



**LEAMINGTON ROAD VILLAS, LONDON, W11**  
**£4,750,000 FREEHOLD**

**A FANTASTIC OPPORTUNITY TO ACQUIRE A CHARMING, SEMI-DETACHED, FIVE-BEDROOM FAMILY HOME WITH A SEPARATE STUDIO FLAT AND 45FT GARDEN, OFFERING WONDERFUL POTENTIAL, LOCATED ON THIS MUCH SOUGHT-AFTER RESIDENTIAL STREET IN THE HEART OF NOTTING HILL.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

It is rare that such a unique opportunity comes to the market on Leamington Road Villas, a charming tree lined street in the heart of Notting Hill. This wonderful home, which extends to 2,735 sq.ft, combines grand reception rooms, generously sized bedrooms, and ample volume and light over four floors. A family home for many years the house has a wonderful charm but has retained period elegance and features. Entered on the raised ground floor, the hallway leads to the drawing room with double doors connecting to the large kitchen and dining room to the rear which spans the width of the house and overlooks the garden. Stairs from the hall lead to the dining room at garden level with a pantry and guest w.c. Two sets of French Windows open out to the patio and garden. On the first floor is an exceptional principal bedroom suite, with bedroom, ensuite and dressing room. There is a further bedroom on this floor. On the top floor there are three bedrooms, one ensuite, a family bathroom and separate w.c., while above the top floor rooms is a large attic space, ideal for additional storage. At garden level to the front is a self-contained studio flat, with a kitchen and bathroom which currently commands a rental income.

The house has retained many elegant period features such as sash windows, working shutters, decorative cornicing, exceptional ceiling heights and marble mantelpieces. Being semi-detached, there is side access to the garden, where there are very useful block-built storage sheds. There is potential to extend to the rear, creating further square footage, but subject to all the necessary permissions and consents.

## LOCATION:

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.

## 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>

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# Leamington Road Villas, W11

APPROXIMATE GROSS INTERNAL AREA

2735 Ft<sup>2</sup> - 254.08 M<sup>2</sup>  
(EXCLUDING STORES)

STORES

59 Ft<sup>2</sup> - 5.45 M<sup>2</sup>

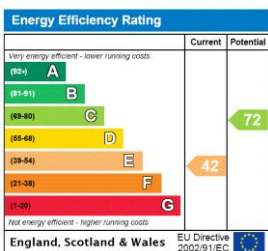
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** C (Studio) & H (Main House) (Westminster)

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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