

DOMUS NOVA



All Saints Road W11
£1,695,000



A spacious two-bedroom apartment offering a haven of natural light, in the heart of Notting Hill.

Spanning three floors, this expansive home is all whitewashed walls and light wood floors, with soft blue accents offering seamless continuity. The open-plan kitchen and reception room is bright and uplifting, courtesy of dual-aspect windows and two skylights that illuminate the space. Cobalt tones add a vibrant atmosphere to the kitchen; the geometric splashback is an imaginative focal point. Head out to the roof terrace, where lush greenery and cast-iron railings make for a secluded retreat.

Head downstairs to the principal bedroom suite, where neutral walls and soft carpets are at once inviting and calming. Double sash windows flood the room with light. An en suite bathroom has cleverly integrated storage in the vanity, with a full-width mirror running parallel to the fitted bathtub. The second bedroom features generously-sized wardrobes and enjoys a west-facing position for late-afternoon sun. This bedroom is served by a separate shower room. For a quiet home office environment, a study can be found on the fourth floor.











SECOND FLOOR

THIRD FLOOR

BEDROOM
12'0 x 9'3 (3.7m x 2.8m)

BEDROOM
18'4 x 10'4 (5.6m x 3.1m)

RECEPTION / KITCHEN
30'6 x 18'5 (9.3m x 5.6m)

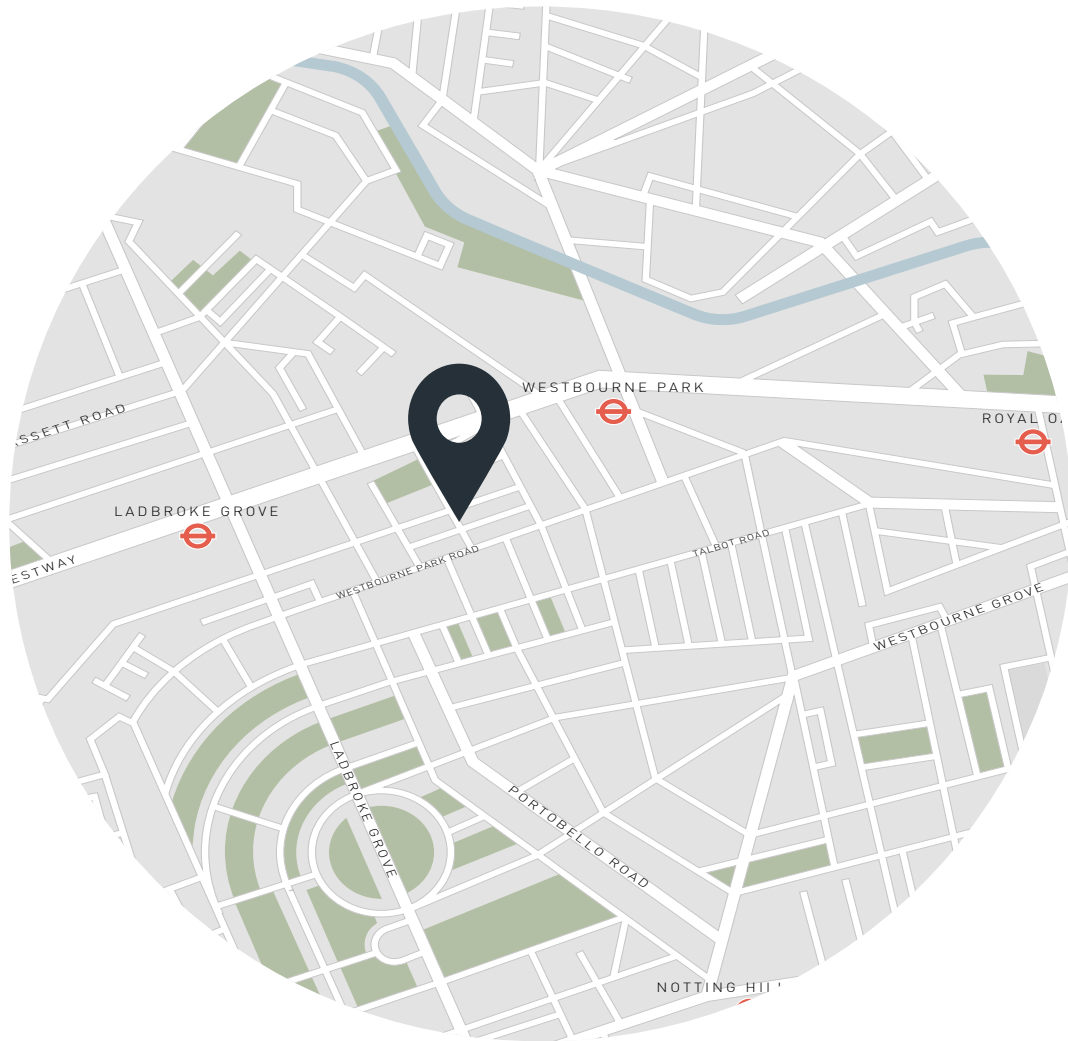
Approx. Gross Internal Area = 1,248 sq ft / 115.9 sq m
(Excluding Void)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- Open-plan reception and kitchen
- Principal bedroom suite
- One further bedroom
- One further bathroom
- Study
- Roof terrace
- Royal Borough of Kensington & Chelsea

Approx 1,227 sq ft / 114 sq m
EPC- D
Council tax - E
Leasehold - Circa 102 years



Location

All Saints Road is located just five minutes from the famous Portobello Road with its treasure trove of boutiques, restaurants and bars. Spend a lazy weekend morning drinking coffee at Granger & Co or Daylesford Organic or pick up something sweet from Buns at Home. Go for a drink at The Cow, a local institution. For a movie night in style, head to the Electric Cinema. Ladbroke Grove Underground Station is a short seven-minute walk away, connecting easily connecting you with the rest of London.

Ladbroke Grove – 7 mins (Circle, Hammersmith & City)
Notting Hill Gate – 13 mins (Central, Circle, District)

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