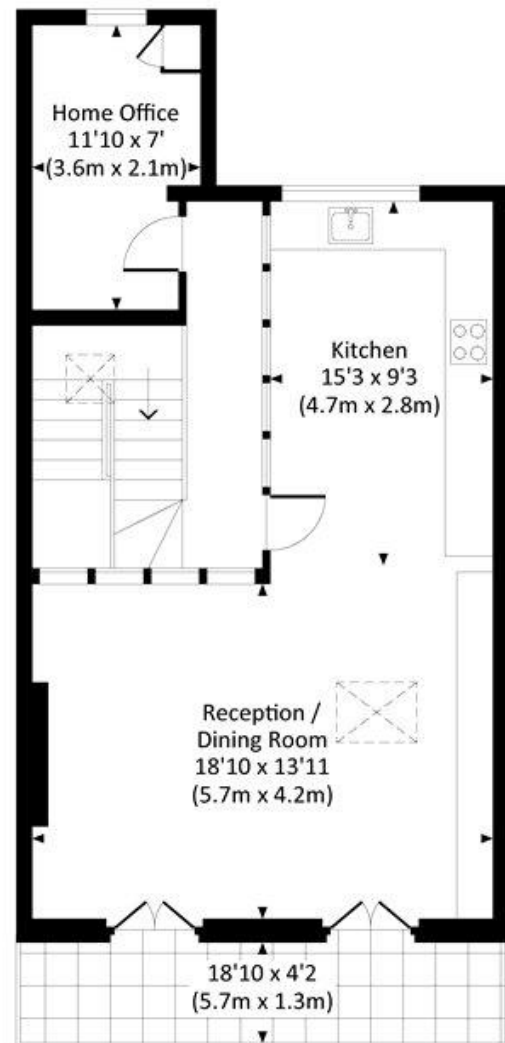
1372 Sq Ft. / 127.5 Sq M.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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