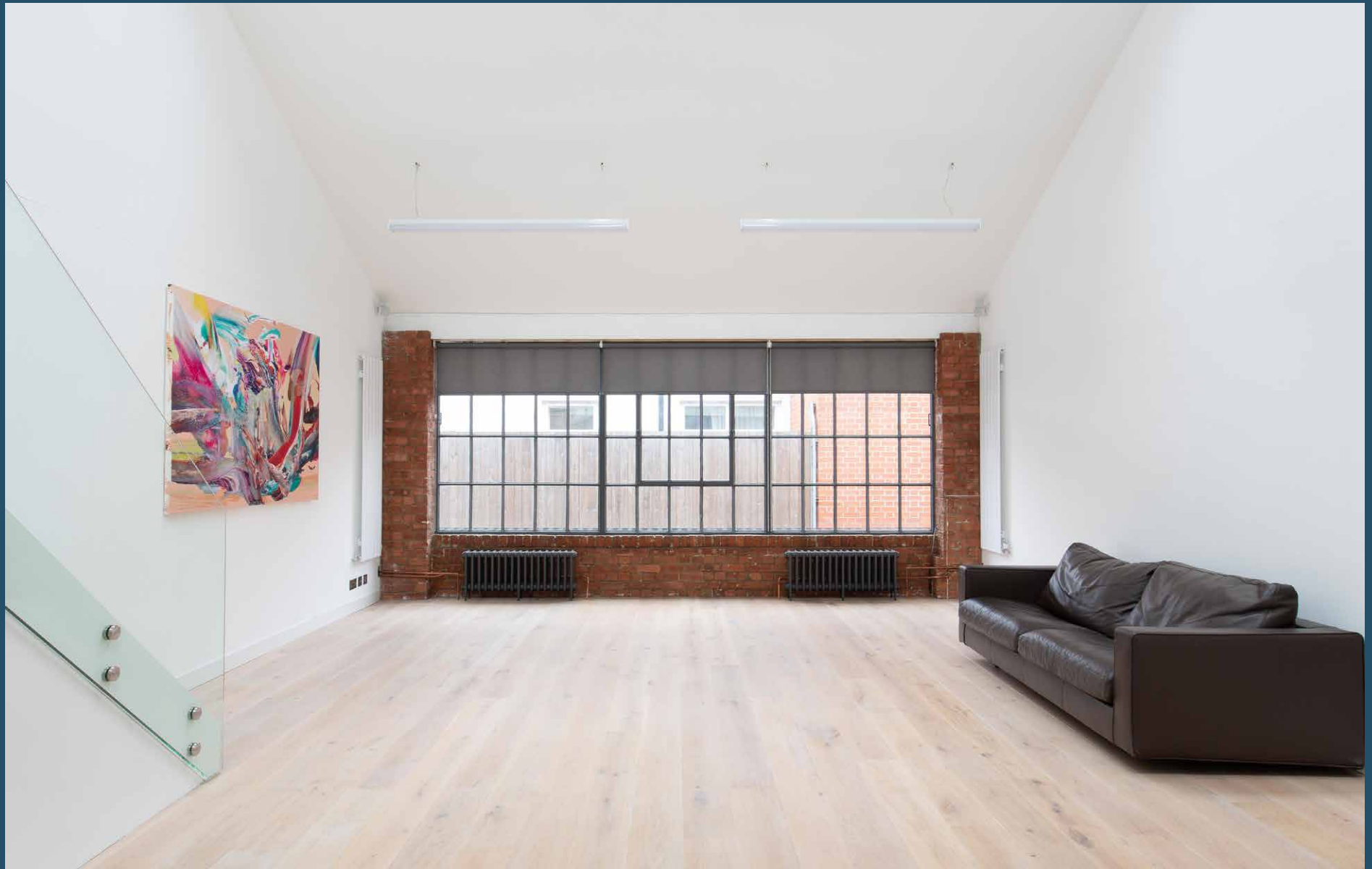


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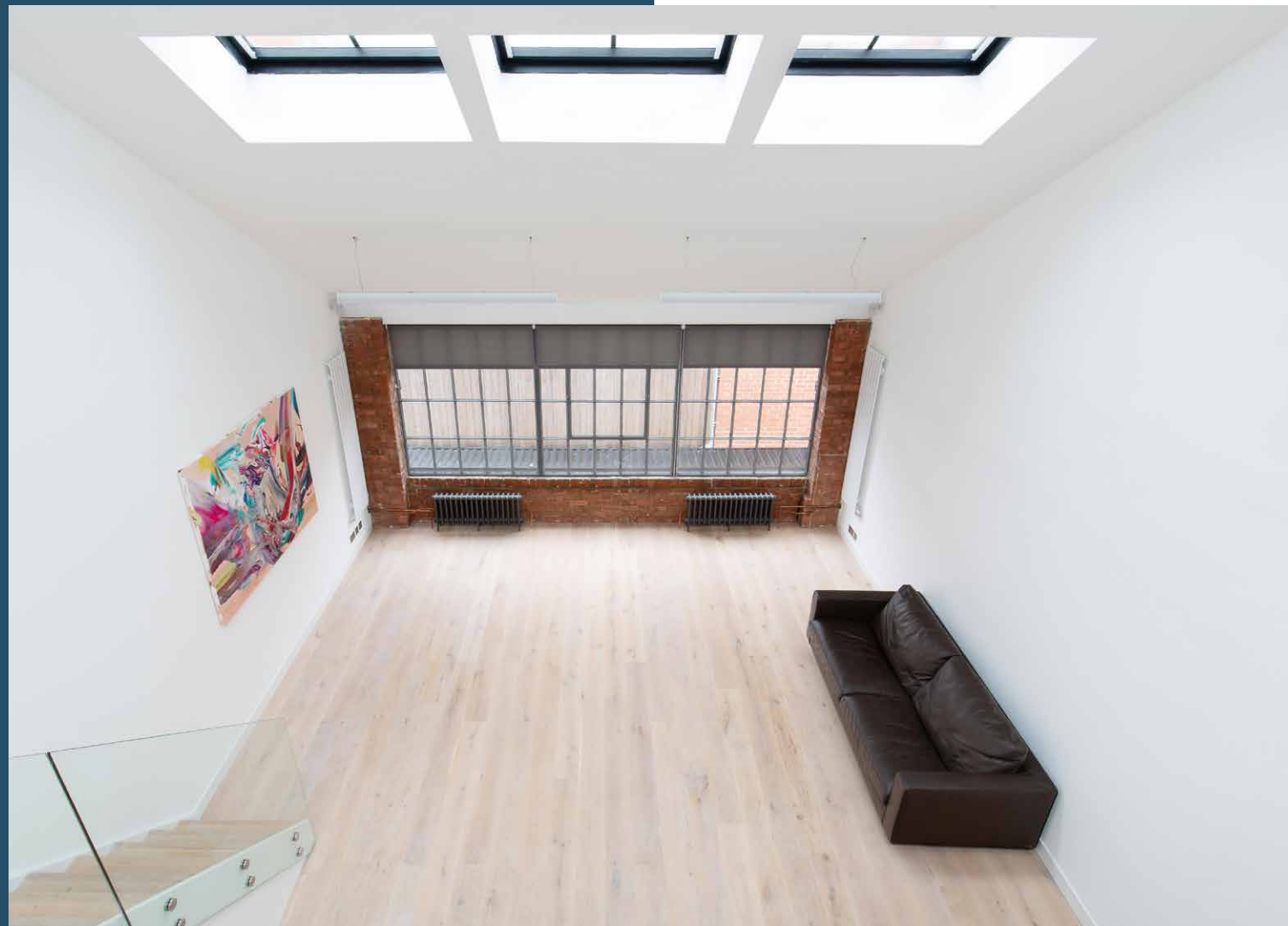


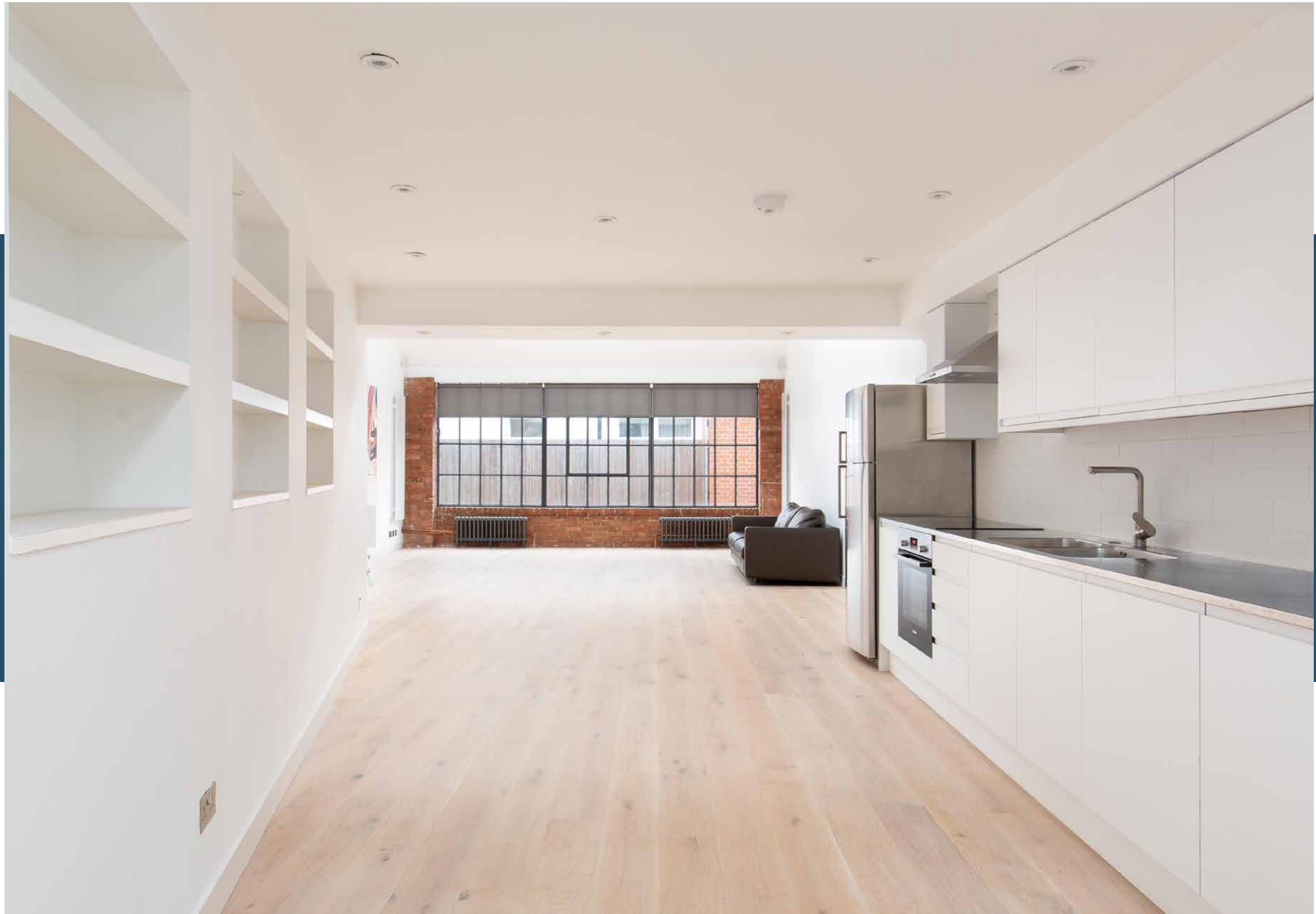
Harrow Road W9
£1,395,000

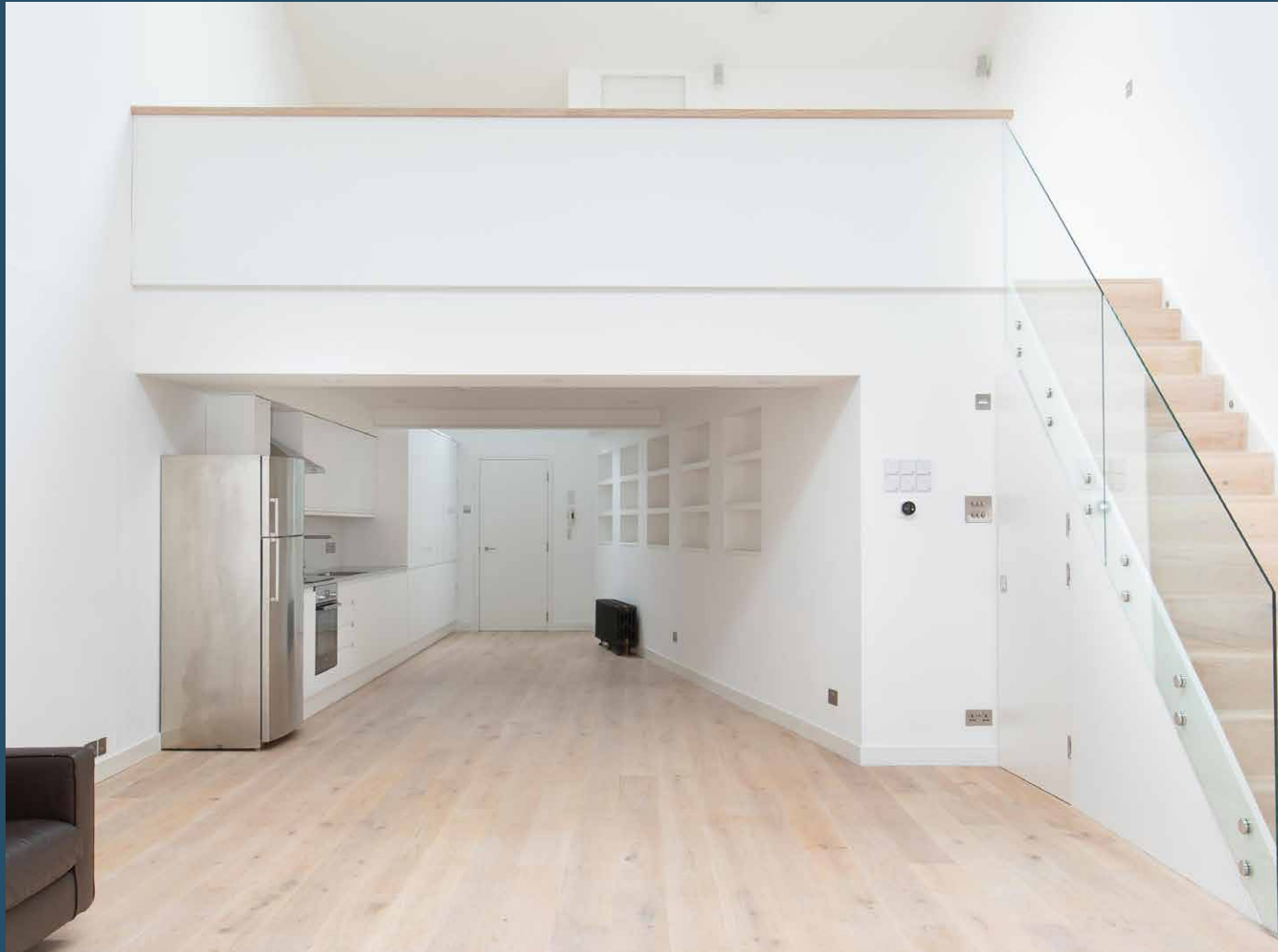
A unique, two-bedroom loft space on the first and mezzanine floors of an award-winning Victorian warehouse conversion on Harrow Road.

A vast, 50ft long, triangulated room widens from a generous hallway into a grand loft room with double height vaulted ceilings (four metres), a five-meter wall of Crittall windows, exposed brickwork and wrought iron radiators, all creating a raw, industrial feel.

The main room encompasses a modern kitchen along the east wall and there is ample room for dining.





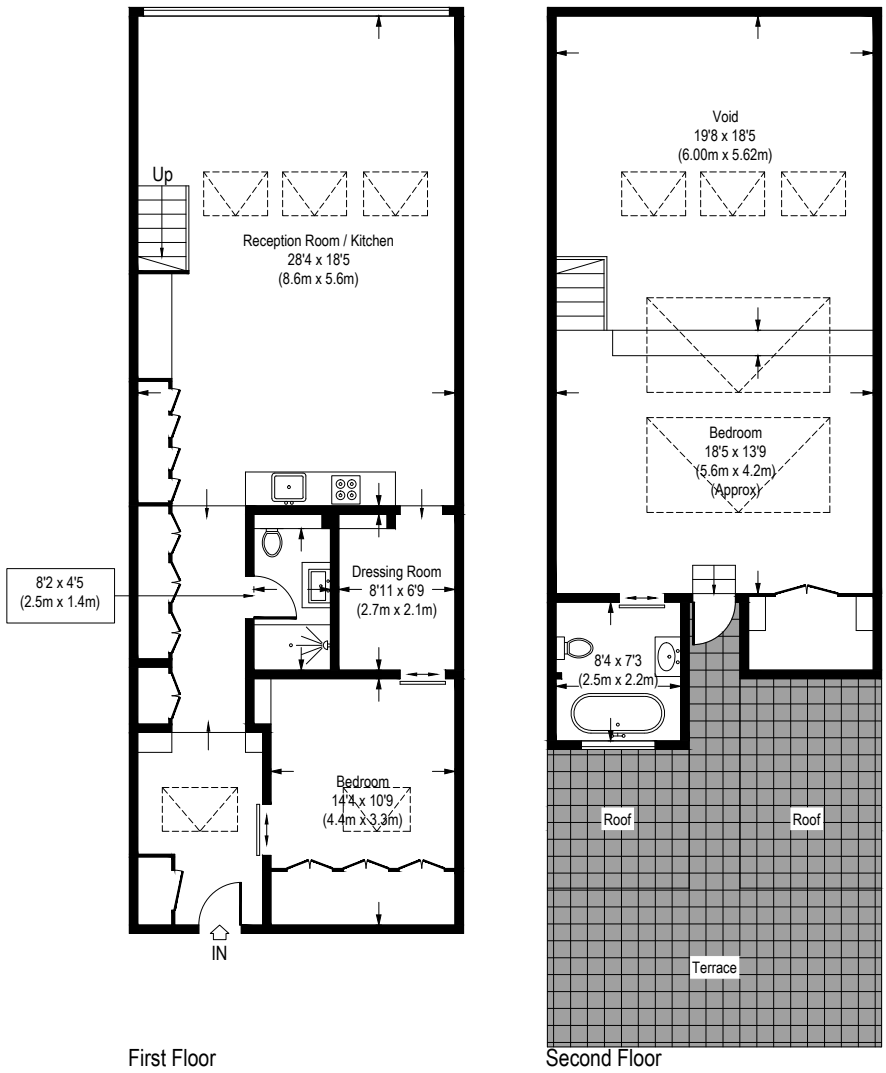


On the same level is a double bedroom (en-suite) and a guest cloakroom. Throughout the apartment, there is lime-oak flooring.

A wood and glass staircase leads up to a spacious, mezzanine bedroom with contemporary bathroom. The room is flooded with light on account of large skylights and there is access to a shared roof garden. A cool and extremely rare space for the area.





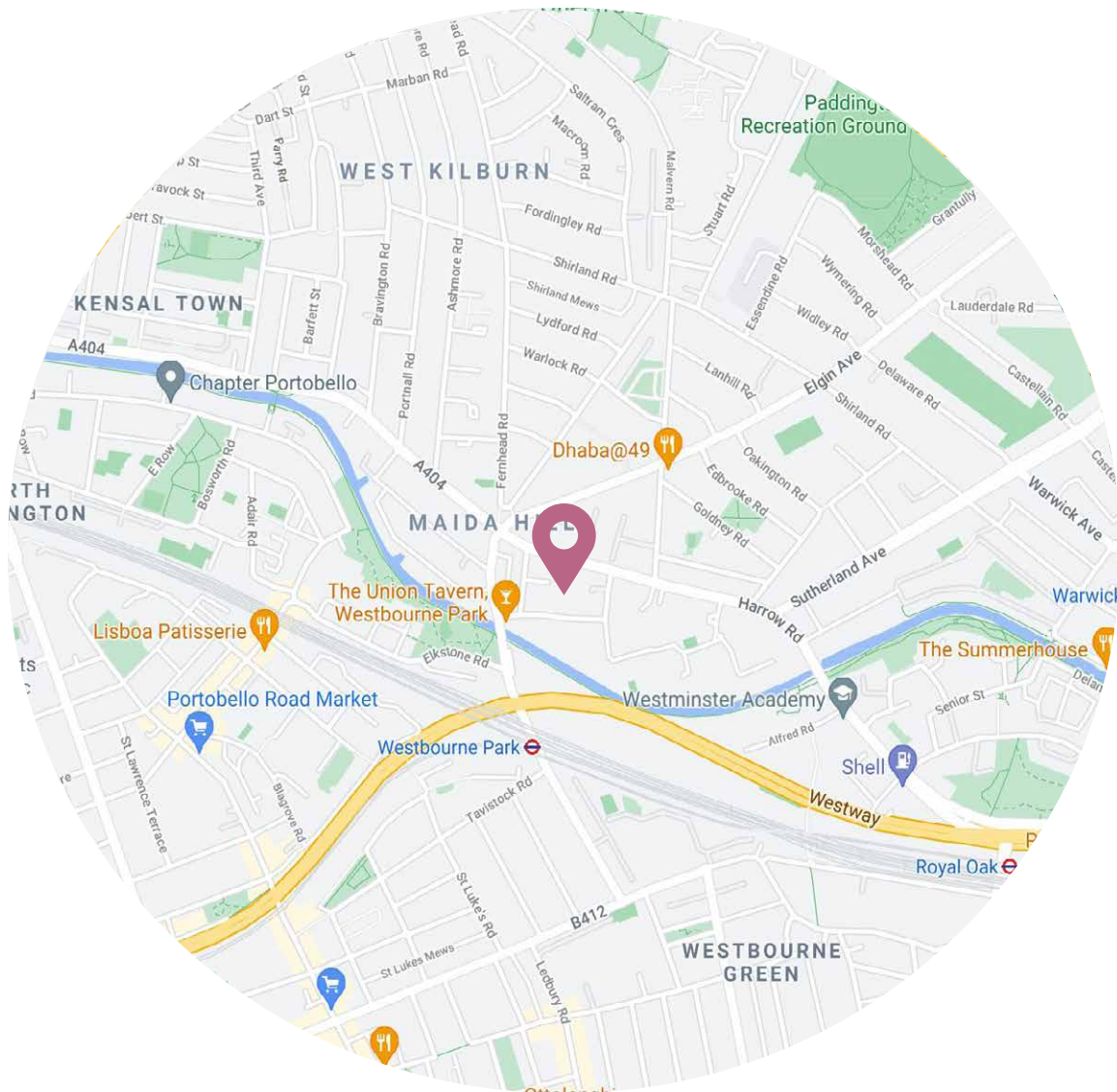


Approximate Gross Internal Area (Excluding Void and Roof Terrace)
1353 Sq.Ft. / 125.7 Sq.M.

Floor Plans are for illustrative purposes only and not to scale.
Compliant with RICS code of measuring practice.

Property Details

Award winning Victorian warehouse conversion
50 ft reception space
Open-plan kitchen
Dramatic mezzanine level
Two double bedrooms
Two bathrooms
Communal roof garden
Off street parking
City of Westminster
Approx. 1,261 sq ft / 177.1 sq m. EPC=D



Location

There's a best-of-all-worlds feel to this part of historic Harrow Road. Within a 10-minute walk, you can be at the heart of Notting Hill, on Westbourne Grove, or picking through Queens Park Farmers' Market and rubbing shoulders with Kensal Green's creative crowd. Think mornings at Fierce Grace, afternoons walking along the Grand Union Canal and evenings tucking into the buzzy bars and restaurants along Chamberlayne Road. Catch a film at The Lexi, one of London's best independent cinemas. The closest Underground station is Royal Oak (Hammersmith & City and Circle lines) with access to the A40 also giving easy access to Central London and the West Country.

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most sought-after locations.

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