



**Leamington Road Villas, W11**  
£2,200,000



## Leamington Road Villas, W11

Featuring a contemporary interior with high ceilings, extensive fitted storage, three double bedrooms and two bathrooms. The principal bedroom includes a private patio, dressing room, ample storage and an en suite with Crosswater fittings. Features include hand-finished oak flooring, CAT 6 cabling throughout and mood lighting in every room.

To the rear of the property there is a stunning kitchen with custom cabinetry, marble worktops and Miele cooking appliances. Stepped down from the kitchen is a large living room, spanning the full width of the property, with ample glazing, including two sliding doors, a large picture window and a structurally glazed box, ensuring plenty of natural light permeates the space.

The three outside spaces have been beautifully landscaped, from the front entrance patio to the South-West facing rear garden the latter offering space to dine and a lawn.

Leamington Road Villas is a highly desirable tree-lined street, with Ledbury Road, Westbourne Grove and Portobello Road only a short walk away. Good transport links are close by at Westbourne Park, Ladbroke Grove and Notting Hill Gate tube stations.

### Features

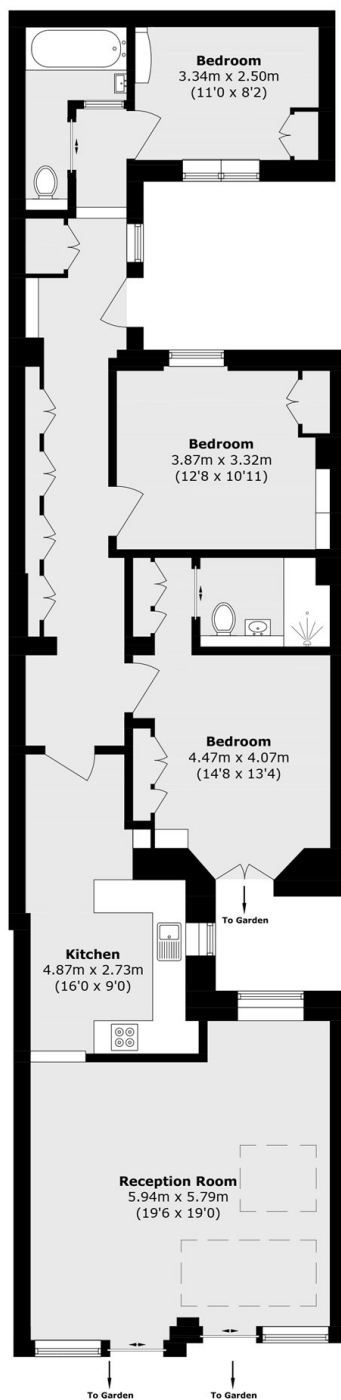
- High Spec Finish
- Three Bedrooms
- Natural Light Throughout
- West Facing Garden
- Prime Location
- Chain Free







# Leamington Road Villas, London, W11



## Lower Ground Floor

Total area (approx.): 110.8 sq. m (1192.6 sq. ft)