



## Leamington Road Villas, W11

£2,085,000 *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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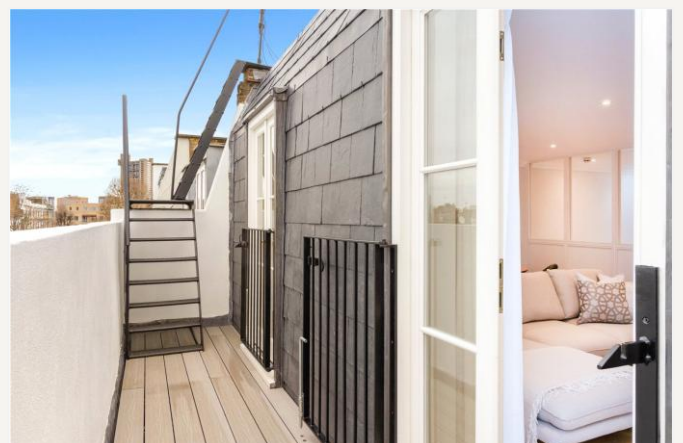
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Completed to the refined and distinctive West11 specification, this striking duplex apartment is arranged over the upper floors. Entry is on the first floor, where a staircase leads to the second level featuring two spacious double bedrooms, each with 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>

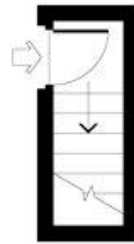
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



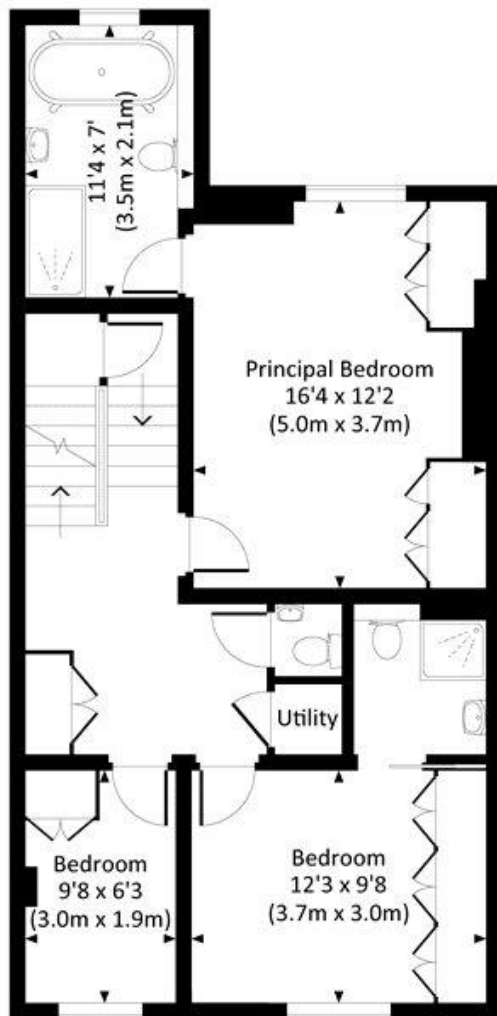
## LEAMINGTON ROAD VILLAS, W11

Approx. gross internal area

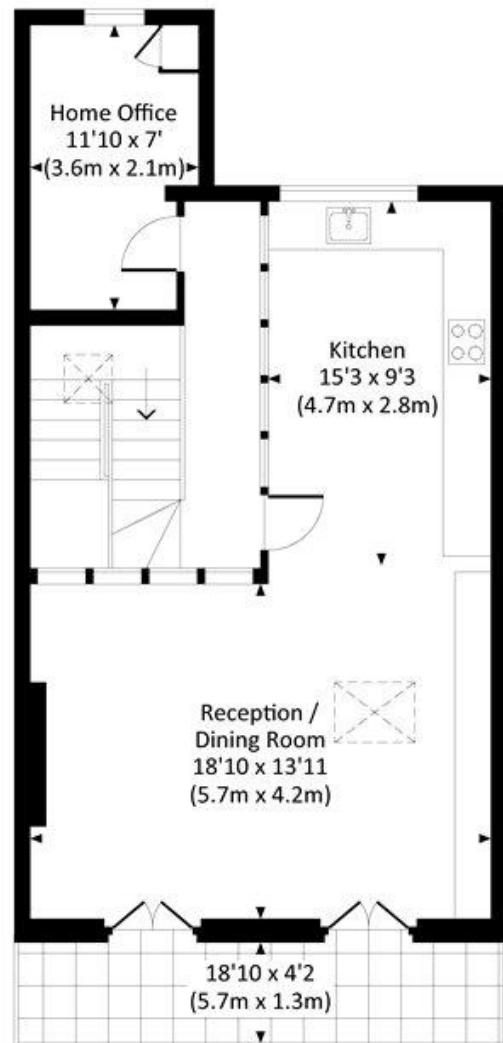
1372 Sq Ft. / 127.5 Sq M.



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](http://www.rayco.london) - +44 7793 974 209

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