



Leamington Road Villas, Notting Hill, W11

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BNP PARIBAS GROUP

Leamington Road Villas, Notting Hill, W11

An impressive four bedroom duplex apartment with a large garden.

Set within a 19th Century Vicarage and benefitting from a private entrance, this unique flat offers substantial living accommodation boasting an incredible kitchen/reception room (15m x 4.7m), a magnificent principal bedroom with en suite and walk in wardrobe, plus three additional bedrooms and three bathrooms. The large garden wraps around the perimeter of the property providing substantial external space. The property also includes access to an off street parking space, plus two large vault storage spaces.

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.

Private entrance | Open plan kitchen/reception
Entrance hall | Four bedrooms | Study | Four bath/shower rooms | Aga Range Cooker | Large garden | Two large outdoor storage vaults | Off street parking | EPC Rating D

Terms

Tenure: 999 years from 12 July 2004 plus

Share of Freehold

Service Charge: Approx £3,200pa

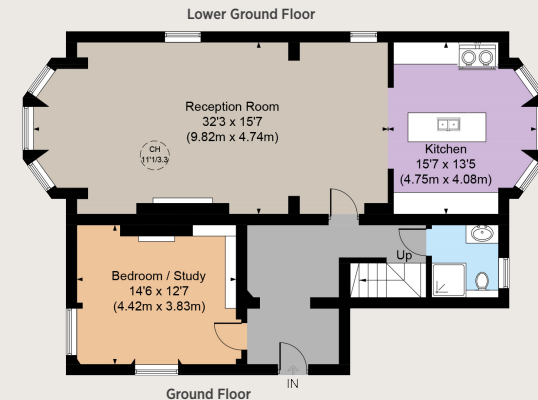
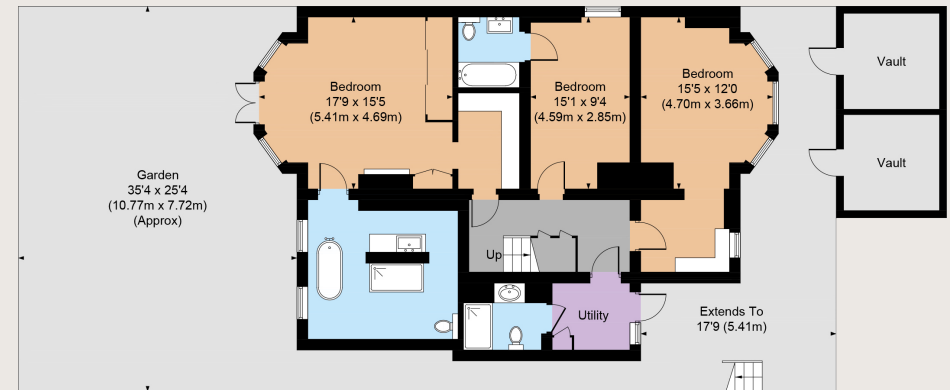
Council Tax: Band G

Local Authority: City of Westminster

Asking Price: £3,600,000



Gross Internal Area 2,252 sq ft (209.2 sq m)
Vaults 155 sq ft (14.4 sq m)
Total 2,407 sq ft (223.6 sq m)
For identification purposes only.



Notting Hill

303 Westbourne Grove, London, W11 2QA

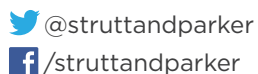
020 7221 1111

nottinghill@struttandparker.com

struttandparker.com

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