

DOMUS NOVA



Leamington Road Villas W11

£1,495,000



Pared-back design prioritises outdoor spaces at this refined two-bedroom apartment for sale in Notting Hill.

Set across the lower ground floor of a stucco-fronted period townhouse, Leamington Road Villas boasts bright interiors and seamless connectivity to its outdoor spaces.

Spotlights illuminate the path to the kitchen, a sleek configuration and integrated appliances making the most of space. Cream cabinetry adorns the left wall, its smooth beige countertops creating a soft contrast. Through an open doorway, an uplifting character unfolds across the open-plan reception and dining room. Inviting the outside in, neutral tones and potted plants place focus on an entire wall of glazing. Bi-folding doors draw back to effortlessly link a leafy urban oasis – a paved area bordered by raised brick planters. Foliage-adorned fencing provides privacy, while a garden studio at the rear serves as a versatile spot for studying or unwinding.









Past black framed glass doors, a shift to richer tones creates depth in the principal bedroom suite. Plush black carpet and soft sage walls produce a welcoming feel, complimented by a cast iron feature fireplace.

Highlighting an expansive bay window – a pop of bright teal lines pristine white cornicing. From a walk-in dressing space, an en suite bathroom wrapped in white subway tiles is complete with a bathtub and overhead shower.

A calming ambiance draws you into the second bedroom, lined with floor-to-ceiling integrated wardrobes. Through French doors, swathes of light warm pale blush walls. From here, a patio takes advantage of its elevated position, with views down through the reception room to the garden beyond.

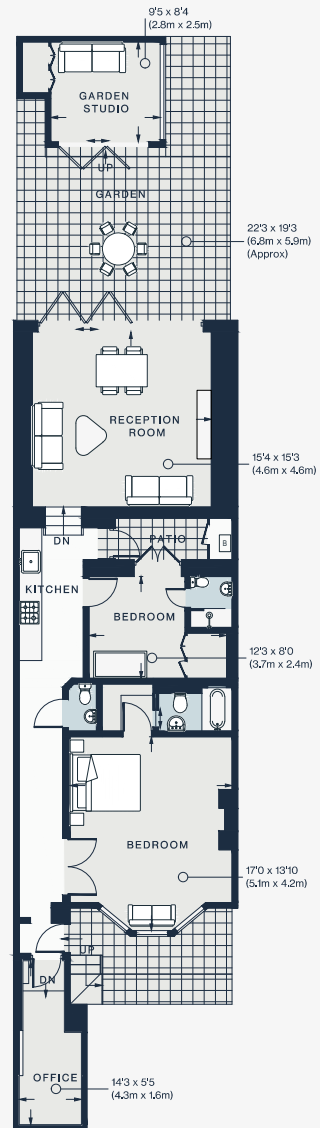
Tucked discreetly at the front of the front of the apartment, an office is enveloped in a bright royal blue.











LOWER GROUND FLOOR

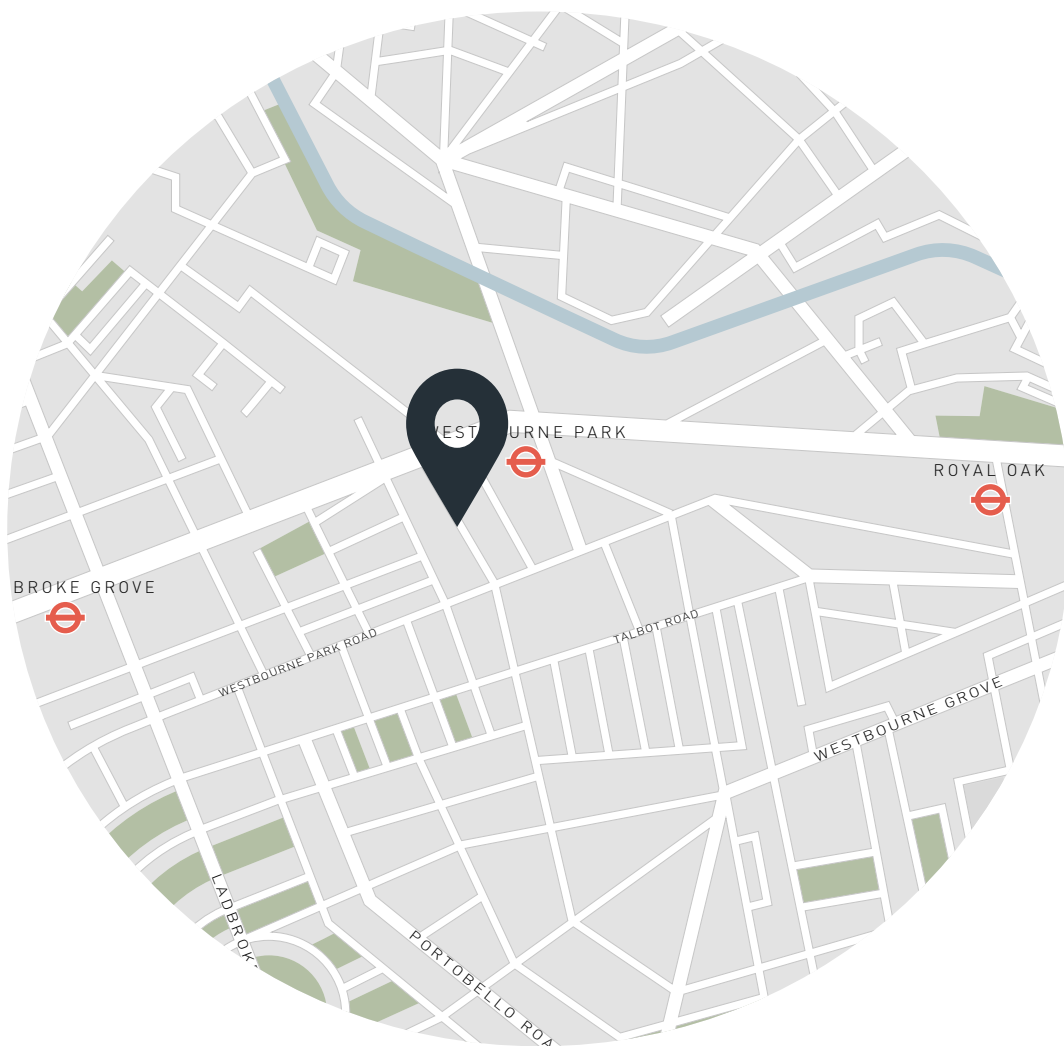
Approx. Gross Internal Area = 1021 sq ft / 94.8 sq m
 Garden Studio = 90 sq ft / 8.4 sq m
 Boiler Room = 11 sq ft / 1 sq m
 Total = 1122 sq ft / 104.2 sq m

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

Property Details

Contemporary kitchen
 Open-plan reception and dining room
 Principal bedroom suite
 Guest bedroom suite
 Office
 Patio
 Garden studio
 Private garden
 City of Westminster

Approx. 1,122 sq ft / 104.2 sq m
 EPC - C
 Council tax - E
 Share of freehold - circa 988 years
 Annual service charge - approx £1,000



Location

Leamington Road Villas boasts enviable proximity to the best spots of Notting Hill and beyond. It's a ten-minute walk to burgeoning Golborne Road, where locals' favourite eateries include Lisboa, Layla Bakery, Pizza East and Laylow. From here, head down Portobello Road for a true taste of Notting Hill. Spend an afternoon browsing antiques, or the vintage stalls on Saturdays. For more upscale boutiques, Westbourne Grove has everything from Sézane to Sandro. Complete your evening with dinner at The Ledbury and a drink at neighbourhood staple, The Pelican – be home in minutes.

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

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2023. All rights reserved.