

INIGO



Leamington Road Villas

LONDON W11

£650,000 SHARE OF FREEHOLD

This refined one-bedroom apartment lies on the lower-ground floor of a handsome Victorian villa in Notting Hill, and sits within the Aldridge Road and Leamington Road Villas Conservation Area. A façade of stock brick, rusticated stucco and sash windows greets the street, while inside the apartment retains original panelled shutters and a bullseye-adorned fireplace. There are shared private gardens on both sides of the building, planted with lavender and shrubs.

Setting the Scene

Leamington Road Villas and the surrounding area was primarily developed in the late 19th century as a result of London's expanding underground railway network.

In 1871, both Westbourne Park and Royal Oak stations were opened as part of the Metropolitan Railway, and residential Victorian development flourished. Leamington Road Villas and Aldridge Road remain largely intact, presenting a cohesive streetscape of low-rise, semi-detached and terraced villas faced in stock brick and stucco.

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The Grand Tour

A wrought-iron gate is set in a sage-green painted wall topped with a spearhead railing and opens to the villa's terraced front patios. A series of steps descends the patios past flower beds to the private entrance of this apartment.

The front door opens to an entrance hallway. Here, monochrome tiles run underfoot and panelled walls are finished in 'School House White' by Farrow and Ball. The skirting boards are painted in 'Off White' by Farrow and Ball.

The hallway opens seamlessly to an open-plan living, kitchen and dining room with oak floorboards running underfoot. At the front of the room is a pair of two-over-two sash windows with moulded architraves and original vertical sliding shutters that can be positioned to provide extra privacy. The windows look over the front garden patios, their terraced arrangement allowing for an abundance of natural light. There is an elegant fireplace surround with a plain mantle, bullseye corner blocks and moulded jambs. There is plenty of space for a comfy living area and a dining table.

On the other side of the room is the kitchen, composed of soft green-painted cabinets with a quartz worksurface, a Bertazzoni range cooker with a four-ring induction hob, and a stainless steel sink. A central kitchen island provides additional space for preparing a meal, or for pulling up a stool.

Opening from the hallway, there is a pantry/laundry room, with a matching quartz worksurface over a washer/dryer and cheery orange-painted walls. Fitted shelves are good for storing teas, coffee and ingredients, and there is space for hanging coats on the other side.

The bedroom is at the front of the plan with casement windows to the front patio and a large built-in wardrobe. The bathroom is to the rear, with a rain-style shower fitted over a bathtub and cream metro tiles.



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The Great Outdoors

There are communal private garden spaces at the front and rear of the building. A mature lime tree at the front provides a leafy backdrop and privacy from the street, and there are beds around the terraced patios planted with lavender and other greenery. Directly outside the apartment, there is space for a bistro table and chairs making a lovely spot for a morning coffee.

The back garden can be accessed via a side passage, and this apartment has its own external back door. A brick archway leads to the walled garden, and beds for flowers and shrubs surround a central paved area. Here, there is a shared garden store for the use of residents.

Out and About

One of west London's most desirable areas, Leamington Road Villas is minutes from the boutiques of Westbourne Grove, Golbourne Road and Portobello Road, including its world-famous market. Both Hyde Park and Holland Park are within walking distance.

The immediate area is replete with fine dining destinations, including two Michelin-starred The Ledbury, Granger & Co, Ottolenghi and Dorian. Other bars, restaurants and pubs can be found in nearby Notting Hill, as can the Electric Cinema and popular Notting Hill Arts Club. There is an array of well-loved pubs in the area, including The Cow and The Walmer Castle.

Transport connections in the area are excellent, with Westbourne Park (Hammersmith & City and Circle lines) a four-minute walk from the apartment, and Notting Hill Gate (Central line) is around a 20-minute walk away.

Tenure: Share of Freehold / Length of lease: Approx. 983 years remaining / Service Charge: Approx. £380 per annum (for building insurance) / Council Tax Band: D

For more inspiration, why not look to The Modern House's guide to Notting Hill?

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.