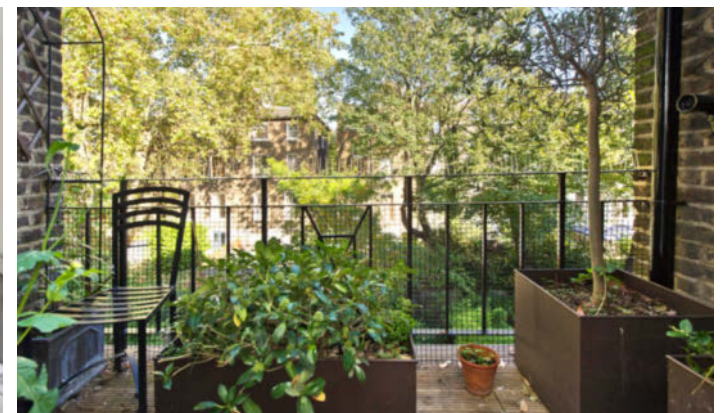
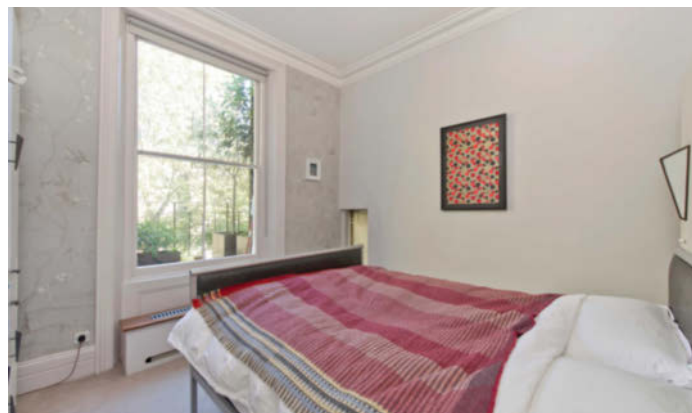




# Leamington Road Villas

NOTTING HILL W11



# LEAMINGTON ROAD VILLAS

Notting Hill W11

A stunning first floor apartment enviably located on one of the most attractive streets in this quiet corner of Notting Hill. The flat occupies the best floor within this handsome period conversion, elevated above the street and enjoying the most elegant proportions. Benefiting from large windows, high ceilings with natural light flowing throughout and an elegant balcony overlooking the gardens below.

Leamington Road Villas is a quiet tree lined residential road running off Westbourne Park Road. Westbourne Grove and Portobello Road are a short walk away offering fabulous, bars, boutiques and restaurants.

<b>PRICE:</b>	£700,000
<b>TENURE:</b>	SHARE OF FREEHOLD
<b>LOCAL AUTHORITY:</b>	CITY OF WESTMINSTER
<b>GROSS INTERNAL AREA:</b>	51 SQ M/549 SQ FT APPROX.
<b>ENERGY RATING:</b>	D

BEDROOM, BATHROOM, RECEPTION ROOM/KITCHEN,  
BALCONY.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

## LADBROKE GROVE

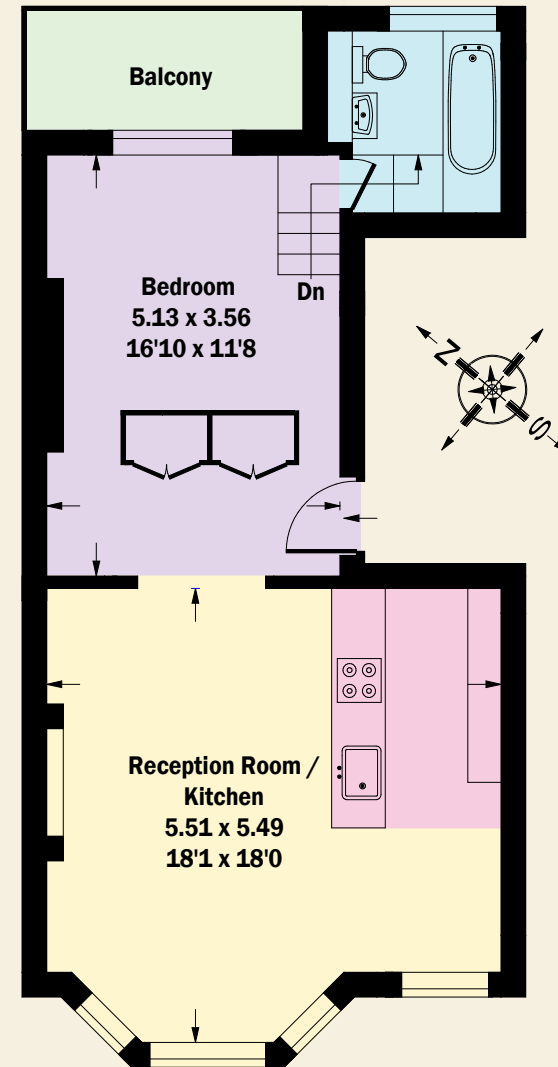
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First Floor

**BECTIVE**  
- LESLIE MARSH -