

Leamington Road Villas

Notting Hill, W11



A charming semi-detached five bedroom family home with a 45ft private garden and separate studio flat.

Arranged over four floors this wonderful home occupies 2,735 sq ft, offering grand proportions, excellent width, period features throughout and an opportunity to put your stamp on the property.



2 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



FREEHOLD



2,735 SQ FT



**ASKING PRICE
£4,195,000**



The property

On the raised ground floor there is a double reception room leading onto a spacious kitchen with views over the garden, and on the lower ground floor there is a second reception room with two sets of French doors onto the garden and a separate studio with its own private entrance, providing excellent extra accommodation. On the upper floors there are five bedrooms with ample storage, three bath/shower rooms and a separate cloakroom. The house also benefits from a side access to the garden and useful brick built storage sheds. There is potential to extend to the rear, creating further square footage, but subject to all the necessary permissions and consents.

Location

Leamington Road Villas is located in close proximity to the highly fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road and benefits from all the shopping and transport facilities of the local area.





Key :
CH - Ceiling Height



Floorplans

Gross internal area 2,735 sq ft (254.08 sq m)
excluding stores
Stores 59 sq ft (5.45 sq m)
For identification purposes only.

General

Tenure: Freehold
Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: E
Parking: Westminster parking
Broadband: Available

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP