



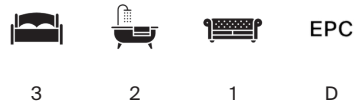
LEAMINGTON ROAD VILLAS

Notting Hill W11



LEAMINGTON ROAD VILLAS, NOTTING HILL W11

A beautifully refurbished three bedroom apartment with elegant interiors and terrace in a prime Notting Hill address.



Local Authority: City of Westminster

Council Tax band: D

Tenure: Share of Freehold with approximately 999 years remaining

Service charge: £3,000 per annum, reviewed every year, next review due 2027

Guide Price: £2,100,000



BESPOKE JOINERY AND REFINED FINISHES.

This stunning property on Leamington Road Villas has been meticulously renovated to the exceptional West11 standard, offering a harmonious blend of period charm and contemporary design. Arranged over two floors and spanning approximately 1,372 sq ft (127.5 sq m), the home boasts generous proportions and an abundance of natural light throughout. The apartment is entered on the first floor half landing and the second floor hosts three well appointed bedrooms. Two of which feature luxurious en suite bathrooms finished in refined Italian stone, complemented by an additional guest cloakroom and a separate utility room with Miele appliances including a separate washing machine and tumble dryer. The third floor is home to an impressive reception and dining room that provides an ideal setting for both relaxed living and entertaining. Adjoining this is a sleek modern German Eggersmann kitchen equipped with high quality appliances, alongside a versatile study that can also serve as a fourth bedroom.







Leamington Road Villas, W11

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft



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. (ID1264072)

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Jack Thomas
+44 7870 379 526
jack.thomas@knightfrank.com

Knight Frank Notting Hill
294 Westbourne Grove
W11 2PS

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.