



LEAMINGTON ROAD VILLAS, W11

**£2,307.69 PER WEEK (£10,000.00 PCM) PART FURNISHED**

**THIS WONDERFULLY SPACIOUS 4 BEDROOM GARDEN MAISONETTE WITH ITS OWN FRONT DOOR IN THIS FABULOUS CORNER BUILDING STEEPED IN HISTORY AND FORMALLY A VICARAGE.**

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### DESCRIPTION:

This wonderfully spacious 4-bedroom garden maisonette with its own front door in this fabulous corner building steeped in history and formally a vicarage - Laid out over two floors, this expansive home offers generous and impressive living space. The main floor features a bright and airy double living room perfect for entertaining, complemented by a formal dining area and benefiting from High ceilings throughout, beautiful cornice and wonderful large sash windows with dual aspect - The property further benefits a stunning eat in kitchen equipped with top-of-the-line appliances, ample storage, and a large island that doubles as a breakfast bar. Bedrooms: The maisonette boasts three well-appointed bedrooms and three bathrooms and further 4th bedroom/study on the ground floor. The master bedroom includes a fabulous en-suite bathroom and walk-in closet

The property further benefits from a fantastic south facing and very spacious wrap around garden with additional outdoor covered space for a gym/storage. Viewing highly recommended.

### LOCATION:

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.







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		80 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

**Deposit:** £13,842

**Holding Deposit:** £2,307

**Council Tax Band:** G (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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