



Leamington Road Villas, W11

£950,000 *Share of Freehold*



An elegantly refurbished, light-filled Notting Hill apartment featuring a private balcony and premium finishes throughout.

KEY FEATURES

- Newley Refurbished Apartment
- Balcony
- 2 Bedrooms
- Bespoke Cabinetry
- Integrated Kitchen
- Wood Floors Throughout



Notting Hill Sales

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Occupying the second floor of a handsome Victorian villa, this beautifully presented apartment has undergone a comprehensive renovation to combine classic period character with refined contemporary living. The bright, open-plan reception and dining area features polished wood floors, bespoke arched cabinetry either side of the fireplace. Adjoining the living space, the modern kitchen is fitted with sleek white shaker cabinetry, marble countertops, and integrated appliances. A half glass door opens directly onto a private balcony with leafy views. The two tranquil double bedrooms benefit from extensive built-in wardrobe storage, while the stylish bathroom showcases rich contrasting tiles, brass fixtures, and a deep soaking bath with overhead shower.



Situated on the tranquil, tree-lined Leamington Road Villas in the heart of W11, the property enjoys an enviable West London position. Just moments away are the vibrant cafes, boutiques, and world-famous street market of Portobello Road and Westbourne Grove. Excellent transport links are provided by nearby Westbourne Park and Ladbroke Grove Underground stations (Hammersmith & City and Circle lines), alongside frequent local bus routes offering quick, direct access into the West End and Central London.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 946 years and 6 months
Service Charge: £1200 per annum
Ground Rent: N/A
Council Tax Band: E (Westminster)
EPC rating: D
Is the property listed: Property is not listed



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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

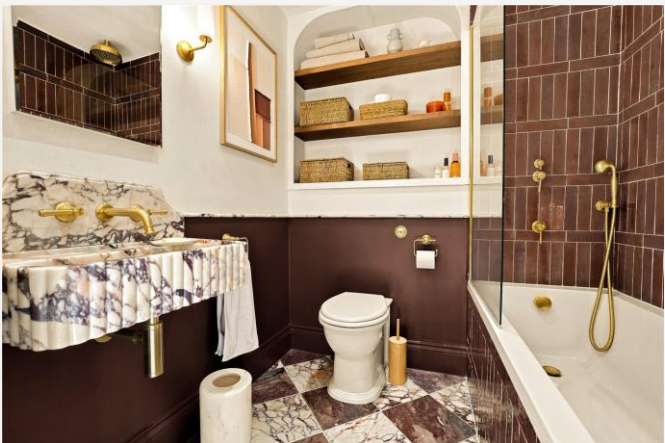


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS260243>

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

APPROXIMATE GROSS INTERNAL AREA

611 Ft² - 56.79 M²

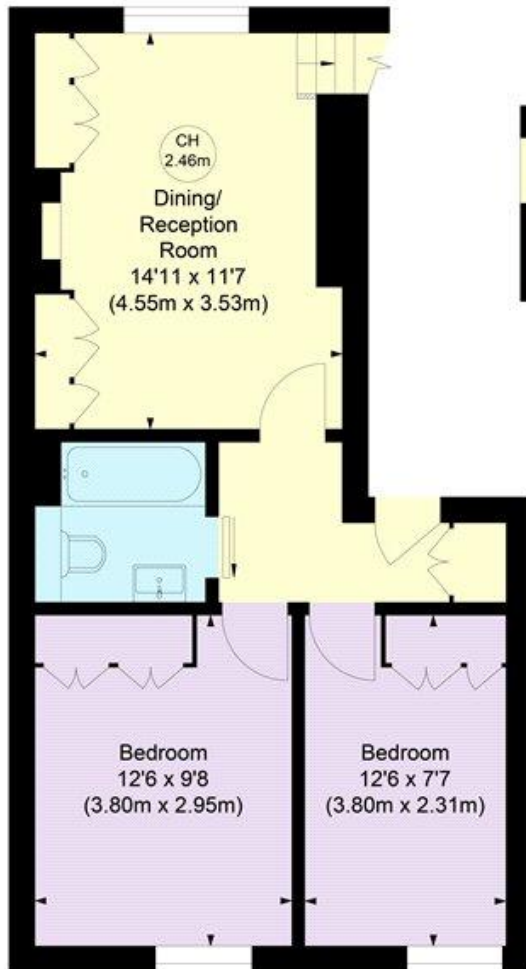
(INCLUDING STUDY)

STUDY : 51 Ft² - 4.75 M²

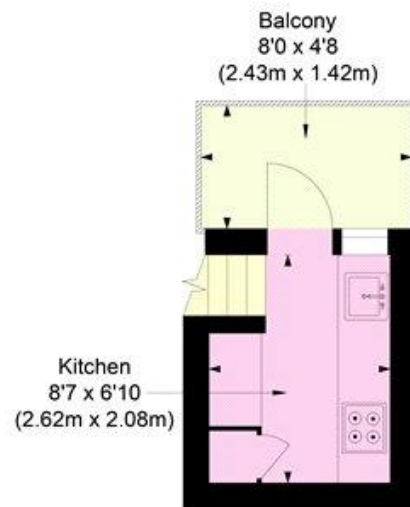
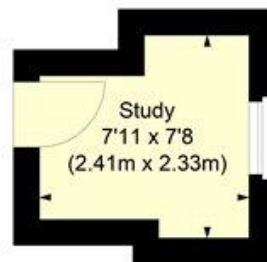
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes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

Key :

CH - Ceiling Height



SECOND FLOOR



THIRD FLOOR

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