



Leamington Road Villas, W11

£2,100,000 *Share of Freehold*

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

0207 727 3227 | nottinghill@winkworth.co.uk

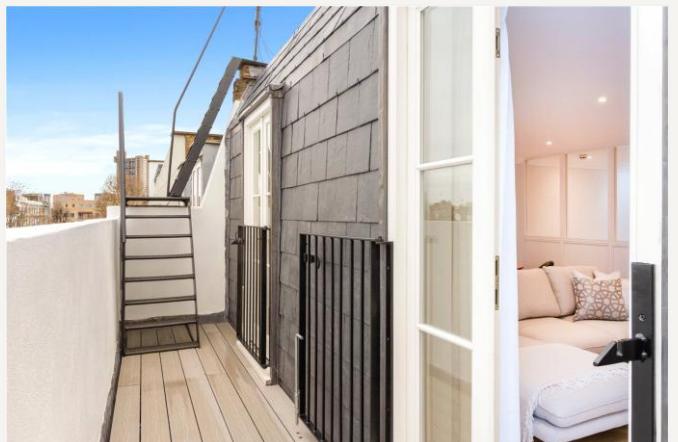
Winkworth

for every step...



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 Nottinghams 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

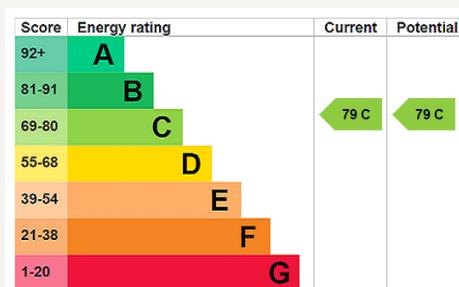
Is the property listed: Property is not listed

Utilities:

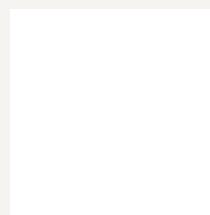
Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply



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



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

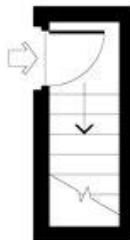
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



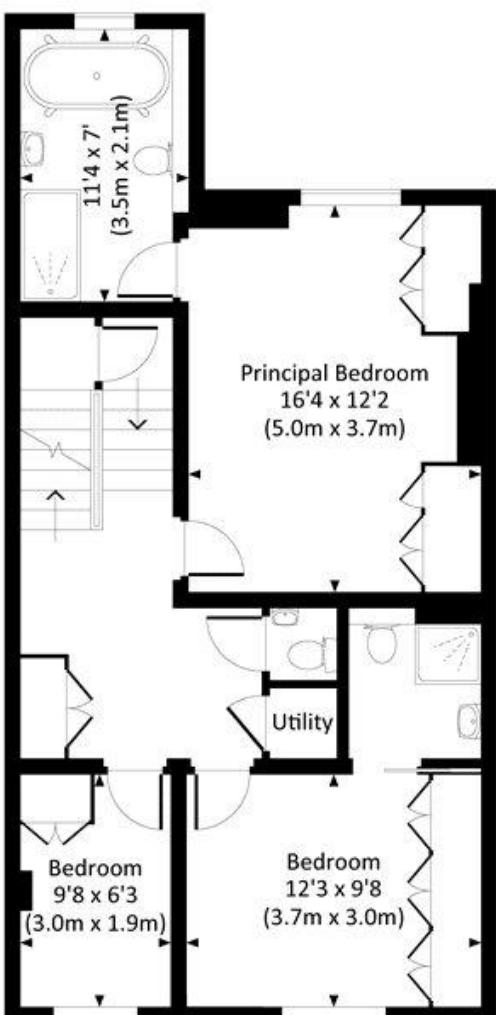
LEAMINGTON ROAD VILLAS, W11

Approx. gross internal area

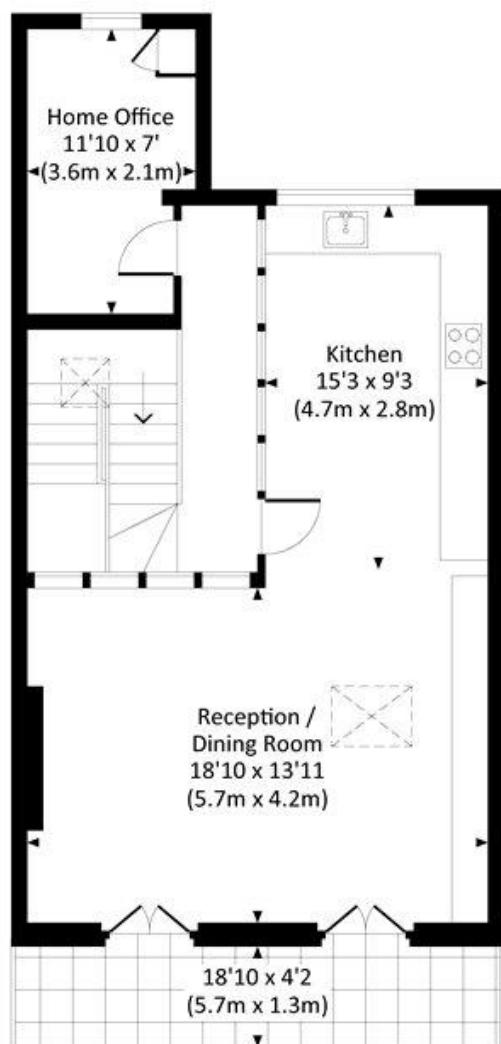
1372 Sq Ft. / 127.5 Sq M.



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

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.