

DOMUS NOVA



Leamington Road Villas W11 – £1,999,950

In partnership with **BARNES**
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On a quiet, tree-lined street just moments from Westbourne Grove, this thoughtfully renovated duplex balances its character with a contemporary aesthetic.

The apartment is accessed through the first-floor landing, where stairs ascend to the home – arranged across the second and third floor. An inverted layout places the social settings on the upper level, where air-conditioning, reams of light and easy access to the balcony await. Natural light pours in through skylights overhead, illuminating herringbone parquet floors and a palette of soft neutrals. The kitchen occupies its own section of the open-plan space – designed to integrate with daily rituals. Oak cabinetry, streamlined surfaces and integrated appliances keep it clean-lined and seamless to use. The lounge is thoughtfully arranged with a bespoke entertainment unit, and glass doors that give way to a west-facing balcony. Elsewhere, a home office offers flexibility for home working, while a separate utility cupboard contains Miele laundry appliances.



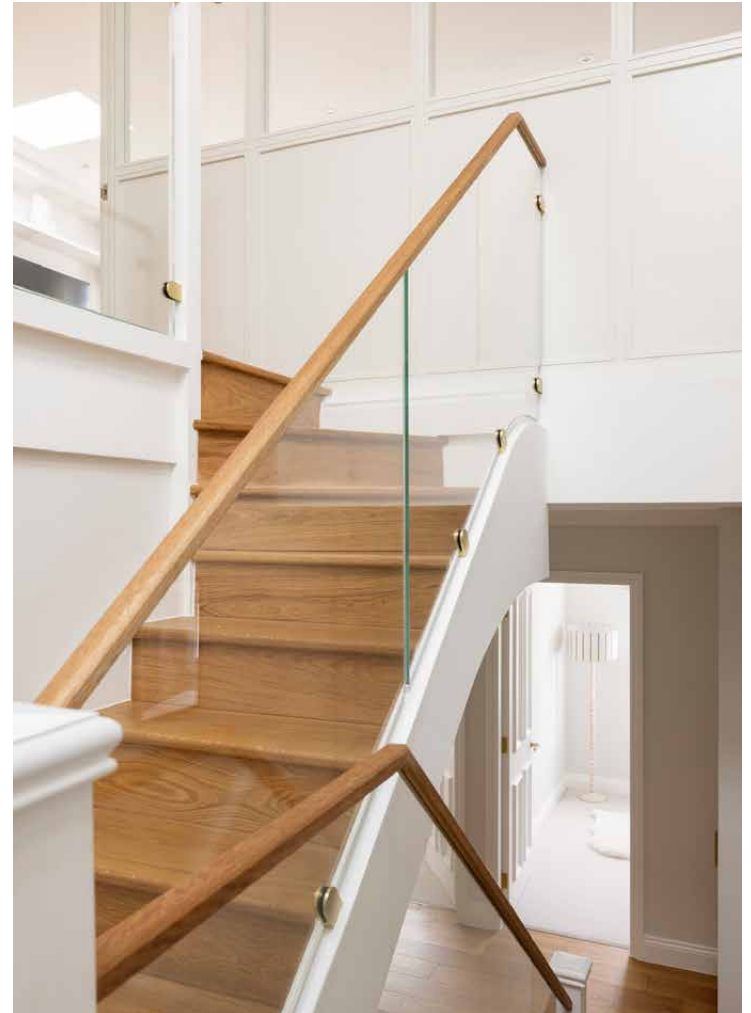












Three bedrooms occupy the lower level. In the principal suite, a cast-iron fireplace, sash windows and column radiators nod to the building's Victorian heritage. Two further bedrooms sit alongside, the larger benefiting from built-in storage and its own en suite.













Property Details

- Generous open-plan kitchen and dining room
- Principal bedroom suite with built-in wardrobes
- Guest bedroom suite integrated storage
- One further bedroom
- Home office
- Cloakroom
- Private balcony
- AC through the main living space
- Utility cupboard with Miele appliances

Approx. 1,372 sq ft / 127.5 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 997 years

Annual Service Charge: Approx. £3,300

Council Tax Band: F

RECEPTION / DINING ROOM

18'10 x 13'11 (5.7m x 4.2m)

HOME OFFICE

11'10 x 7'0 (3.6m x 2.1m)

BEDROOM

12'3 x 9'8 (3.7m x 3.0m)

KITCHEN

15'3 x 9'3 (4.7m x 2.8m)

PRINCIPAL BEDROOM

16'4 x 12'2 (5.0m x 3.7m)

BEDROOM

9'8 x 6'3 (3.0m x 1.9m)

Approx. Gross Internal Area = 1372 sq ft / 127.5 sq m



Location

Leamington Road Villas boasts enviable proximity to the best spots of Notting Hill and beyond. It's a ten-minute walk to vibrant Golborne Road, where local favourite eateries include Lisboa, Layla Bakery and Straker's. From here, head down Portobello Road for antiques shopping and a produce market – plus the inimitable Electric Cinema. For upscale boutiques and artisanal eateries, venture onto Westbourne Grove. Spend an evening with dinner at Dorian or The Ledbury, followed by a drink at neighbourhood staple, The Pelican, and be home in a matter of minutes.

Westbourne Park Road - 6 mins



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

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