



Leamington Road Villas, W11

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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

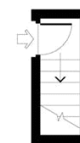
Brand New Refurbishment, Share of Freehold, Terrace, Open Plan Kitchen, Split Level

**Asking price: £1,995,000**

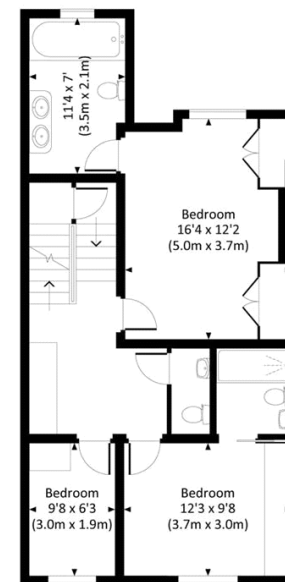


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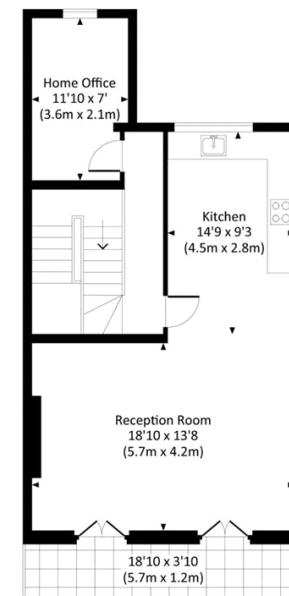
Approx. gross internal area 1371 Sq Ft. / 127.4 Sq M.



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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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.