

# 48 Leamington Road Villas

Notting Hill, W11

—  
£4,100,000





**Often one reads in property brochures about the special character a period house retains. In this Victorian house this truly is the case. This mid-terrace property has not been on the market for nearly 50 years. It was owned by a retired opera singer and art connoisseur who transported the house and its visitors into a different era.**

The house is laid out over five floors and retains large rooms with a gross internal area of approximately 3,293 sq ft (306 sq m). It currently consists of three large reception rooms with the entire first floor being used as a music room.

There are five bedrooms, three bathrooms as well as a number of additional rooms such as a wine cellar and various storage areas. The rear garden extends up to 34 feet and is west facing. Furthermore, the property has east and west facing balconies. Both the upper and lower parts of this Victorian house retain an abundance of period features.

Please note that over the past 15 years the lower and raised ground floors had been divided off the main house which explains the difference in decor and style.

This Victorian house is looking for a new owner who will love its preserved period features and who has the vision to transform it into a modern family home.

Music room



Bedroom/library



Bathroom



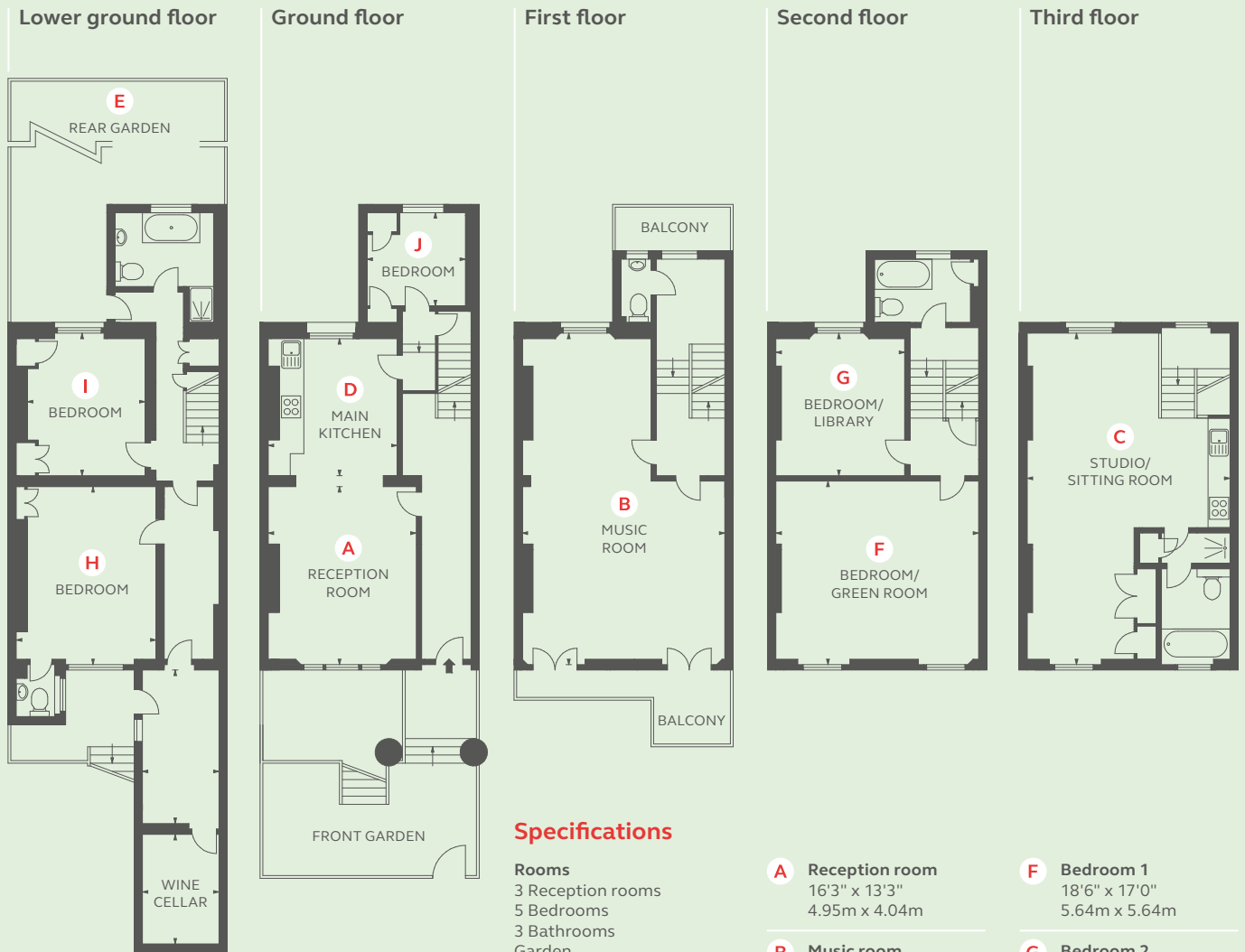
Main kitchen





# 48 Leamington Road Villas – Freehold

Gross internal area: 304 sq m / 3,294 sq ft



## Specifications

**Rooms**  
 3 Reception rooms  
 5 Bedrooms  
 3 Bathrooms  
 Garden  
 Entrance hall & staircase  
 2 Kitchens

**Total floor space**  
 304 sq m / 3294 sq feet

**Borough**  
 Westminster Council

**Council Tax Band**  
 Band G

**EPC Rating**  
 Band E

**A Reception room**  
 16'3" x 13'3"  
 4.95m x 4.04m

**B Music room**  
 30'3" x 18'3"  
 9.22m x 5.64m (max)

**C Studio/sitting room**  
 30'3" x 18'6"  
 9.22m x 5.64m

**D Main kitchen**  
 12'6" x 11'6"  
 3.81m x 3.51m

**E Rear garden**  
 34'3" x 19'3"  
 10.44m x 5.94m (max)

**F Bedroom 1**  
 18'6" x 17'0"  
 5.64m x 5.64m

**G Bedroom 2**  
 13'0" x 11'9"  
 3.96m x 3.58m

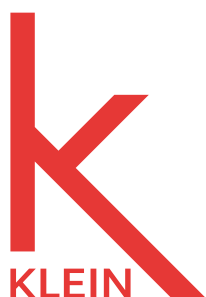
**H Bedroom 3**  
 16'6" x 12'9"  
 5.03m x 3.89m

**I Bedroom 4**  
 12'9" x 10'9"  
 3.89m x 3.28m

**J Bedroom 5**  
 9'0" x 8'9"  
 2.74m x 2.67m



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. © Datography Ltd 2015. www.datography.com



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