



LEAMINGTON ROAD VILLAS, W11
£695 PER WEEK (£3,011.66 PCM) UNFURNISHED

**A LOVELY AND VERY SPACIOUS ONE BEDROOM GARDEN
FLAT WHICH BENEFITS FROM ITS OWN ENTRANCE AND
WONDERFUL SUMMER HOUSE IN PRETTY PRIVATE GARDEN.**

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A very charming and spacious, one bedroom garden flat which benefits from its own entrance in this beautiful period building with a fantastic west facing private garden with summer house.

The property comprises, spacious living room with semi open plan fully fitted kitchen, double doors leading out to wonderful west facing garden with a very pretty summer house, spacious double bedroom with fantastic storage.

LOCATION:

Leamington Road Villas is a peaceful, tree lined street running north from Westbourne Park Road, just round the corner from Westbourne Park underground station and a short stroll from Ledbury Road, Westbourne Grove and many of Notting most popular bars and restaurants.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

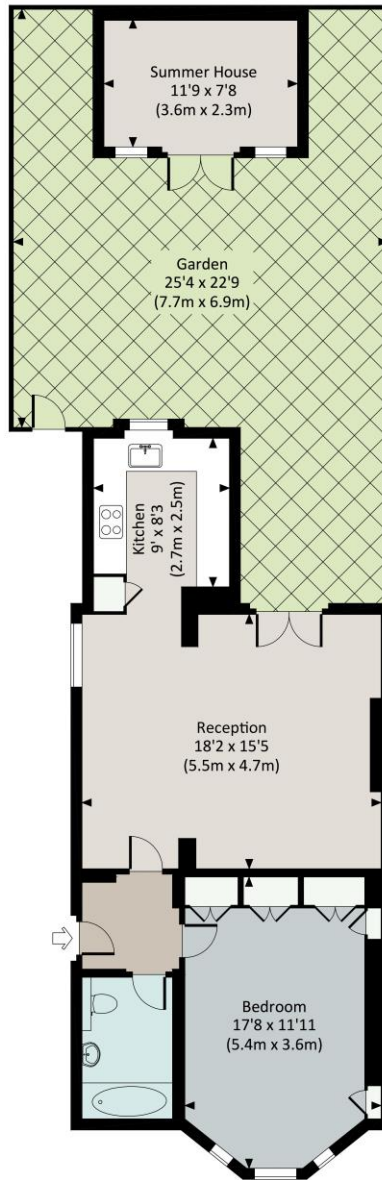


LEAMINGTON ROAD, W11

Approx. gross internal area

667 Sq.Ft. / 62.0 Sq.M.

757 Sq.Ft. / 70.3 Sq.M. Inc. Summer House

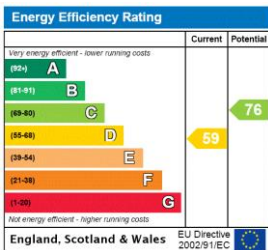


LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Deposit: £3,475

Holding Deposit: £695

Council Tax Band: E (City of Westminster)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.