

DOMUS NOVA



Leamington Road Villas W11
£3,600,000



A former vicarage revived with modern design, this four-bedroom Victorian maisonette for sale offers the opportunity to own a slice of Notting Hill's history.

Formerly the vicarage of St Luke's church, this 19th century home strays from its ecclesiastic past with contemporary design. Beyond a Gothic-style exterior, a timeless setting for Notting Hill living unfurls across two floors.

A private entrance leads to the home's social heart, uplifted with light filtering through from all angles. A captivating interplay of old and new unfolds in the kitchen, where wooden architrave makes a feature of a large bay window.

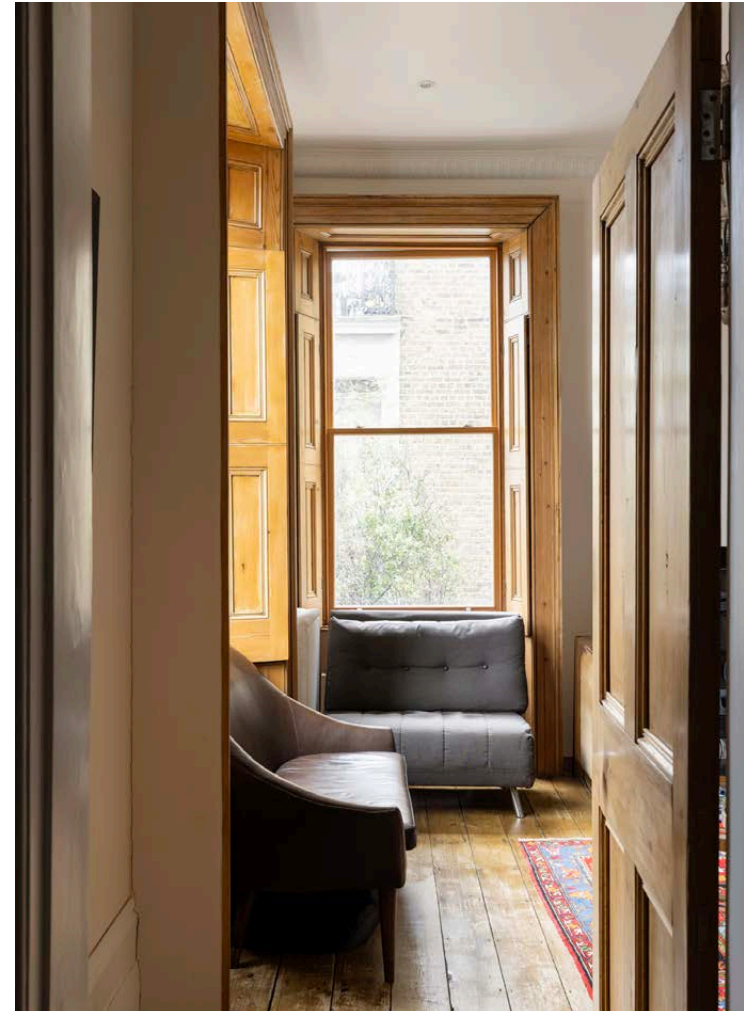
Colours and cabinetry lean contemporary in style, with smooth tiling and sleek storage washed in cool grey tones.

There's an AGA oven for culinary endeavours, plus a striking marble island.

Detailed cornicing continues through the reception space, its lofty proportions crowned with a trio of ornate chandeliers. Dual-aspect fenestration amps up the natural light, affording a spirited ambiance to social gatherings.









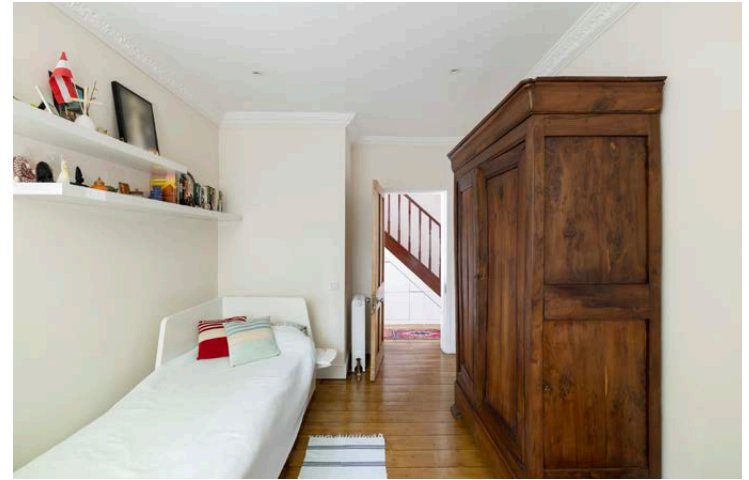
Set across the garden level, three calming bedrooms capitalise on a timeless framework with pared-back design. The principal bedroom benefits from an extensive walk-in wardrobe, plus a marble tiled en suite with a forest green bathtub and rainfall shower.

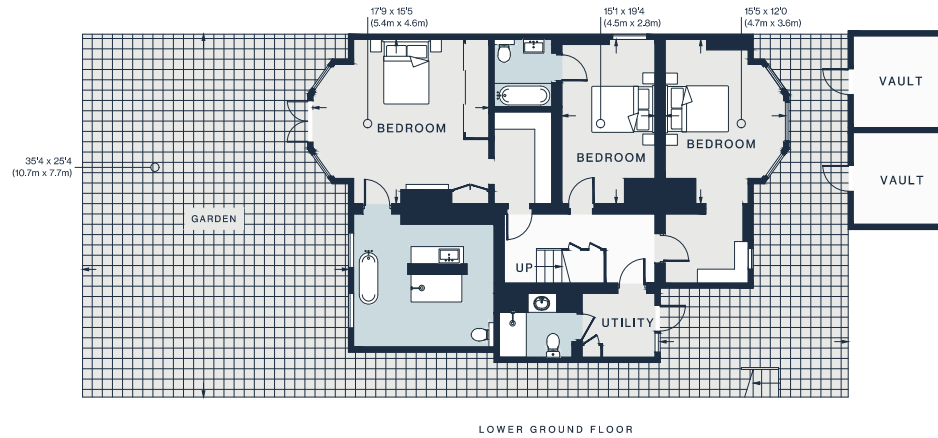
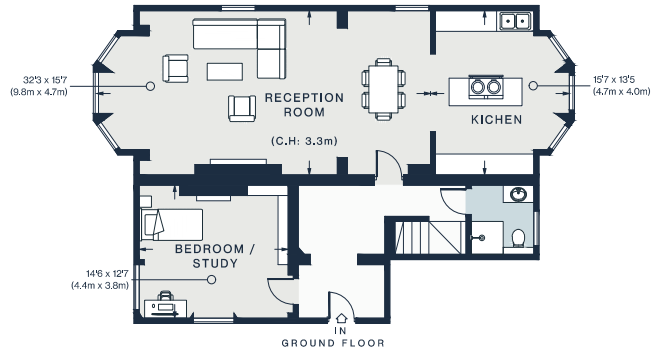
Mirrored wardrobes reflect light across soothing neutral tones, while an exposed brick fireplace brings a touch of rustic charm. Doors blur the boundaries with a paved garden, an enclosed setting to make the most of warmer weather.

Two further bedrooms benefit from peaceful colour palettes; one with an en suite bathroom, the other served by a sophisticated shower room. On the ground floor, a fourth bedroom currently set up as a study is a versatile space to style as suits.









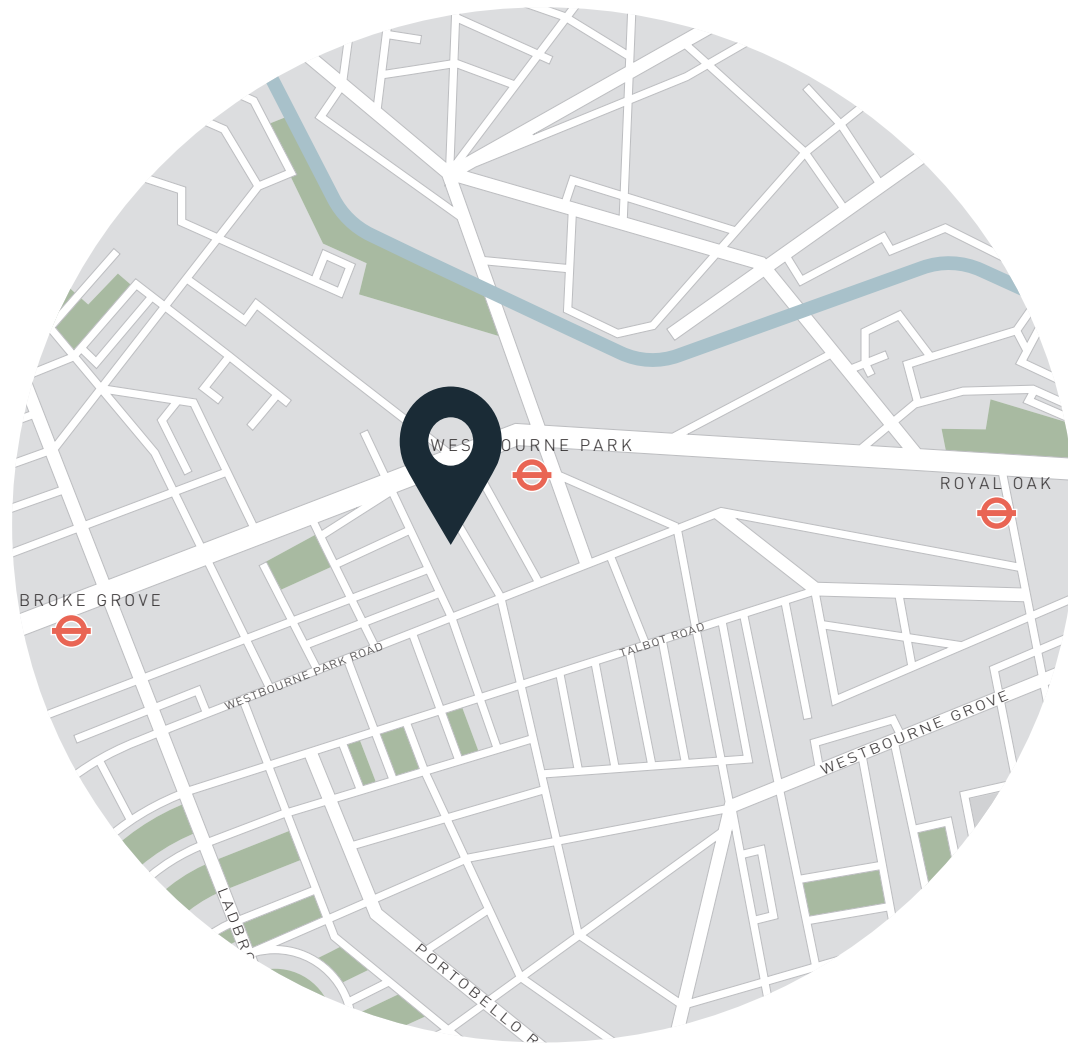
Approx. Gross Internal Area = 2,252 sq ft / 209.2 sq m
Vaults = 155 sq ft / 14.4 sq m
Total = 2,407 sq ft / 223.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

- Open-plan kitchen, dining and reception room
- Principal bedroom suite with walk-in wardrobe
- Guest bedroom suite
- Two further bedrooms
- Two shower rooms
- Utility room
- Patio garden
- City of Westminster

- Approx. 2,407 sq ft / 224 sq m
- EPC - D
- Tenure: Share of Freehold
- Lease Length: Circa 979 years
- Council Tax Band: G
- Service charge: Approx. £3,200 pa



Location

Within walking distance of Portobello Road, Golborne Road and Westbourne Grove, Leamington Road Villas gives you effortless access to the best of Notting Hill. Brunch at Granger & Co. in one direction, or Golborne Deli & Wine Store in the other, shop for groceries at Daylesford Organic, or recharge with a workout at Bodyism. Evening dining options are in plentiful supply, too. Some of the best tables in town are found at Dorian and The Ledbury – both on the doorstep. For something more laid-back, head to local favourites The Pelican or The Cow.

Westbourne Park – 3 mins (Circle, Hammersmith & City)

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