



LEAMINGTON ROAD VILLAS, W11
£745,000 LEASEHOLD – NEW 999 YEAR LEASE

**A BRIGHT TWO BEDROOM FIRST FLOOR FLAT IN
THIS CHARMING PERIOD BUILDING.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

A wonderfully bright two-bedroom flat on the first floor of this period building. The flat benefits from a fantastic living room with wonderful ceiling height, separate and fully fitted kitchen, two good sized double bedrooms, and a bathroom.

The flat will be sold with a brand new 999-year lease, and a share of freehold will be granted in time for £1 once all flats have been sold and leases extended. In 2025 the building communal parts will undergo an extensive interior and exterior renovation which will be circa £12,000 per flat.

LOCATION:

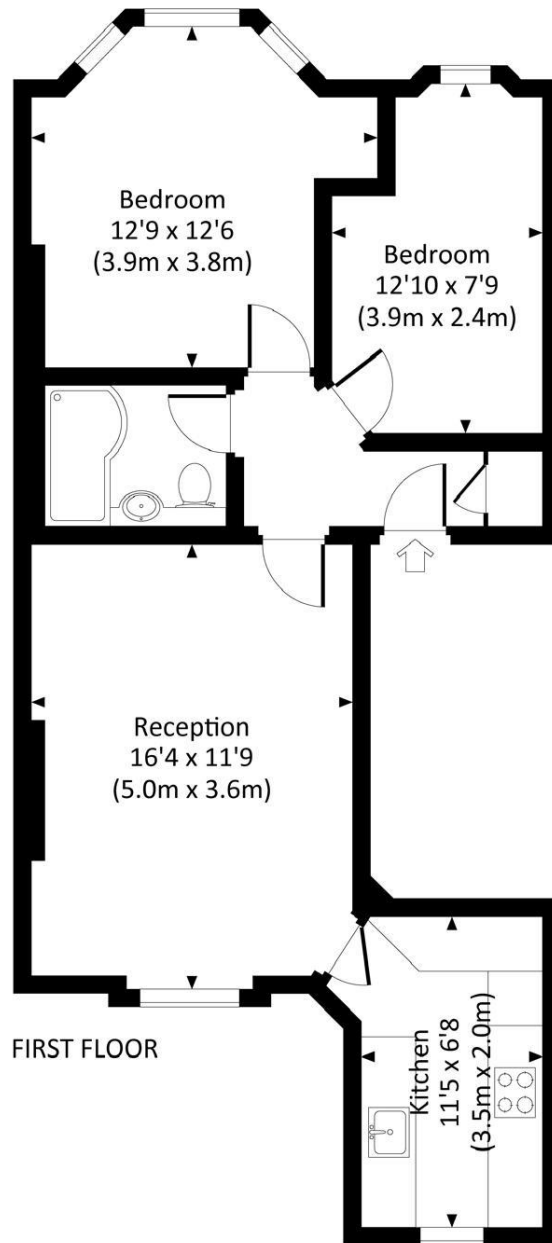
Leamington Road Villas is a peaceful, tree lined street running north from Westbourne Park Road, just round the corner from Westbourne Park underground station and a short stroll from Ledbury Road, Westbourne Grove and many of Notting most popular bars and restaurants.





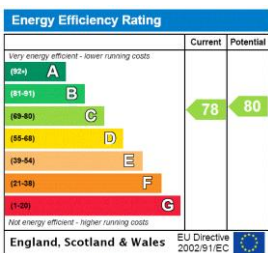
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Approx. gross internal area
592 Sq Ft. / 55.0 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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.



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