

DOMUS NOVA



Aldridge Road Villas W11
£5,750,000



A rare convergence of colour, character, and period prestige, this five-bedroom Notting Hill house for sale impresses across every level. Tucked away from the thrum of Notting Hill, a peaceful street shelters palatial heritage townhouses. A rare opportunity to acquire a home with captivating spaces inside and out, Aldridge Road Villas presents five character-filled floors, plus private gardens to the front and back.

Inside, dramatic volumes are thoughtfully composed. Double doors give way to an open-plan living area, where vestiges of the home's heritage provide a grand backdrop. Note the soaring ceiling, intricate cornicing and original cast iron fireplace. At the room's far side, personality and period grandeur are married in the kitchen. Given a new lease of life, a repurposed chemistry bench serves as the countertop that spans an entire wall. From the copper sink to aged brass accents, a meticulous curation of materials is evident.

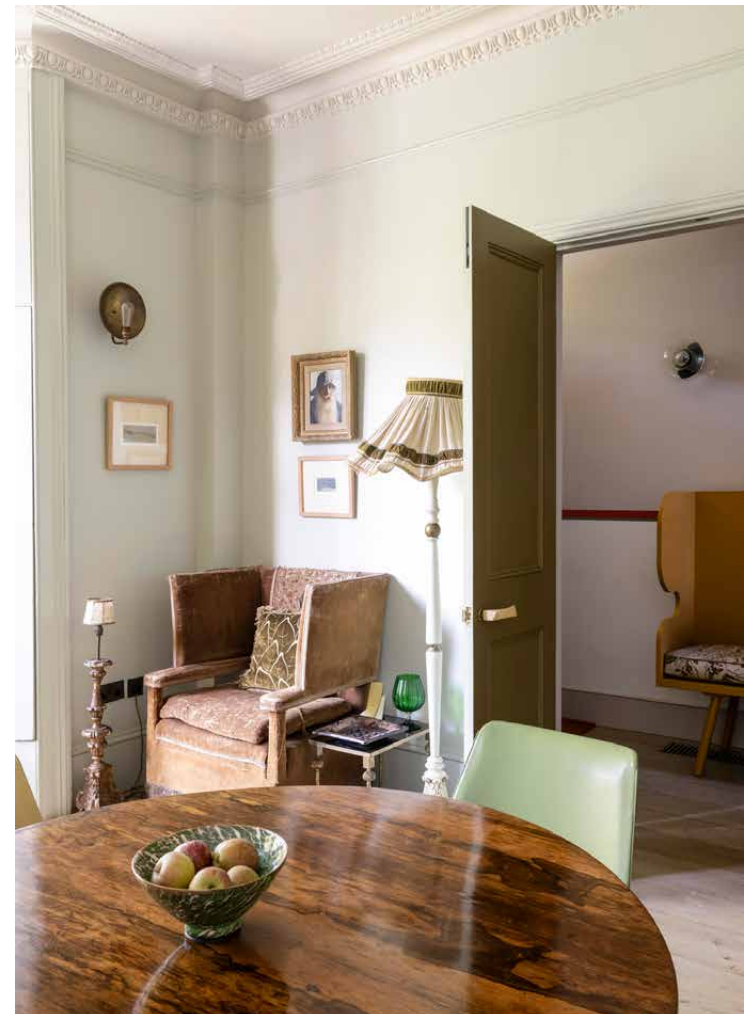
Glass doors lead from here to the balcony – a space to savour coffee or breakfast and a lookout point over the landscaped garden below. A sanctuary of calm curated by the owner, a Koi pond captivates at the centre. A canopy of mature trees lends privacy – spot the Turkish Hazel and Crab Apple – while roses and Foxglove weave their way through the greenery. A shed by The Real Shed Company offers exterior storage.















Encompassing the rear of the garden level, an additional kitchen and living space takes a modern turn. Transformed by architect Ian Hay, contemporary amenities range from sleek culinary fittings to bespoke Lutron lighting and underfloor heating. A wood-burning stove lends warmth, while a wall of glazing draws light and verdant views inward. On the first floor, two further reception rooms speak to the home's versatility. One grand and impressive ideal for hosting – think intricate details, a large bay window and library wall – the other a more intimate space perfect as a study, snug, or cinema room.









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Come evening, five impressive bedrooms are dispersed throughout. Found on the second floor, the principal is flooded with light and considered details. Next door, a powder-pink bedroom features cedar-lined wardrobes spanning one wall. Alternatively used as an indulgent dressing area, this lends the opportunity to establish a private suite across the entire floor. A shower room serves this level, complete with Bert & May handmade tiles and a rainfall shower finished with Mandarin Stone tiles.

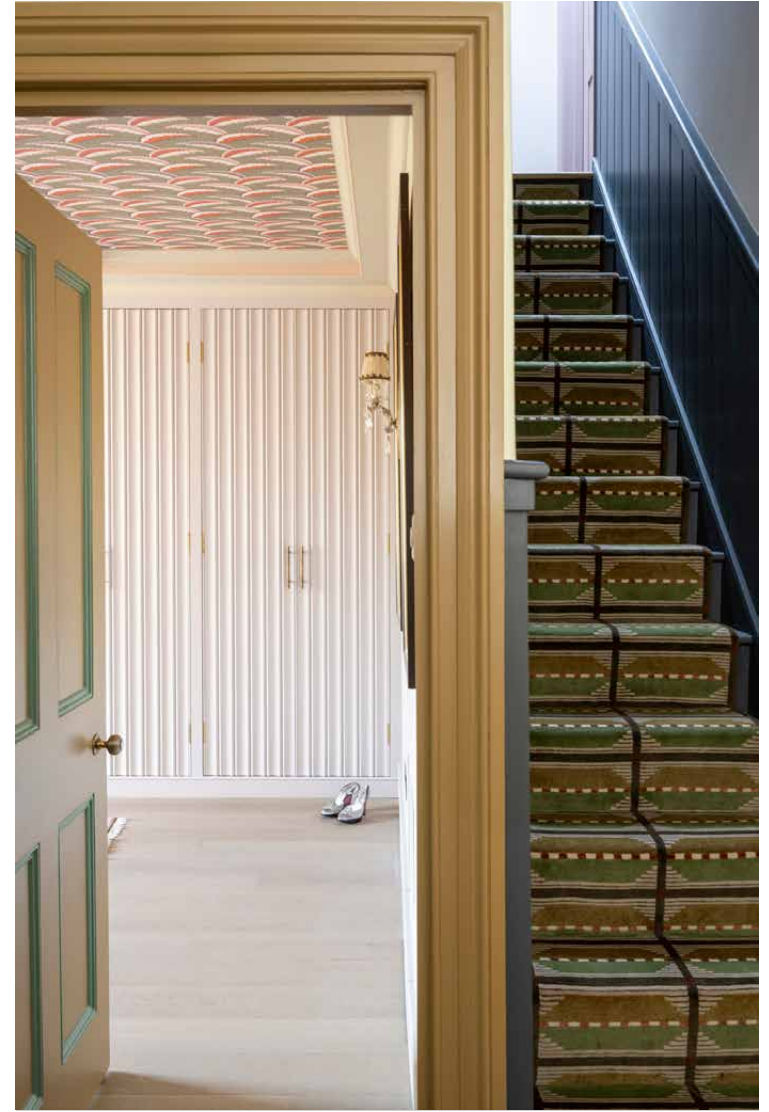
Three further bedrooms are bright and inviting, served by a considered shower room and family bathroom. The former is playfully designed, while the family bathroom shimmers in glistening Zellige tiles.





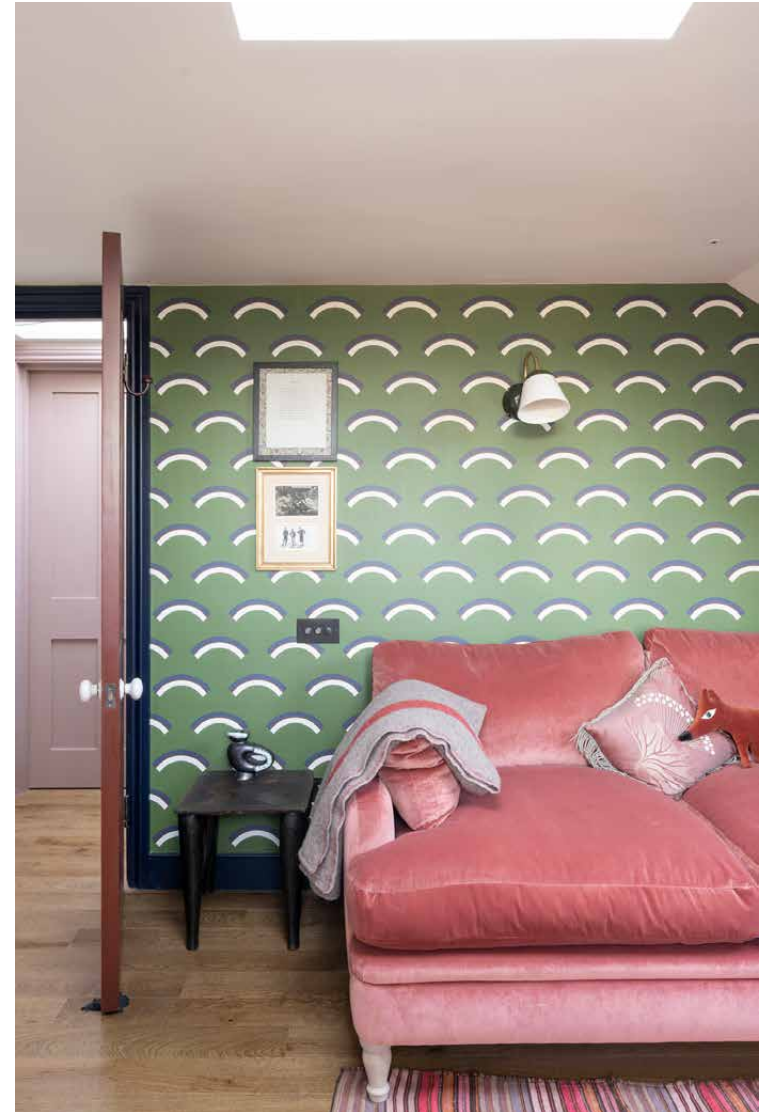


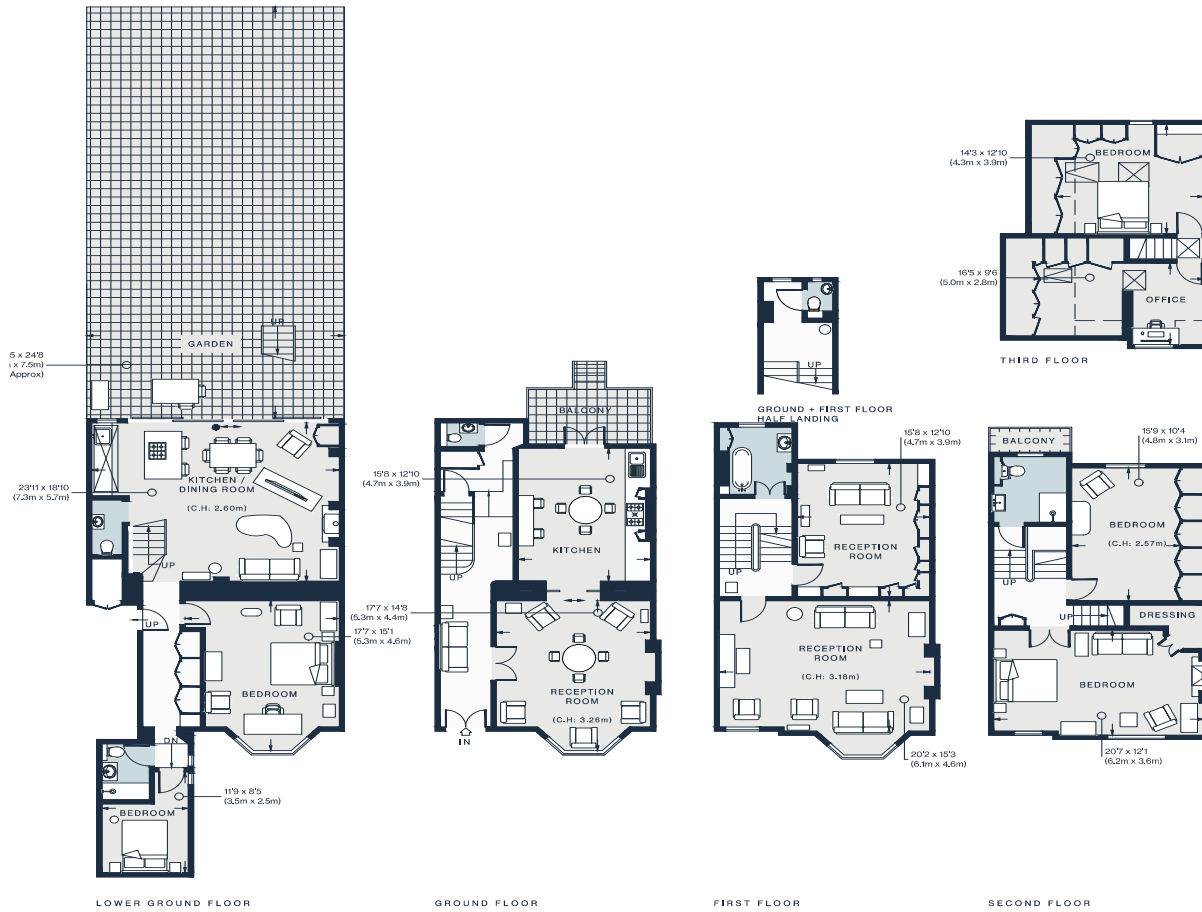












Property Details

Open-plan kitchen, dining and reception room

Two further reception rooms

Additional kitchen and dining room

Principal bedroom with dressing room

Four further bedrooms

Family bathroom

Two shower rooms

Three cloakrooms

Office

Balcony

Private garden

Approx. 3,474 sq ft / 322.8 sq m

EPC=D

Tenure: Freehold

Council Tax Band: H

Approx. Gross Internal Area = 3,474 sq ft / 322.8 sq m

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



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 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 – Dorian, The Ledbury 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)

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