



RUSSELL SIMPSON

Newly renovated three-
bedroom flat with west-facing
garden and sophisticated
living areas

LEAMINGTON ROAD VILLAS
NOTTING HILL W11

Leamington Road Villas Notting Hill W11

£2,999,950

BEDROOMS 3	INTERNAL 1,729 <small>SQ FT</small> 160 <small>SQ M</small>	—	COUNCIL Westminster
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band E
BATHROOMS 3		TENURE Share of Freehold	LENGTH OF LEASE 998 years





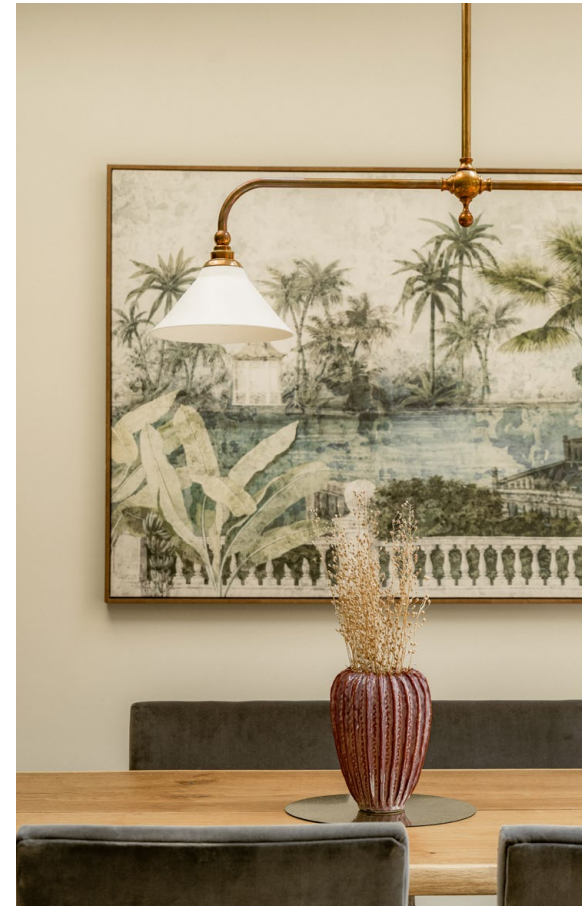
The Property



Light-filled flat with garden studio on a sought-after street near Westbourne Park station

Accessed via a private entrance on the lower ground floor level, the hall gives way to a large living space. This includes a beautiful open-plan kitchen with a central island breakfast bar and Arabescato marble worktops, as well as dining and seating areas. Meanwhile, overhead skylights, full-length Crittall windows and west-facing French doors fill this space with brightness from the garden.

The flat has been decorated in a sophisticated style that combines classical elegance with contemporary convenience. Wooden floors, tiled bathrooms and an ornate cornice for the upstairs rooms add to the overall sense of style. This new renovated flat is presented in excellent condition with underfloor heating throughout.



The Bedrooms

This floor also features a bedroom with an ensuite bathroom, an office with separate street access and a convenient utility room.

The ground floor offers two more bedrooms, the principal with a generous ensuite bathroom featuring a shower & freestanding bath, as well as double French doors opening on the terrace. The other bedroom is also ensuite, while both offer excellent volume and bespoke joinery throughout.



Russell Simpson

Leamington Road Villas







Outdoor Spaces

The property includes a west-facing garden with a garden studio. The studio features a WC and kitchenette, and is currently used as a home office. There is also a west-facing terrace with enough space for outdoor seating.



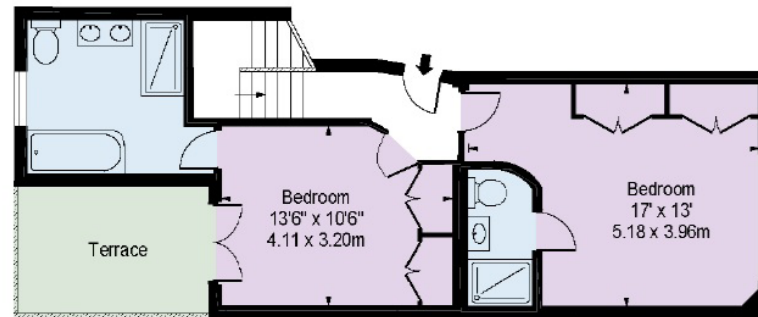


The Neighbourhood

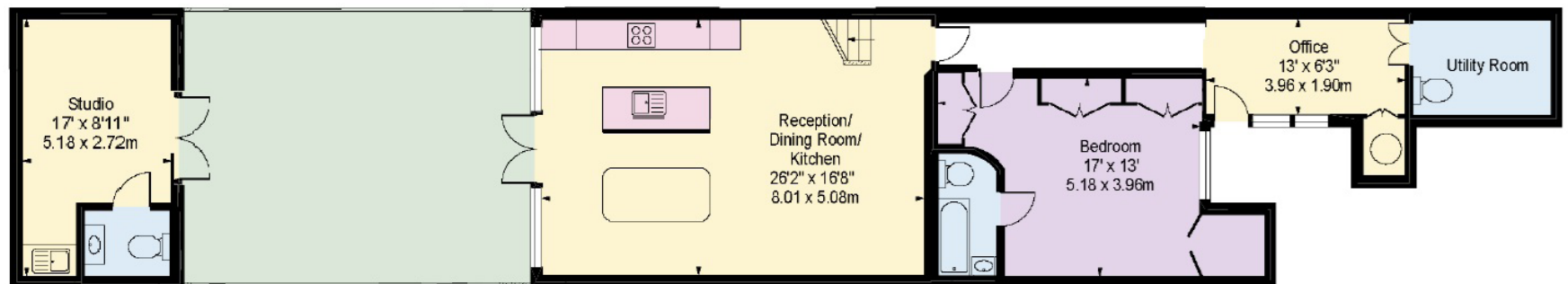
Leamington Road Villas is an attractive residential street lined with trees and terrace houses set back from the pavement. From here, Westbourne Park underground station is close, while the stylish shopping destinations of Portobello Road and Golborne Road are also nearby. Furthermore, the Grand Union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

APPROXIMATE INTERNAL AREA

1,729 SQ FT 160 SQ M



GROUND FLOOR



LOWER GROUND FLOOR

RUSSELL SIMPSON

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View

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