



RUSSELL SIMPSON

Beautifully refurbished three-
bedroom duplex flat with bright
interiors and a garden studio

LEAMINGTON ROAD VILLAS
NOTTING HILL W11

Leamington Road Villas

£3,000,000

BEDROOMS 3	INTERNAL 1,896 SQ FT 176 SQM	OUTDOOR 175 SQ FT	COUNCIL Westminster City
BATHROOMS 3		EPC —	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Stylishly designed and decorated flat on a sought-after street near Westbourne Park station

Stepping into the flat on the lower ground floor, the entrance hall leads through to a generous living space. This includes an open-plan kitchen with a central island breakfast bar and marble worktops, as well as separate dining and seating areas.

Steel-framed French doors open onto the garden and bring in added light. This floor also contains a bedroom with an ensuite bathroom and an additional guest WC.

This newly renovated property has been finished to an exceptionally high standard. Its interiors combine contemporary convenience with classical elegance and offer underfloor heating throughout.





The Bedrooms

Upstairs, there are two more comfortable bedrooms. One room features an ensuite bathroom, a walk-in wardrobe and a French door opening onto a rear Juliet balcony. The other bedroom is also ensuite, with high ceilings and a wide, south-facing bay window. This floor also contains a quiet study with its own balcony access.



Outdoor Spaces

The flat includes a garden with contemporary studio. The studio contains a WC and is currently used as a gym. The property is also set back from the street with a front garden giving added privacy.



The Neighbourhood

Leamington Road Villas is an attractive residential street lined with trees and terrace houses. From here, Westbourne Park underground station is close, while the stylish shopping destinations of Portobello Road and Golborne Road are also nearby. Furthermore, the Grand Union canal is a short distance away, with its popular towpath for running and walking.

Leamington Road Villas, W11

Approx Gross Internal Area

1,896 sq ft / 176.14 sq m
(Including Studio)

Approx Gross Internal Area of Studio

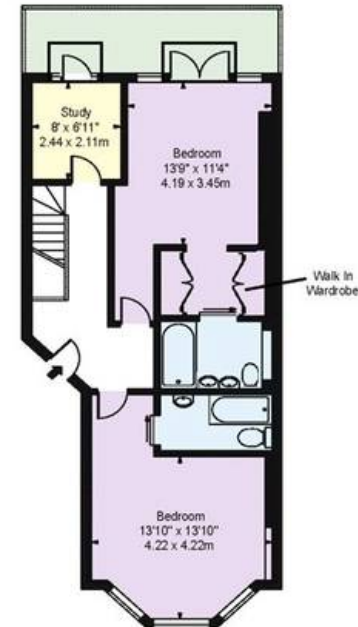
145 sq ft / 13.47 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR



GROUND FLOOR

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk