

# Leamington Road Villas

Notting Hill, W11





## A stylish two/three bedroom flat with large garden and separate studio on a pretty tree-lined Notting Hill street.

This immaculately presented and spacious flat occupies approximately 1,000sqft of a handsome period building.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**SHARE OF FREEHOLD**



**1,088 SQ FT**



**ASKING PRICE  
£1,250,000**



### The property

The flat has a private entrance and a large reception room with bi-folding doors leading onto a beautiful garden with studio room. The two double bedrooms have en-suite bath/shower rooms and, there is a further study/third bedroom and guest WC.

### Location

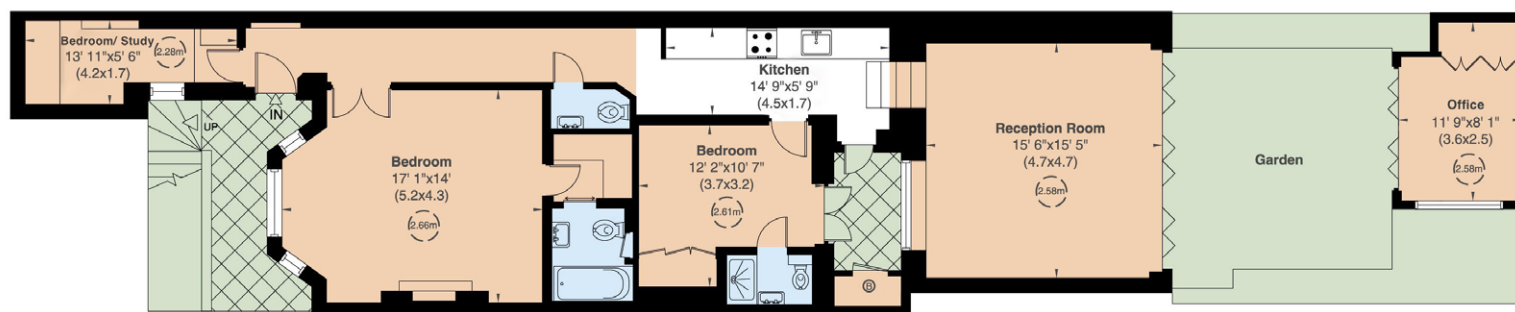
Leamington Road Villas is located in close proximity to the highly fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road and benefits from all the shopping and transport facilities of the local area.











Lower Ground Floor



## Floorplans

**Gross internal area 1,088 sq ft (101 sq m)**

**including studio and boiler**

**989 sq ft (92 sq m) excluding studio and boiler**

**For identification purposes only.**

## General

**Tenure:** 999 years from 08.10.2010, plus a **share of the freehold**

**Local Authority:** City of Westminster

**Service Charge:** Approximately £1,000 pa for building insurance and ad hoc general maintenance

**Council Tax:** Band E

**EPC Rating:** C

**Parking:** Residents' permit

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**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 February 2026. Particulars prepared February 2026. 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](mailto:nottinghill@struttandparker.com)  
[struttandparker.com](https://www.struttandparker.com)



@struttandparker

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

**For the finer things in property.**

