



LEAMINGTON ROAD VILLAS

Notting Hill W11





PERIOD APARTMENT WITH BESPOKE FINISHES AND GARDEN

An Exceptional Notting Hill Duplex Garden Apartment



Local Authority: City of Westminster

Council Tax band: G

Tenure: Freehold, plus Leasehold, approximately 996 years remaining

Guide Price: £3,650,000



GENEROUS PROPORTIONS WITH FINELY CRAFTED DETAIL

Set within an elegant period villa, this three bedroom apartment has been meticulously restored to create a home of exceptional quality. Arranged across two levels, the property balances generous proportions with finely crafted detail. The principal reception room is both bright and welcoming, with soaring ceilings, a wide bay window and a graceful sense of symmetry. A bespoke kitchen, complete with a marble island and fitted cabinetry, flows seamlessly onto a terrace that leads by a wrought iron staircase to the private garden below. There is also a fantastic guest W/C on this floor.









MODERN LIVING WITH TIMELESS DESIGN

The lower level offers a calm and private retreat. The main bedroom suite is approached via a dressing area with extensive storage, and is complemented by a beautifully appointed bathroom with a freestanding bath and walk in shower. A second double bedroom, together with a guest bathroom, provides further comfort and flexibility, there is also a brilliant third bedroom/office room. Every detail, from the flooring to the choice of finishes, has been carefully considered to combine modern living with timeless design.

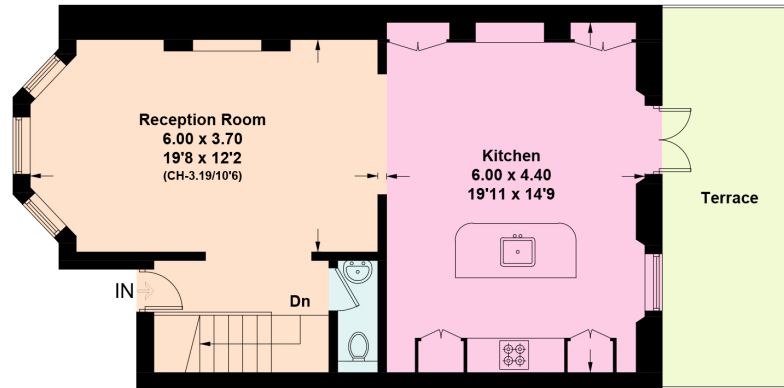
Leamington Road Villas is a highly regarded address within Notting Hill, celebrated for its leafy surroundings and proximity to the area's most sought after destinations. The boutiques and cafés of Westbourne Grove and Portobello Road are close by, while Golborne Road and All Saints Road are renowned locally for their lively atmosphere and excellent restaurants, offering everything from acclaimed fine dining to much loved neighbourhood favourites. World renowned establishments such as The Ledbury are also within walking distance, and excellent transport links, including Westbourne Park station, ensure swift access to the wider city. This property presents a rare opportunity to enjoy a home of distinction in one of London's most desirable neighbourhoods.



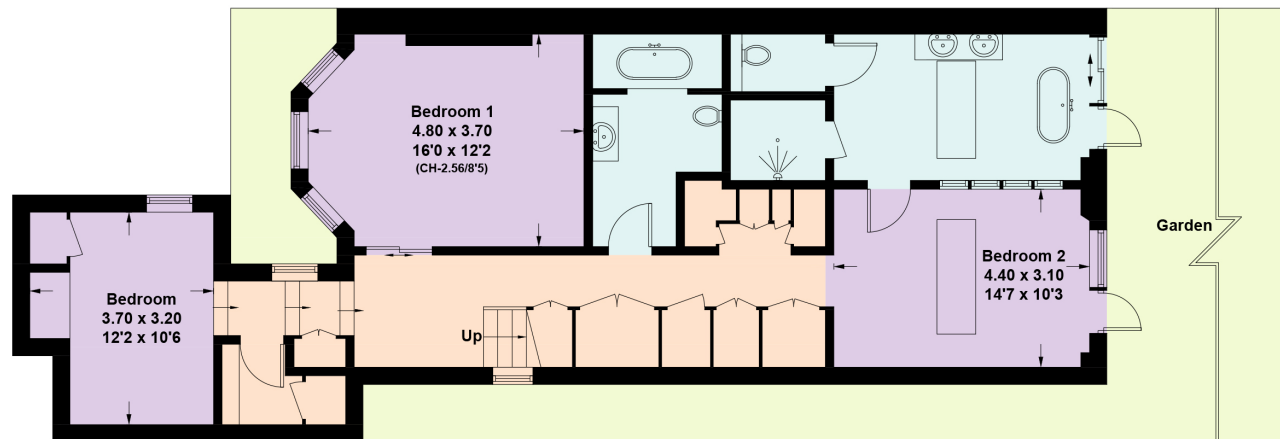


Leamington Road Villas, W11

Approximate Gross Internal Area = 150.3 sq m / 1618 sq ft



Raised Ground Floor



Lower Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1244399)

Approximate Gross Internal Area = 150.3 sq m / 1,618 sq ft

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Jack Thomas

+44 20 3910 9732

jack.thomas@knightfrank.com

Knight Frank Notting Hill

294 Westbourne Grove

W11 2PS

knightfrank.co.uk

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