



LEAMINGTON ROAD VILLAS, W11
£775,000 LEASEHOLD

**A BRIGHT AND SPACIOUS FIRST FLOOR ONE BEDROOM FLAT.
BEAUTIFULLY PRESENTED, ELEGANTLY PROPORTIONED AND LOCATED
ON A VERY ATTRACTIVE AND PEACEFUL TREE-LINED STREET.**

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

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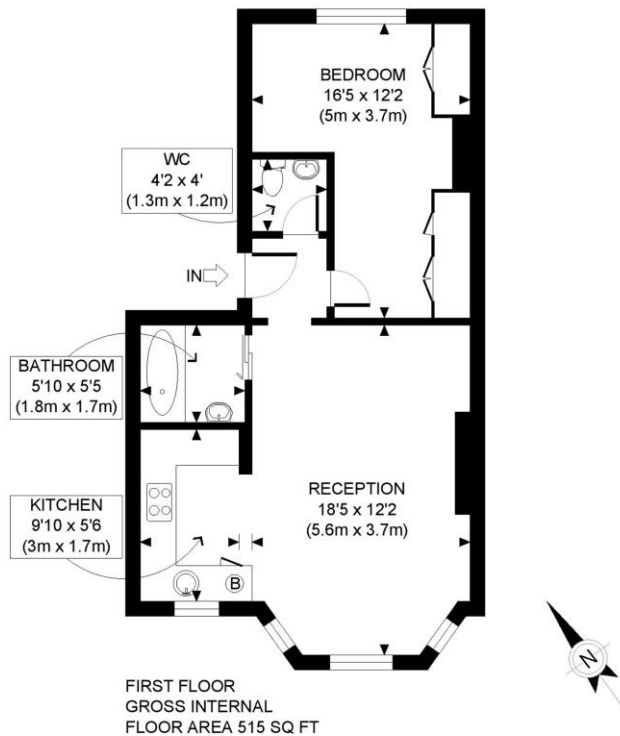
DESCRIPTION:

This charming apartment occupies the first floor of an attractive period building and is elegantly proportioned throughout. To the front is a generous reception room with large west facing bay windows, which open onto a well-equipped kitchen. To the rear of the property is a large bedroom with built in and a huge west facing sash window. A separate bathroom and cloakroom complete the accommodation. Particular features include wonderfully high ceilings, elegant cornicing, a cast iron fireplace and exceptionally large windows which offer an abundance of natural light.

LOCATION:

Leamington Road Villas is a peaceful, tree-lined street just north of Westbourne Park Road. It is conveniently located 3 minutes walk from Westbourne Park underground station and a short stroll from Portobello Road, Ledbury Road, Westbourne Grove and many of Notting Hill's most popular shops, bars and restaurants, Portobello Market and Golborne Road.





APPROX. GROSS INTERNAL FLOOR AREA: 515 SQ FT/ 48 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE STOP SHOP FOR PROPERTY PHOTOGRAPHERS

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.

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £1000 per annum

Ground Rent: Peppercorn

Council Tax Band: E (City of Westminster)

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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