

LEAMINGTON HOUSE, LONDON, W11
£425,000 LEASEHOLD

**AN IMMACULATE AND BEAUTIFULLY PRESENTED ONE DOUBLE
 BEDROOM FLAT WITH A FANTASTIC PRIVATE SOUTH FACING
 BALCONY AND WOODEN FLOORS THROUGHOUT.**

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

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DESCRIPTION:

An immaculate and beautifully presented one double bedroom flat on the third floor of this modern block. The property has wooden floors throughout and comprises of a large living room, separate eat in kitchen, spacious bedroom with built in storage and a fantastic private south facing balcony accessed through the double doors in the bedroom.

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>

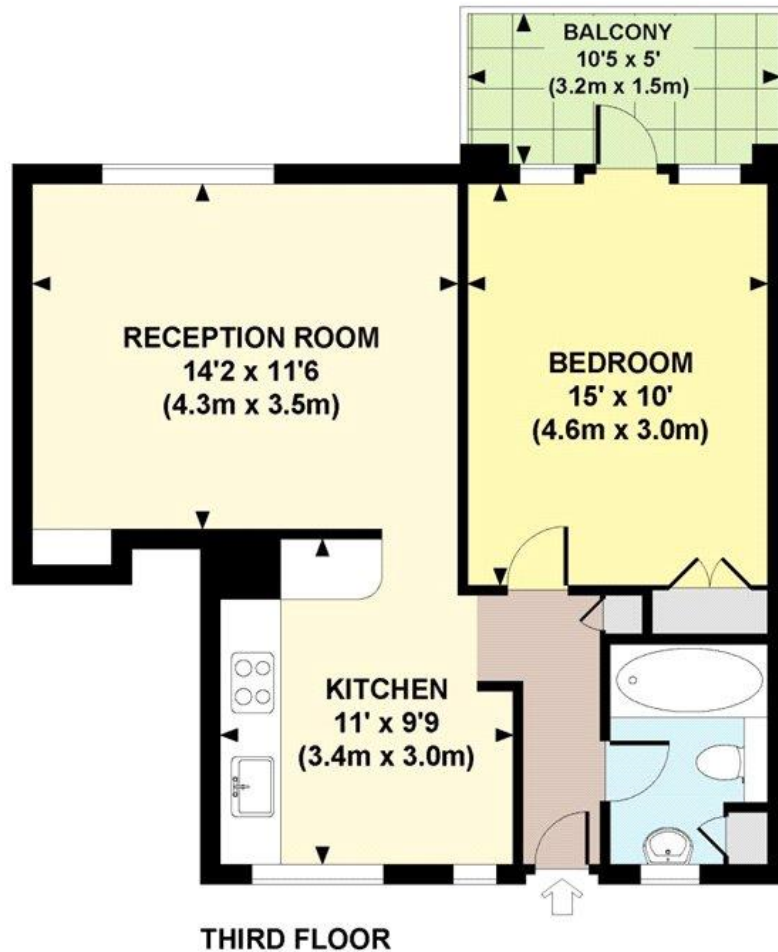
LOCATION:

Leamington Houses is located on Tavistock Road at the end of Leamington Road Villas, next to the Westbourne Park Tube Station and a short walk to the local shops, restaurants and amenities of Notting Hill.



LEAMINGTON HOUSE, W2

Approx. gross internal area
489 Sq.Ft. / 45.4 Sq.M.



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012. Dowling Jones Design www.dowlingjones.com 020 7610 9933

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £1,646 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C (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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