



**LEAMINGTON ROAD VILLAS, W11**

**£2,500 PER WEEK (£10,833.33 PCM) PART FURNISHED, UNFURNISHED**

**A WONDERFULLY SPACIOUS 3/4 BEDROOM GARDEN MAISONNETTE WITH ITS OWN FRONT DOOR IN THIS FABULOUS CORNER BUILDING STEEPED IN HISTORY AND FORMALLY A VICARAGE**

**Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk 178**

**Westbourne Grove, London, W11 2RH**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## SUMMARY:

This wonderfully spacious 3/4 bedroom garden maisonette with its own front door in this fabulous corner building steeped in history and formally a vicarage.

Laid out over two floors, this expansive home offers generous and impressive living space. The main floor features a bright and airy double living room perfect for entertaining, complemented by a formal dining area and benefiting from high ceilings throughout, beautiful cornice and wonderful large sash windows with dual aspect.

The property further benefits a stunning eat in kitchen equipped with top-of-the-line appliances, ample storage, and a large island that doubles as a breakfast bar.

Bedrooms: The maisonette boasts three well-appointed bedrooms and three bathrooms and further 4th bedroom/study on the ground floor. The master bedroom includes a fabulous en-suite bathroom and walk-in cupboards.

## ACCOMMODATION

3 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Flat/Apartment, Maisonette, Garden, Annex, Period, Part Furnished, Unfurnished, Long Let

## LOCATION

Leamington Road Villas is a peaceful, tree lined street running north from Westbourne Park Road, just round the corner from Westbourne Park underground station and a short stroll from Ledbury Road, Westbourne Grove and many of Notting most popular bars and restaurants.









This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £15,000.00

**Holding Deposit:** £2,500.00

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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