



WILFORDS
LONDON

6 Holland Street, W8 4LT
info@wilfords.com



LEAMINGTON ROAD VILLAS, W11

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | SHARE OF FREEHOLD | 1371 SQ FT | 127.4 SQ M

A beautifully finished three-bedroom maisonette with study and terrace, crafted to an exceptional standard and located on one of Notting Hill's most desirable streets.

Arranged over the upper floors of an elegant Victorian villa, this impeccably refurbished home has been completed by the exceptional West11—bringing the same signature blend of refined craftsmanship, contemporary elegance and effortless functionality.

Every detail has been elevated: soft, neutral palettes, refined joinery, intelligent lighting, and high-end materials throughout. The property also benefits from air-conditioning on the top floor, superior insulation, and high-performance glazing—ensuring year-round comfort in one of London's most vibrant postcodes.

The upper level is dedicated to a wonderfully bright and generously proportioned reception room, framed by full-width windows and opening onto a private south-facing terrace—an ideal spot for morning coffee or evening drinks.

A bespoke kitchen, fitted with a suite of Miele appliances, provides a sleek, highly functional culinary space seamlessly integrated with the reception area. A separate home office adds valuable versatility for remote work or quiet study.

The floor below offers superb family accommodation, comprising a spacious principal bedroom with excellent storage, alongside two further well-balanced bedrooms. Two beautifully appointed ensuite bathrooms—finished in Italian Lusso stone with Carrara detailing—deliver a boutique-hotel calibre of luxury. This level is completed with thoughtful storage and a practical layout ideally suited for modern living.

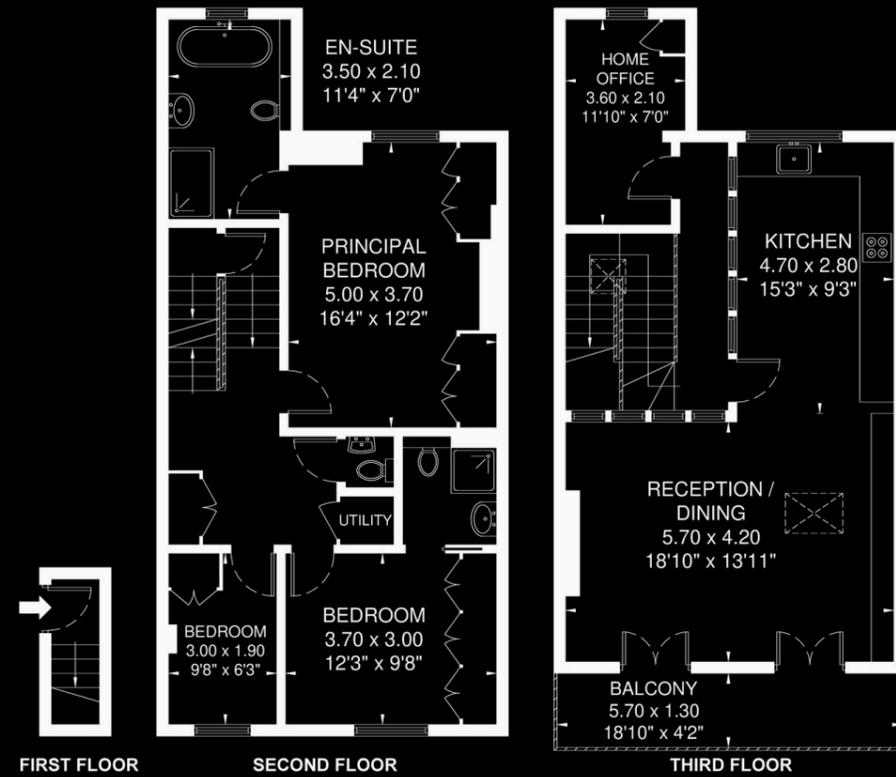
The property is approached via its own smart entrance at first-floor level, providing privacy and a townhouse feel from the moment you arrive.

Key Features

- Stunning three-bedroom maisonette with study
- Private south-facing terrace
- Luxury bespoke kitchen with Miele appliances, plus laundry
- Two beautifully finished Lusso stone ensuite bathrooms, plus guest WC
- Air-conditioning on the top floor
- Elegantly refurbished by a leading London design team
- Situated on one of Notting Hill's most prestigious residential streets
- Approx. 1,371 sq ft (127.4 sq m)
- Service charge: £2,500
- No ground rent
- Leasehold 999 years
- Share of Freehold



Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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