

Newly refurbished three-bedroom flat
with bright, contemporary interiors and
a south-west facing terrace

LEAMINGTON ROAD VILLAS
NOTTING HILL W11



Leamington Road Villas
Notting Hill W11

£2,085,000

BEDROOMS	INTERNAL 1,342 <small>SQ FT</small>	OUTDOOR 22 <small>SQ FT</small>	COUNCIL Westminster
RECEPTION ROOMS	124 <small>SQ M</small>	EPC C	COUNCIL TAX Band E
BATHROOMS	TENURE Share of Freehold		LENGTH OF LEASE 997 years



The Property

Beautifully designed and decorated duplex flat on a popular street near Westbourne Park station.

Whilst entered on the upper first floor, the flat is centred on a bright and generous living space on the third. It includes an attractive Eggersmann kitchen with Miele appliances and an in-built wine cooler. The open-plan layout flows through to a West facing reception room with separate dining and seating areas.

A pair of double French doors open onto the terrace, while an overhead skylight and internal glazing bring in added brightness. This level also features a home office.





Indoor Spaces

The second floor consists of three bedrooms. The well-proportioned principal bedroom has an ensuite bathroom with a bath, while the second bedroom is also ensuite. A convenient utility cupboard and guest WC complete this level, while stairs lead down to the entrance on the first-floor half-landing.

This newly refurbished flat is decorated in a calm contemporary style that emphasises the sense of light and space throughout. It is presented in immaculate condition, with air conditioning in the main reception room.





Russell Simpson

Leamington Road Villas



Outdoor Spaces & The Neighbourhood

The flat includes a south-west facing roof terrace.

Leamington Road Villas is an attractive residential street lined with trees and terrace houses. From here, Westbourne Park underground station is close, while the stylish shopping destinations of Portobello Road and Golborne Road are also nearby. Furthermore, the Grand Union canal is a short distance away, with its popular towpath for running and walking.



APPROXIMATE INTERNAL AREA

1,342 SQ FT / 124 SQ M

RUSSELL SIMPSON

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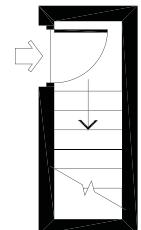
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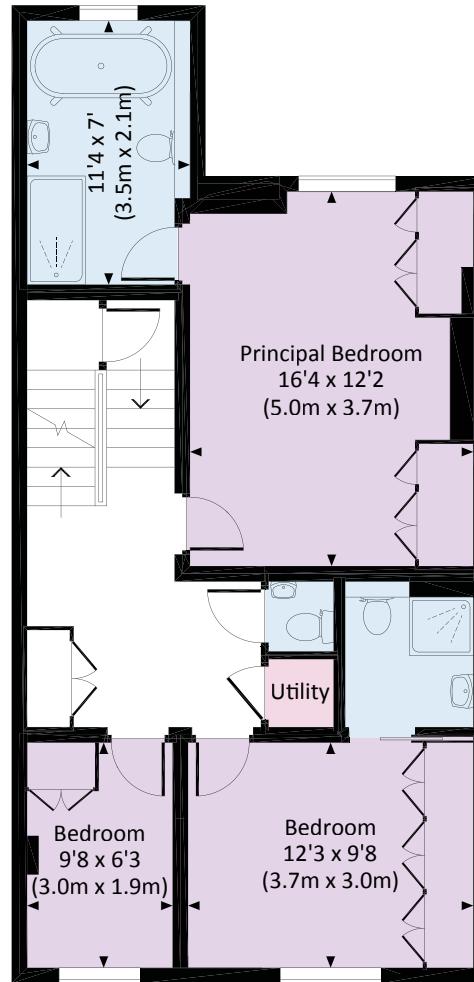
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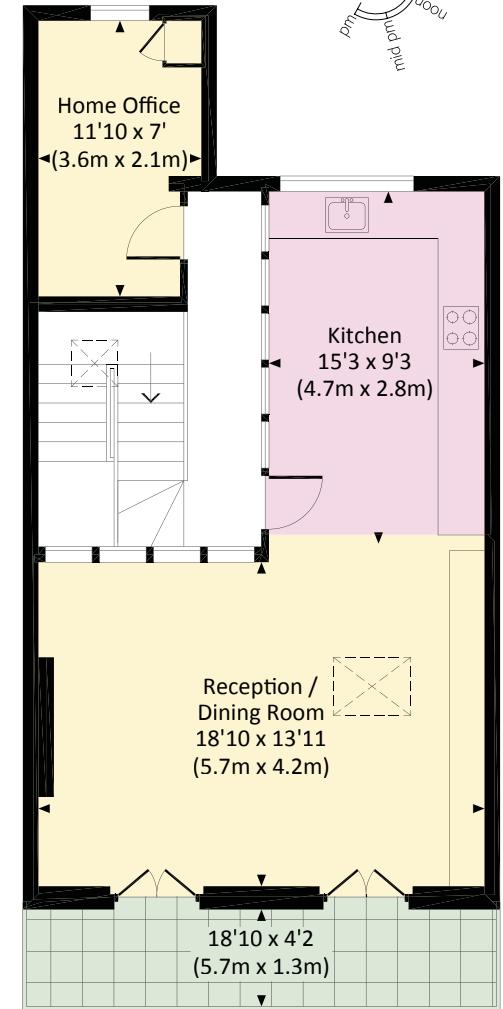
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