



Leamington Road Villas, W11

£2,250,000 *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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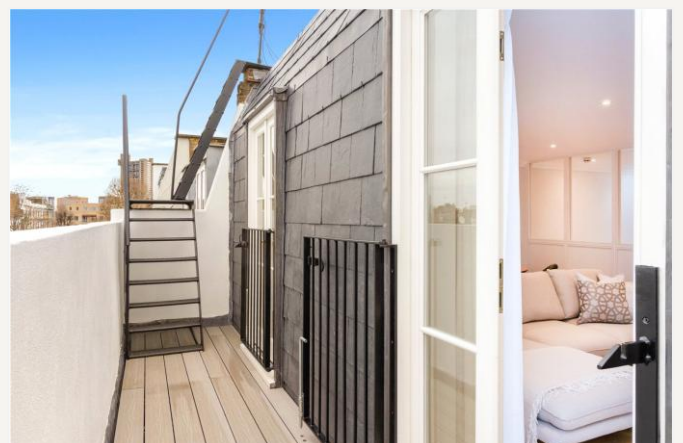
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Completed to the refined and distinctive West11 specification, this striking duplex apartment is arranged over the upper floors. Entry is on the first floor, where a staircase leads to the second level featuring two spacious double bedrooms, each with 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

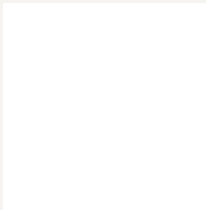
Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply



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>

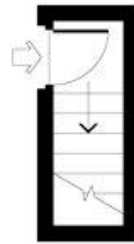
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



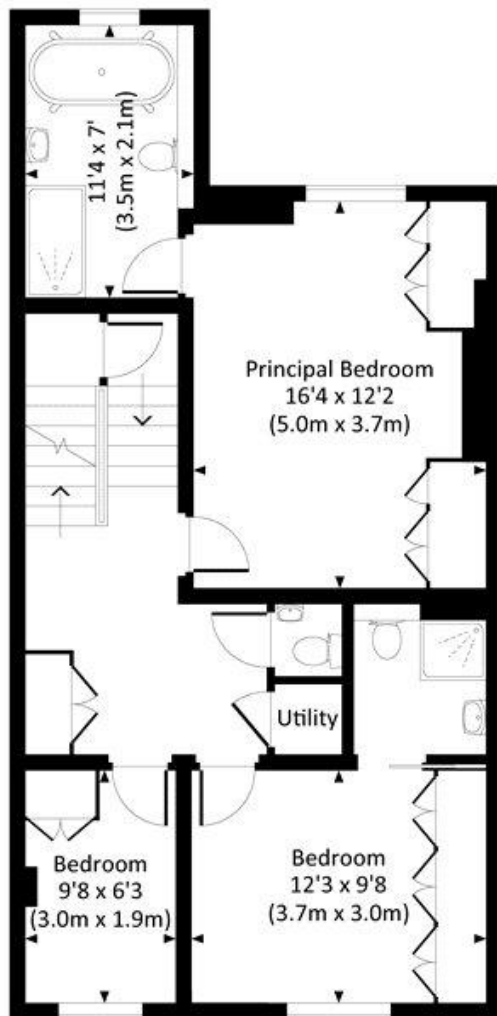
LEAMINGTON ROAD VILLAS, W11

Approx. gross internal area

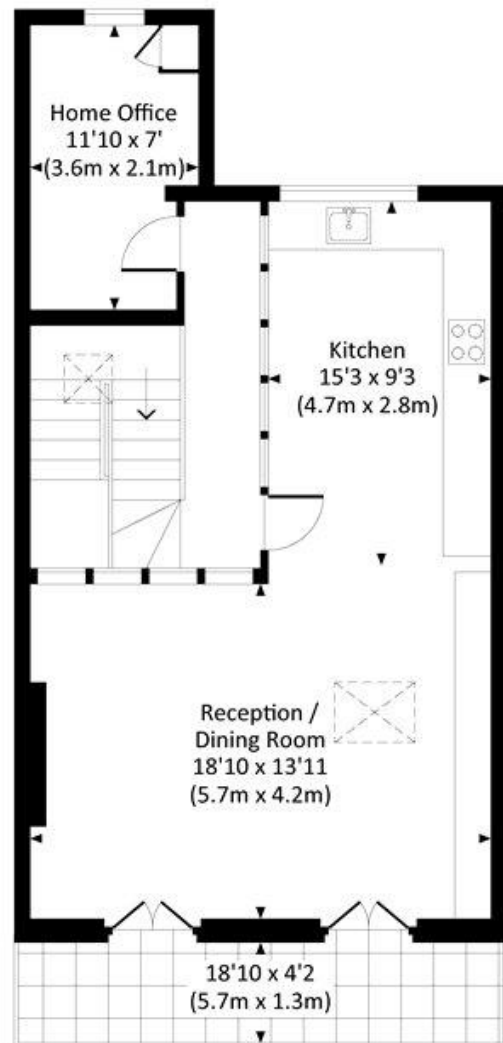
1372 Sq Ft. / 127.5 Sq M.



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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