

# DOMUS NOVA



Leamington Road Villas W11

£850,000



Uplifting period proportions and timeless style unite at this one-bedroom apartment for sale that sits in harmony with its Notting Hill surroundings.

Set in a red-brick townhouse on a tree-lined street, this raised ground floor apartment capitalises on its heritage roots. Soaring ceilings trimmed with cornicing and sash windows complete with original shutters create a voluminous and inviting backdrop for everyday life.

A bright, southwest-facing outlook sets the scene in the generous reception room, where an elegant bay window brings a touch of grandeur. Parquet floors, neutral-toned walls and integrated alcove shelving lend a pared-back, calming feel to the space, which is ample enough to also accommodate a dining table.

At the opposite end of the wide, welcoming hallway, the galley kitchen adopts the same considered simplicity. Shaker-style cabinets finished with brass hardware lend a timelessness, while Corian work surfaces, a Neff gas hob and oven, and floor-to-ceiling cupboards ensure practicality. From here, access a quiet terrace.









Also found at the back of the property, the bedroom is poised for relaxation. A wall of fitted wardrobes, with space for a TV, keeps the room streamlined and reduces visual clutter. Next door, the bathroom's black and white accents add a subtle Art Deco feel. Brass fixtures pop against lightly veined stone tiles, while a black vanity unit offers a striking contrast and additional storage space. For a touch of luxury, a rainfall shower is arranged over a bathtub.





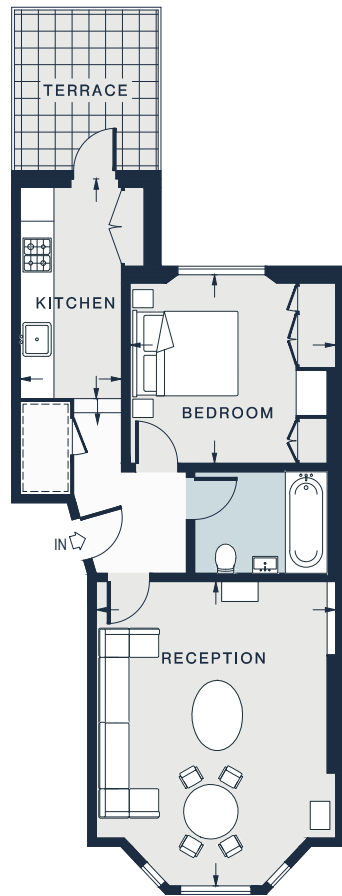






LD21 JFZ

LD15 KOX



RAISED GROUND FLOOR

RECEPTION  
17'9 x 13'6 (5.4m x 4.1m)

KITCHEN  
12'9 x 7'2 (3.9m x 2.2m)

BEDROOM  
12'0 x 11'0 (3.7m x 3.3m)

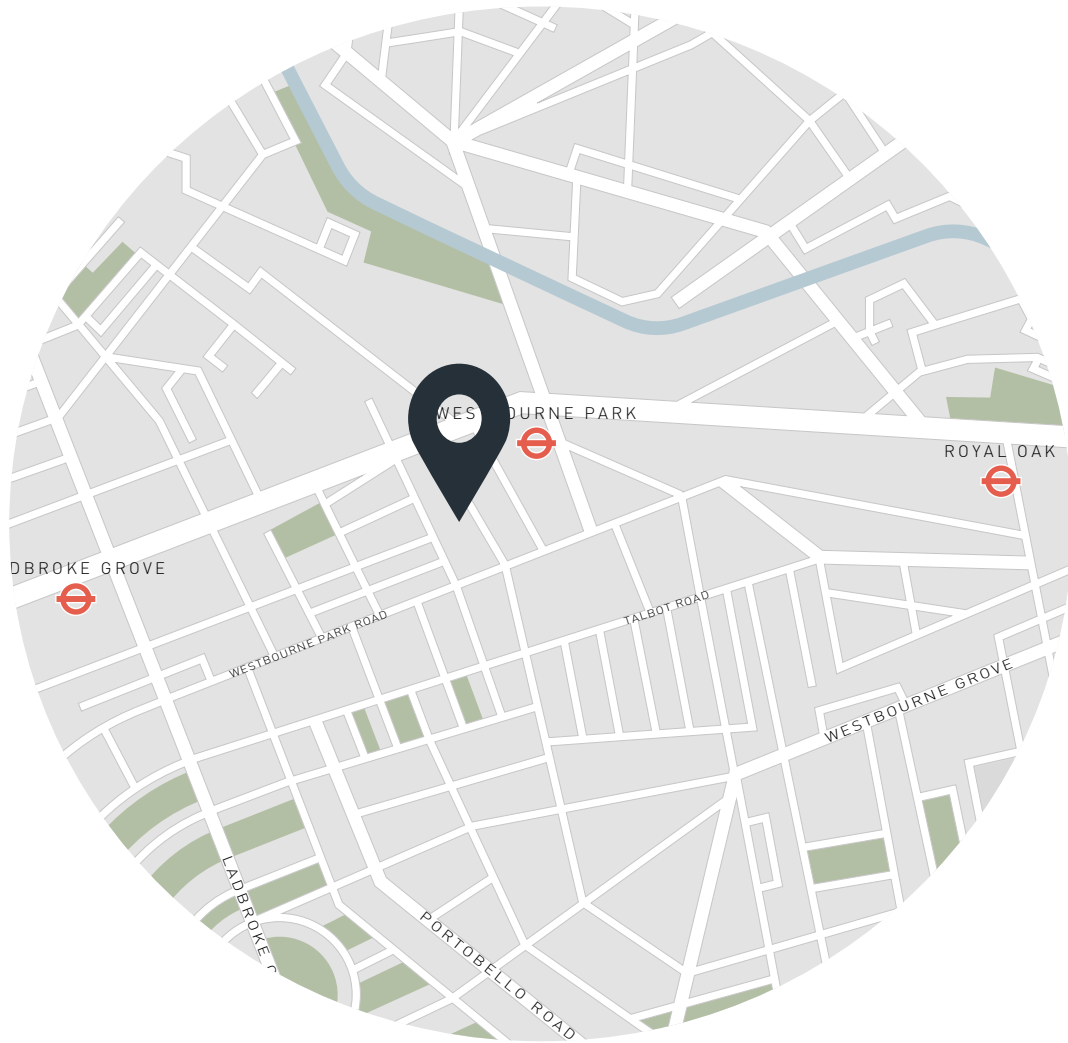
TERRACE  
9'1 x 5'3 (2.7m x 1.6m)

Approx. Gross Internal Area = 576 sq ft / 53.5 sq m

## Property Details

Reception room with period details  
 Separate contemporary kitchen  
 Bedroom with fitted storage  
 Bathroom  
 Terrace  
 City of Westminster

Approx. 576 sq ft / 53.5 sq m  
 EPC - C  
 Council tax - D  
 Share of freehold - circa 997 years  
 Annual service charge - £1,400



## Location

A stone's throw from Portobello Road, Golborne Road and Westbourne Grove, Notting Hill's hotspots are within walking distance at Leamington Road Villas. 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 Gold, Dorian, Straker's and The Ledbury – all on the doorstep. Or 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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