



Leamington Road Villas, W11

 LANDSTONES

# Leamington Road Villas, W11

Following an extensive refurbishment, the apartment blends retained period charm with modern comfort and practicality, complemented by thoughtfully designed storage throughout.

The open-plan living space has been carefully designed for modern living, creating an excellent setting for both entertaining and family life. A separate study area provides an ideal work-from-home solution. The principal bedroom features an en suite bathroom with a full-size bath, while the second bedroom also benefits from its own en suite, offering flexibility for guests or family living.

Situated on Leamington Road Villas, the property enjoys a peaceful Notting Hill setting while remaining within easy reach of Portobello Road, Westbourne Grove, and Ladbroke Grove, known for their excellent mix of cafés, restaurants, boutiques, and cultural attractions.

Westbourne Park, Ladbroke Grove, and Notting Hill Gate stations are all close by, providing superb transport links across London and West London, with Paddington Station offering fast nationwide connections.

Tenure: Share of Freehold  
Garden details: Terrace

Brand New Refurbishment, Share of Freehold, Terrace, Open Plan Kitchen, Split Level

**Asking price:** £2,450,000



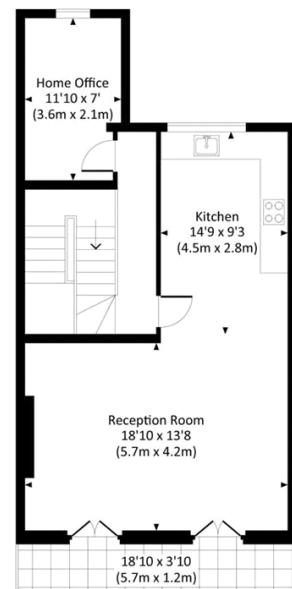
LEAMINGTON ROAD VILLAS, W11  
Approx. gross internal area 1371 Sq Ft. / 127.4 Sq M.



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 - +44 7793 974 209

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