

# DOMUS NOVA



Aldridge Road Villas W11

£1,250,000



Occupying the top two floors of a handsome Victorian villa, this two-bedroom duplex for sale showcases bright, well-conceived living spaces.

Set on a tree-lined street, Aldridge Road Villas makes an inviting first impression, inside and out. Arranged over the second and third floors, it offers a contemporary update on a period blueprint. Off-white walls and wooden floors are a reoccurring feature throughout, providing neutral, functional backdrops.

With its south-east facing aspect, the open-plan kitchen and reception room is airy and uplifting. A breakfast bar delineates the space into cooking and seating areas that flow seamlessly into one another. A pared-back colour palette ties everything together. Designed by Urban Myth, handleless kitchen cupboards are finished in a similar shade as the walls, adding to the sense of continuity, while marble work surfaces feature integrated appliances. Shelving has been incorporated into each of the alcoves, optimising the use of space.















Also on this floor is a bright bedroom, complete with a fitted wardrobe and contemporary en suite. Concealed behind a pocket door, striking green tiles, brass fittings and a walk-in rainfall shower add a touch of luxury. Glass rod wall lights by Pooky create a soothing ambiance.

The second bedroom is found on the floor above. A large skylight and sloping ceiling add a cosy feel, while integrated storage keeps the room clutter free. In one corner, a dressing table has been installed below a window, making the most of the space available. Grey subway tiles and another skylight bring a calming feel to the bathroom next door.







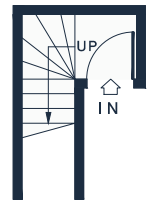




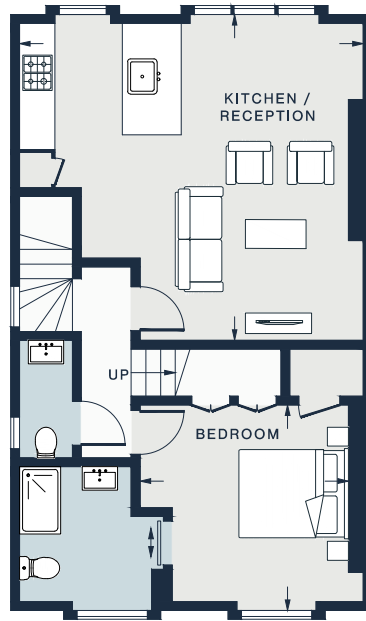




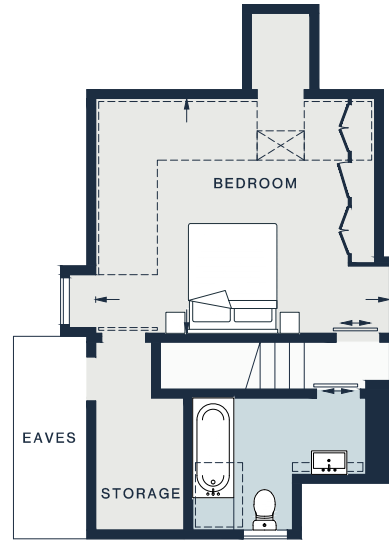




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

KITCHEN / RECEPTION  
19'2 x 18'3 (5.8m x 5.5m)

BEDROOM  
11'9 x 11'5 (3.6m x 3.5m)

BEDROOM  
16'4 x 13'2 (5.0m x 4.0m)

Approx. Gross Internal Area = 1,045 sq ft / 97.1 sq m  
(Excluding Eaves)

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

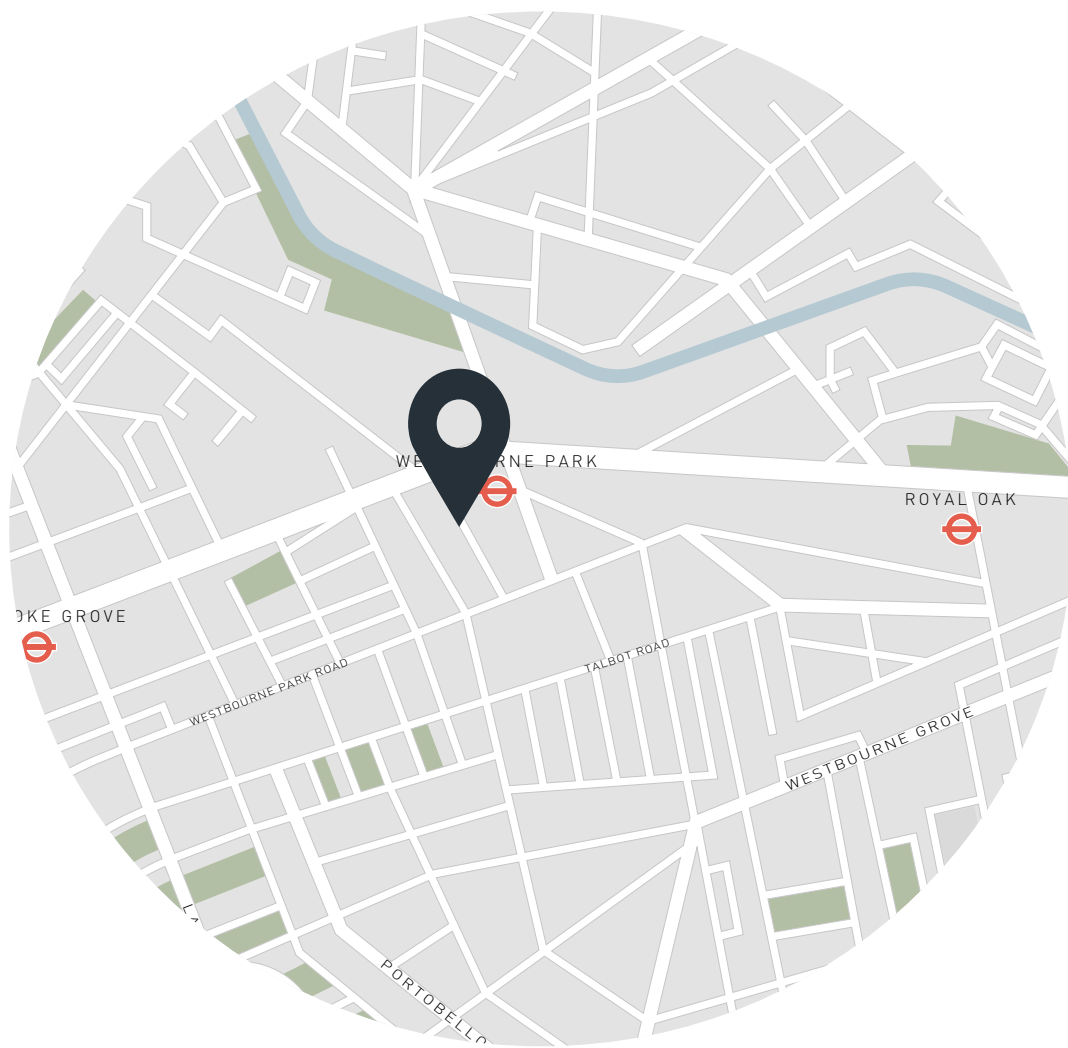
## Property Details

Open-plan kitchen and reception room  
Principal suite  
One further bedroom  
Family bathroom  
Separate cloakroom  
City of Westminster

Approx. 1,045 sq ft / 97 sq m.  
EPC=D  
Council tax - D  
Leasehold - circa 150 years  
Annual service charge - £2,000

Please Note: The seller is associated with Domus Nova





## Location

Within strolling distance of Golborne Road and Portobello Market, Aldridge Road Villas is moments away from the best of Notting Hill. Spend the weekends browsing the antiques and food stalls, or with a walk along the canal to Little Venice, picking up supplies from Golborne Deli & Wine Store on the way back. You're spoilt for choice for dining options here – Straker's, Laylow and Caractère are all on the doorstep. Offering live music nights and lazy Sunday movies, complete your evening at neighbourhood staple, The Pelican.

Westbourne Park – 2 mins (Circle, Hammersmith & City)

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