

DOMUS NOVA



Alba Place W11
£1,500,000

There's a playful feel in this cobbled cul-de-sac – one that echoes the dynamism of nearby Portobello Road. In this gated mews, the duck egg-blue façade of this newly reimagined property looks right at home. Spread across three floors, Alba Place's contemporary design takes its cue from its candy-coloured neighbours.

The open-plan kitchen and living area sits on the first floor. Clever zoning and discreet design make the most of this west-facing space; slow breakfasts around the marble island, lazy afternoons on the sofa. Dinner cooked on integrated, high-spec appliances. Pull back the French doors to let the breeze sweep across the parquet floors. Come golden hour, artwork and statement pieces take centre stage.



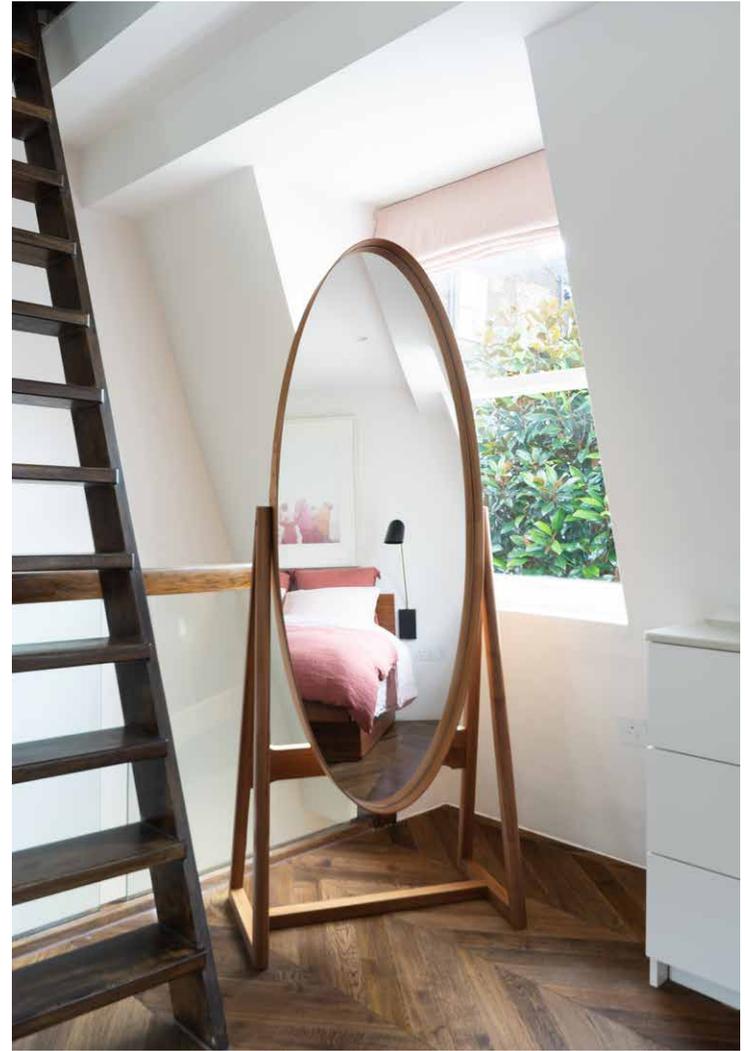




Two bedrooms are arranged above and below the living area. Follow the glass-balustrade staircase on the second floor, where wall-to-wall storage and a pared-back palette keeps it clutter-free and airy.

Modern style continues in the en suite, with its walk-in shower and brass accents. Climb the ladder to the roof terrace and discover views that are second-to-none.

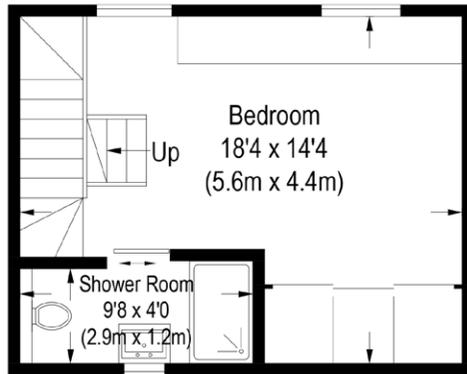
On the ground floor, a further bedroom that can be used as a guest room or office. It's served by a dedicated dressing area and an immaculate bathroom.



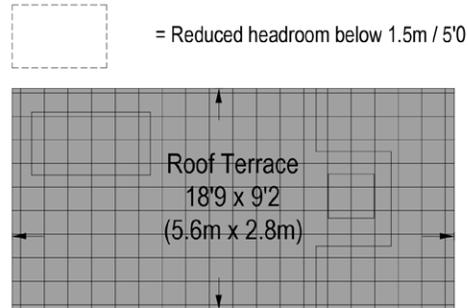




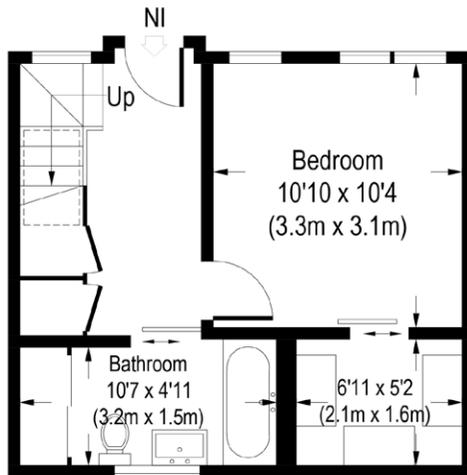




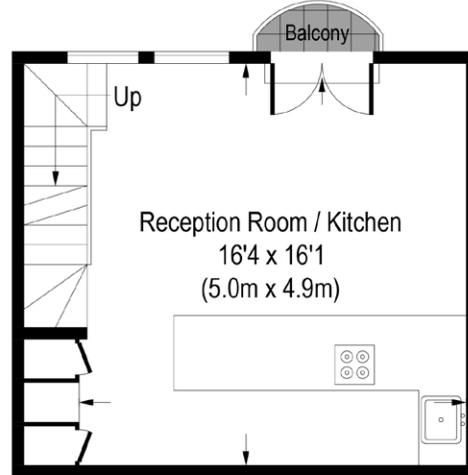
Second Floor



Roof Terrace



Ground Floor



First Floor

Approximate Gross Internal Area (Excluding Reduced Headroom / Roof Terrace)

872 Sq.Ft. / 81 Sq.M.

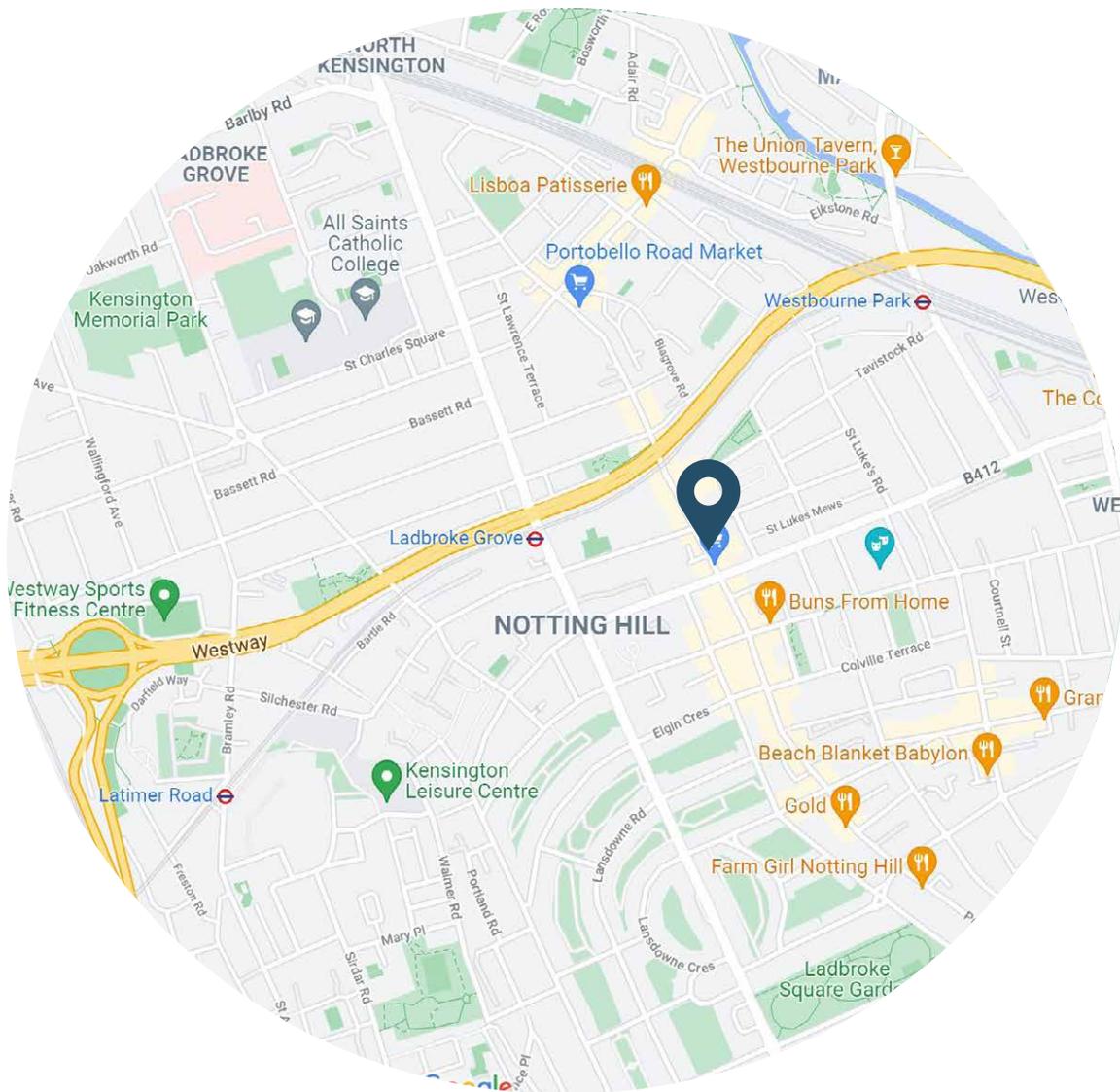
Approximate Gross Internal Area (Including Reduced Headroom / Excluding Roof Terrace)

883 Sq.Ft. / 82 Sq.M.

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

Property Details

- First floor open-plan living / kitchen
- Master bedroom suite
- Guest bedroom with walk in wardrobe
- Guest bathroom
- Roof garden
- Private gated mews
- Royal Borough of Kensington & Chelsea
- Approx. 883 sq ft / 82 sq m. EPC=C



Location

Around the corner from the vintage stalls of Portobello Road Market, Alba Place puts you in Notting Hill at its most bohemian. Explore streets rich in history and green spaces that make you forget you're so close to the City. Stop by Buns from Home to refuel. Hunker down in the Electric Cinema on rainy afternoons. End the evening at Gold. On balmy nights, cross paths with curious peacocks in Holland Park

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