



Leamington Road Villas, W11

£995 per week (£4,311.66 PCM) *Part Furnished/ Unfurnished*



A STUNNING THREE-BEDROOM FLAT ON THE SECOND AND THIRD FLOORS OF THIS IMPRESSIVE PERIOD BUILDING WHICH WAS FORMALLY THE OLD VICARAGE.



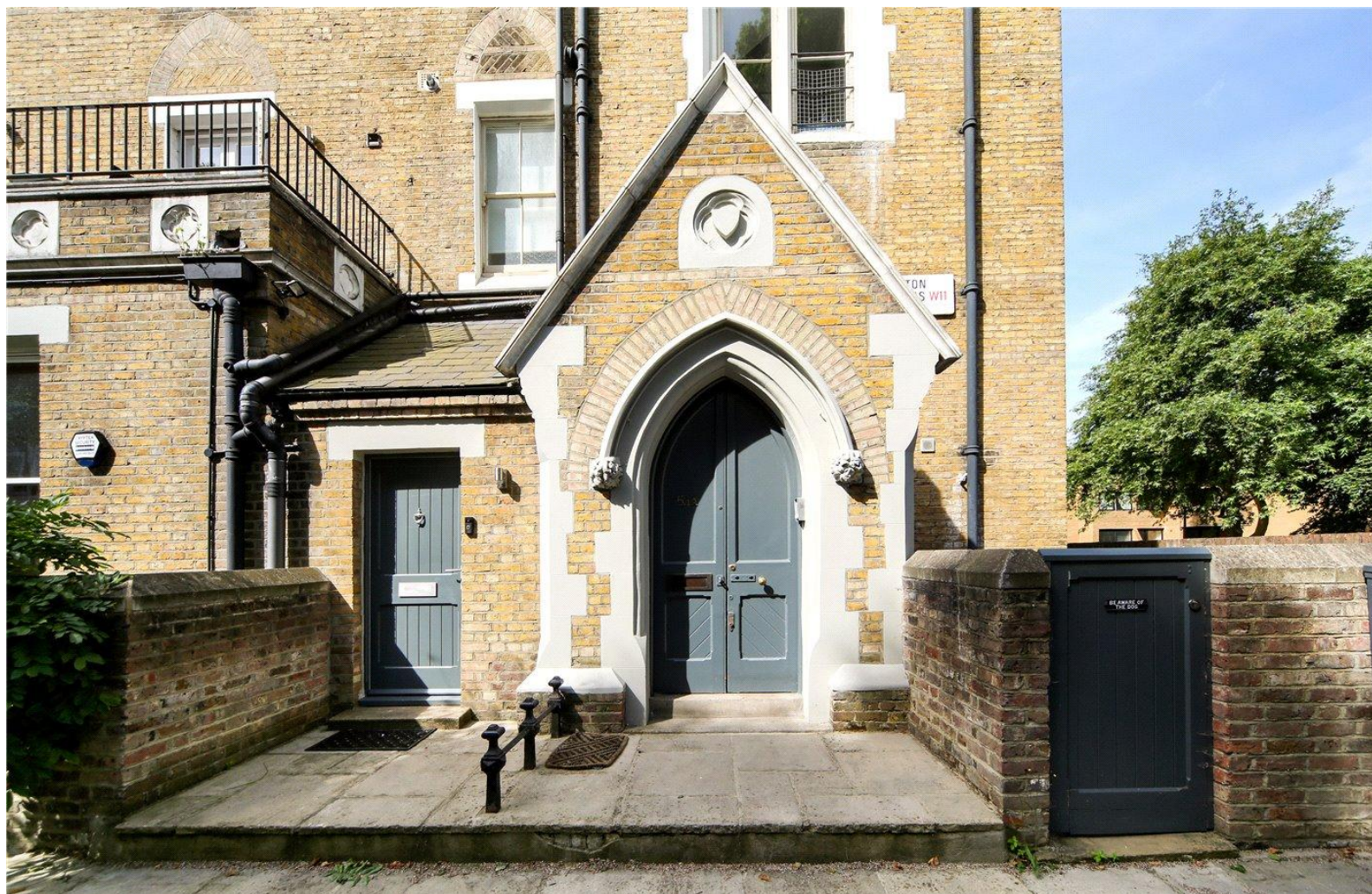
Notting Hill Lettings

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The flat comprises: beautifully proportioned reception room with fantastically high ceilings, fully fitted kitchen, two bedrooms both with storage and a separate utility room. Occupying the top floor is a lovely master bedroom with en suite bathroom and walk in wardrobe. The flat is available part furnished and viewings are highly recommended. No HMO license.

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 Hill's most popular bars and restaurants.

#### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### MATERIAL INFO

**Deposit:** £4,975

**Holding Deposit:** £995

**Council Tax Band:** G (Westminster)









# 54 LEAMINGTON ROAD VILLAS, W11

Approx. Gross Internal Area \*

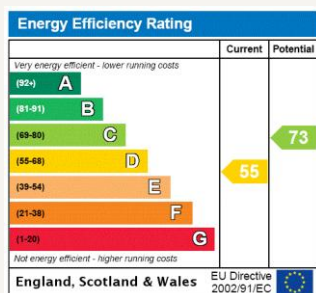
1615 Ft<sup>2</sup> - 150.03 M<sup>2</sup>

Illustration For Identification Purposes Only, Not to Scale  
\* As Defined by RICS - Code of Measuring Practice



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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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