

**MOUNTGRANGE**  
HERITAGE



## Leamington Road Villas, W11

£1,950 per week Fees May Apply

Exceptional maisonette arranged over the upper floors of this striking period property in the heart of Notting Hill. The magnificent reception room is in excess of 10 metres in length with high ceilings, wood flooring and original fireplace with stunning spiral staircase leading to the bedrooms. From the upper floor there is access to a glorious sun trap roof terrace with far reaching views. Available for SHORT LET.

**2 Bedrooms | 1 Reception Room | 1 Bathroom**  
Furnished

### Notting Hill Office

27 Kensington Park Road, London W11 2EU  
020 7221 2277

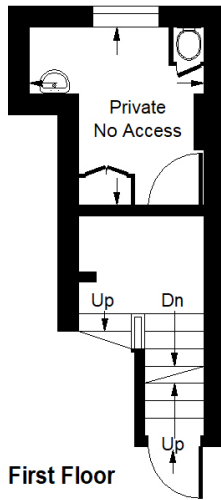
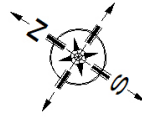
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

Other offices Kensington - North Kensington

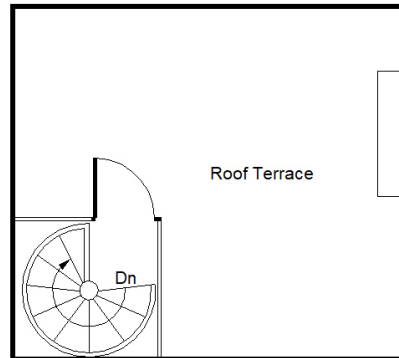
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Leamington Road Villas, W11

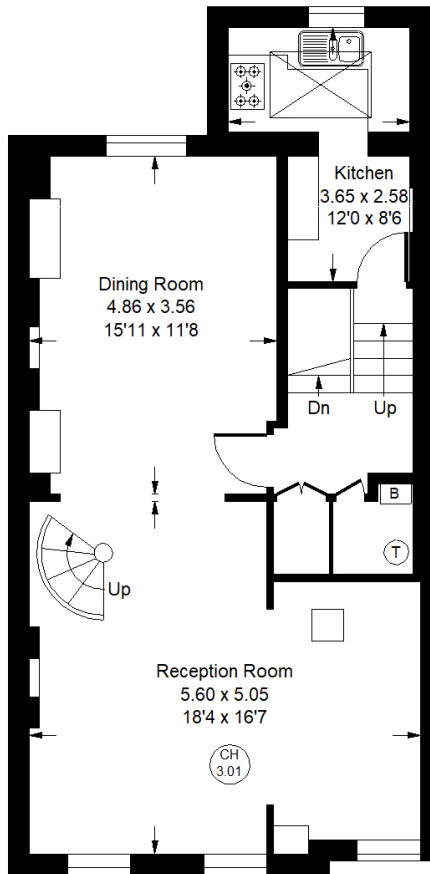
Approx. Gross Internal Area  
110.8 sq m / 1193 sq ft



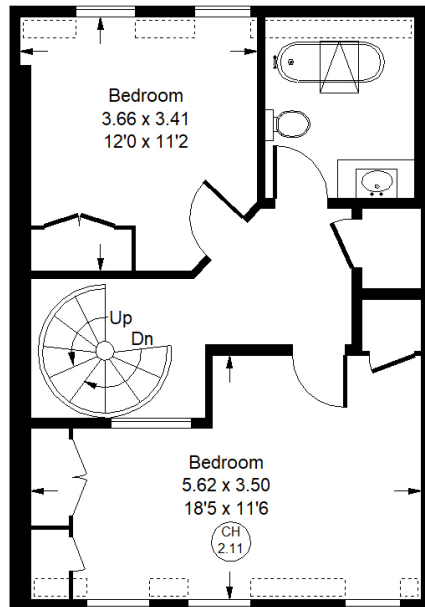
First Floor




Fourth Floor



Second Floor



Third Floor

 = Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

Top Floor Maisonette  
Leamington Road Villas  
LONDON  
W11 1HT

Energy rating

**E**

Valid until: **18 December 2032**

Certificate number: **9500-2467-2620-2292-6135**

Property type	Top-floor maisonette
Total floor area	120 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.