



Leamington Road Villas, W11

£550,000 *Leasehold*

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AN UN-MODERNISED GARDEN FLAT, WHICH COULD BE EXTENDED, SUBJECT TO PLANNING PERMISSION AND THE NECESSARY CONSENTS.



Situated on Leamington Road Villas, a most sought-after Notting Hill Street, this flat offer amazing potential to renovate and extend. Currently extending to 682 sq.ft, the accommodation comprises; entrance hall, bedroom, bathroom, reception room and kitchen. To the rear is a long back garden which offers fantastic potential to extend, for which there is already precedent on the street, to create a much larger flat (Subject to Planning Permission and the necessary consents).

Leamington Road Villas is a peaceful, tree-lined street just north of Westbourne Park Road. It is conveniently located 3 minutes' walk from Westbourne Park underground station and a short stroll from Portobello Road, Ledbury Road, Westbourne Grove and many of Notting Hill's most popular shops, bars and restaurants, Portobello Market and Golborne Road. Paddington Station, with the Heathrow Express, Elizabeth Line and Rail Services is two stops on the Underground or approximately 1.1 miles. Access to the A40 is less than 1 mile away.

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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 682 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 682 SQ FT/ 63 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS 2004
THE FIRST STEP TO THE PERFECT BUILDING

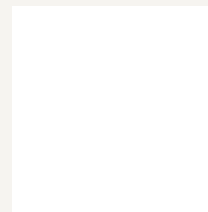
MATERIAL INFO

Tenure: Leasehold
Term: 48 year and 2 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: To be confirmed

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>

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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