

Leamington Road Villas

Notting Hill, W11



**STRUTT
& PARKER**
BNP PARIBAS GROUP

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

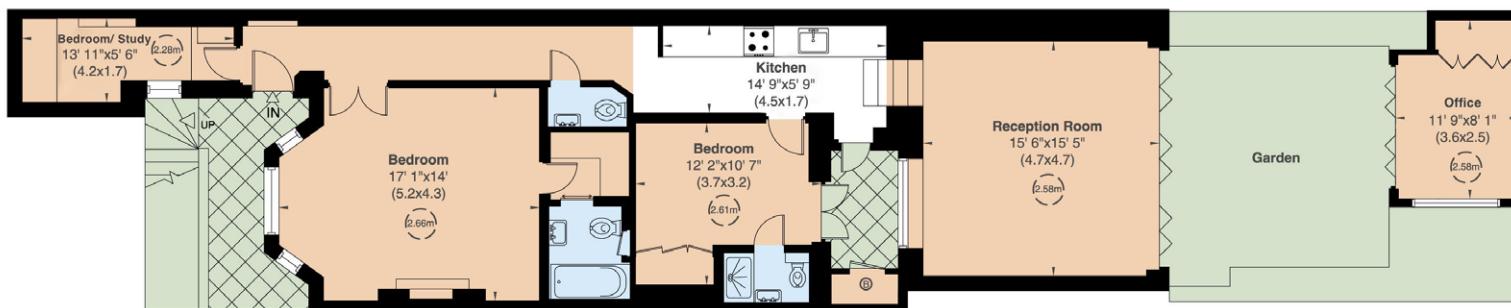
The flat has a private entrance and a large reception room with bi-folding doors leading onto a beautiful garden with studio room. The two double bedrooms have en-suite bath/shower rooms and, there is a further study/third bedroom and guest WC.

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>

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