



# COMING SOON

NOTTING HILL, W11

Leamington Road Villas, W11

 LANDSTONES

## Leamington Road Villas, W11

A stunning one-bedroom apartment positioned on the raised ground floor of an elegant and exceptionally well-maintained Victorian period building, offered with a long lease and share of freehold.

Beautifully presented throughout, the apartment effortlessly combines classic period charm with contemporary living, making it an ideal purchase for first-time buyers, investors seeking a strong rental asset in the heart of Notting Hill, or those looking for a perfectly positioned London pied-à-terre. Surrounded by the vibrant cafés, boutiques, and renowned restaurants of Notting Hill, the property offers an enviable lifestyle in one of West London's most sought-after neighbourhoods.

Upon entering, the apartment immediately impresses with its wonderful sense of light and space. Impressive ceiling heights, combined with large traditional sash windows, allow natural light to pour through the property, enhancing the elegant proportions and creating a bright and inviting atmosphere throughout. Finished to a contemporary modern specification with wooden flooring, neutral décor, and tasteful finishes throughout, the apartment provides a turnkey home with a refined yet comfortable feel.

The reception room offers an excellent entertaining space, complemented by a semi open-plan kitchen thoughtfully designed to combine practicality with sociable living. The layout creates a natural flow throughout the living space, ideal for both relaxed everyday living and hosting guests.

Positioned quietly to the rear of the property, the bedroom provides a calm and peaceful retreat, complete with well-designed built-in storage solutions that maximise practicality while maintaining the clean and elegant aesthetic of the room. The spacious bathroom is equally well maintained and features both a full-sized bathtub and separate shower.

Leamington Road Villas enjoys a peaceful setting within

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