

# DOMUS NOVA



Artesian Road W2  
£1,995,000





P  
Permitted  
display  
only  
Mon-Fri  
8:30 am - 5:30 pm  
Saturday  
8:30 am - 1:30 pm

28

The Newford Salon  
www.newfordsalon.co.uk



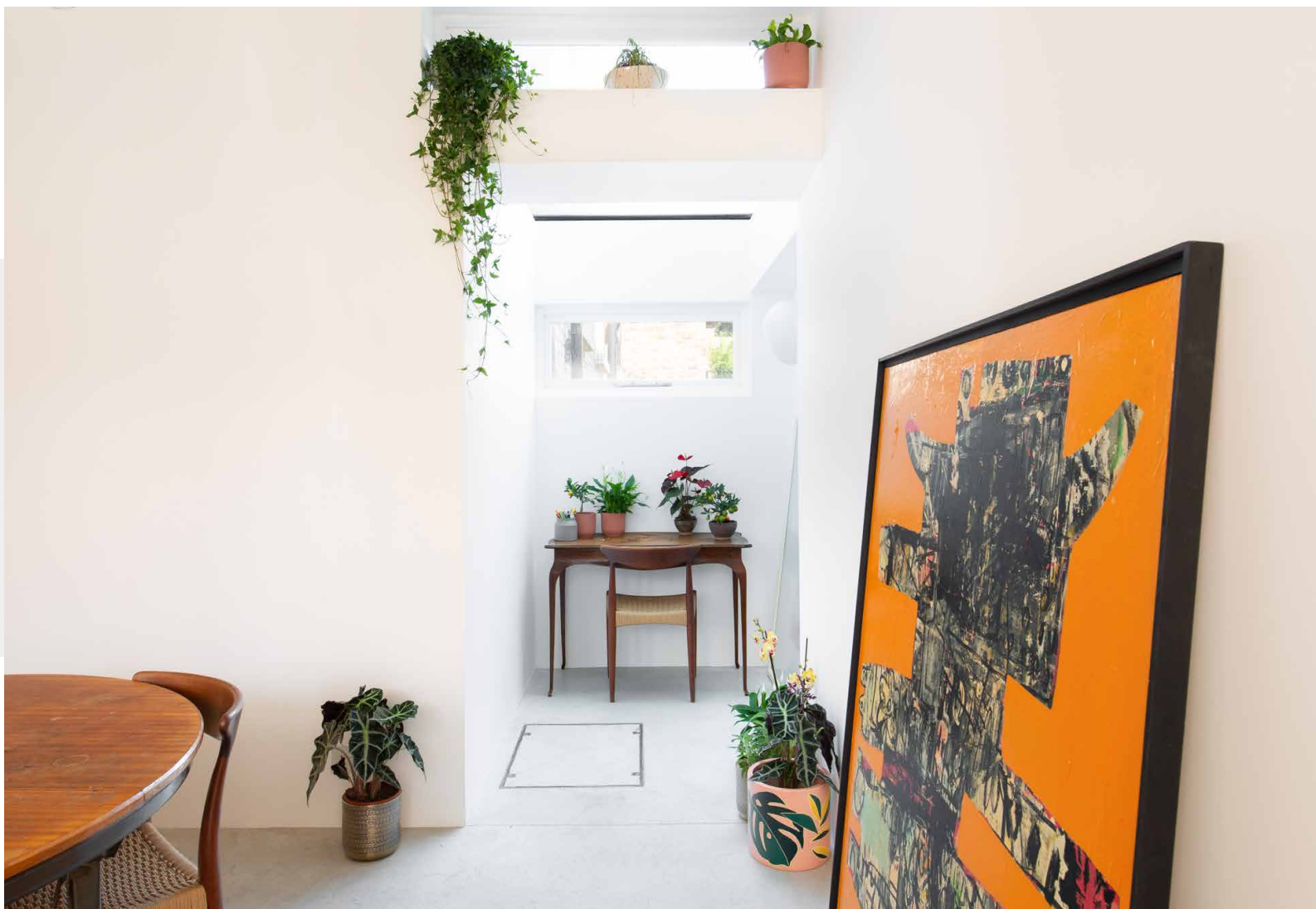


A lesson in considered modern living by tastemaker Samuel Chisholm awaits on this peaceful Notting Hill street. Found in an enclave with a tight-knit community feel, Artesian Road provides a welcome pause from the energy of surrounding Notting Hill and Bayswater – quiet, charming yet metres from some of the capital’s best restaurants.

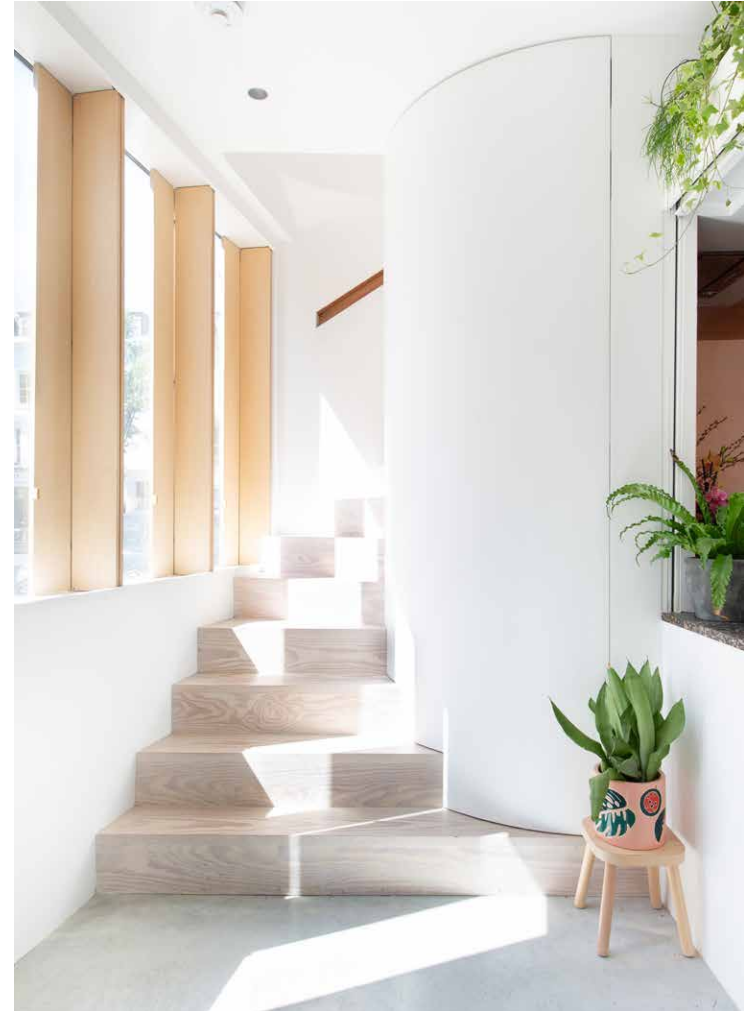
Inside, each of the home’s four floors is dedicated to a specific function. The ground floor is reserved for entertaining in the semi-open kitchen and dining space. Draw back the panel of birch ply shutters to flood the room with light from the large, south-facing window. This is an environment envisaged for creative cooks, elevated with terrazzo worktops and a polished copper splash back that subtly amplifies the sense of space. Additional light is afforded through clerestory windows and a skylight – positioned over a reading nook.

The architectural staircase – inspired by the work of Swiss architect Adolphe Appia – ascends the entire property, sculpted with incurved bannisters and Dinesen Douglas fir treads. The balustrade is illuminated, casting a warm and inviting glow. The first-floor reception room is both uplifting and serene, lit through dual-aspect windows and with expansive Dinesen flooring. During warmer months, open the double doors to the rear to enjoy tranquil leafy views over the neighbouring gardens.











The principal bedroom, found on the top floor, has a calm and voluminous feel. There's a bright, alpine-esque aesthetic to the space thanks to the blonde panelled walls, cork floors and miniature log burner. Concertina doors open to reveal the en suite bathtub sat beneath a central dormer window; a lustrous panel of milled brass is an eye-catching detail – drawing in light which is beautifully gilded across its surface.

Downstairs, a guest bedroom has versatility to be used as a home office or exercise area, finished with neutral tones and pale floors. A set of shutters accentuates the sense of flow from this space to a second bathroom where dusty pink Tadelakt plaster contrasts with brushed brass faucets.

Popular as a short-let base for visiting creatives within the film industry, the home is an ideal investment property, available for the owner's use whenever desired as a pied-à-terre.



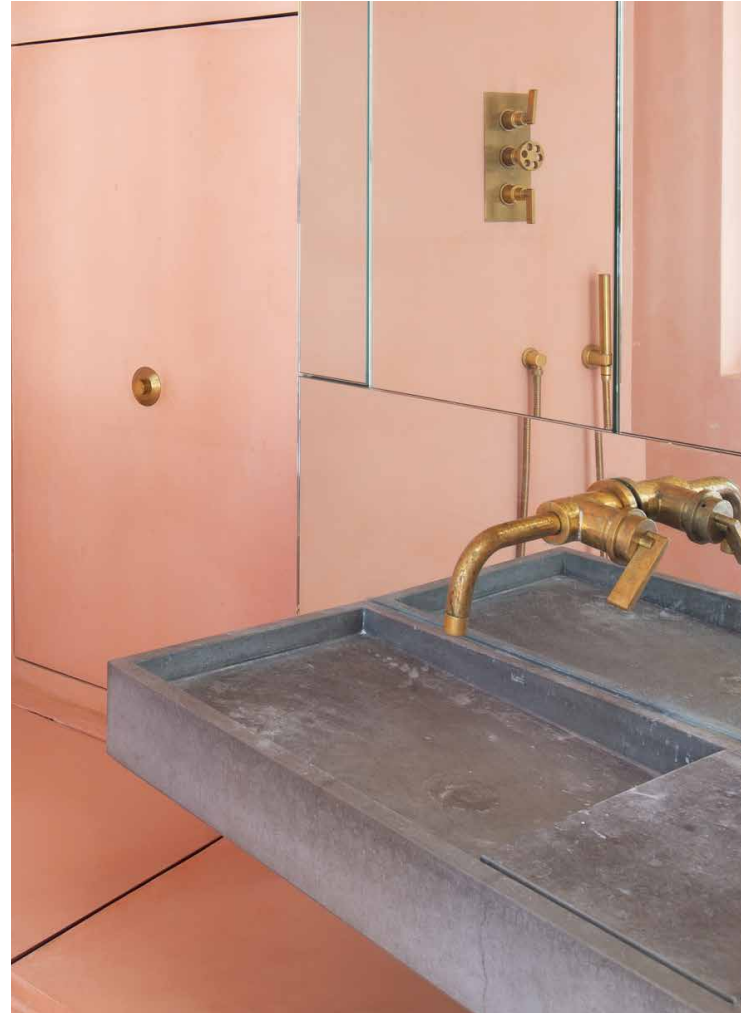






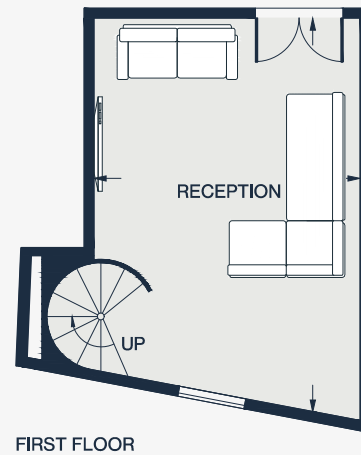
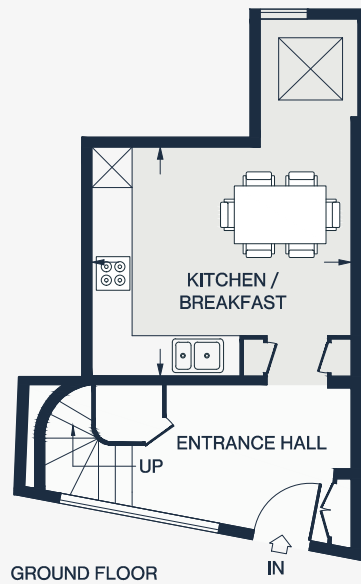
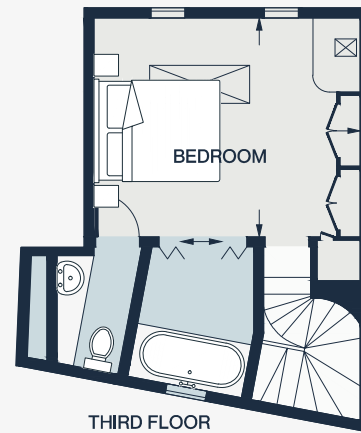
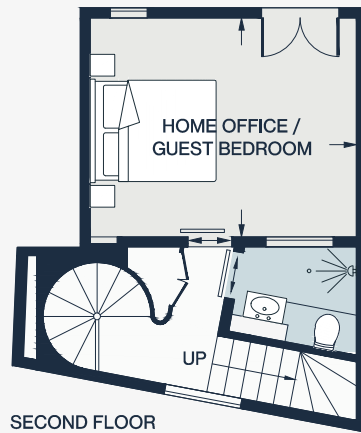












RECEPTION  
19'3 x 12'11 (5.8m x 3.9m)

KITCHEN / BREAKFAST  
12'11 x 9'2 (3.9m x 2.8m)

BEDROOM 1  
12'11 x 10'11 (3.9m x 3.3m)

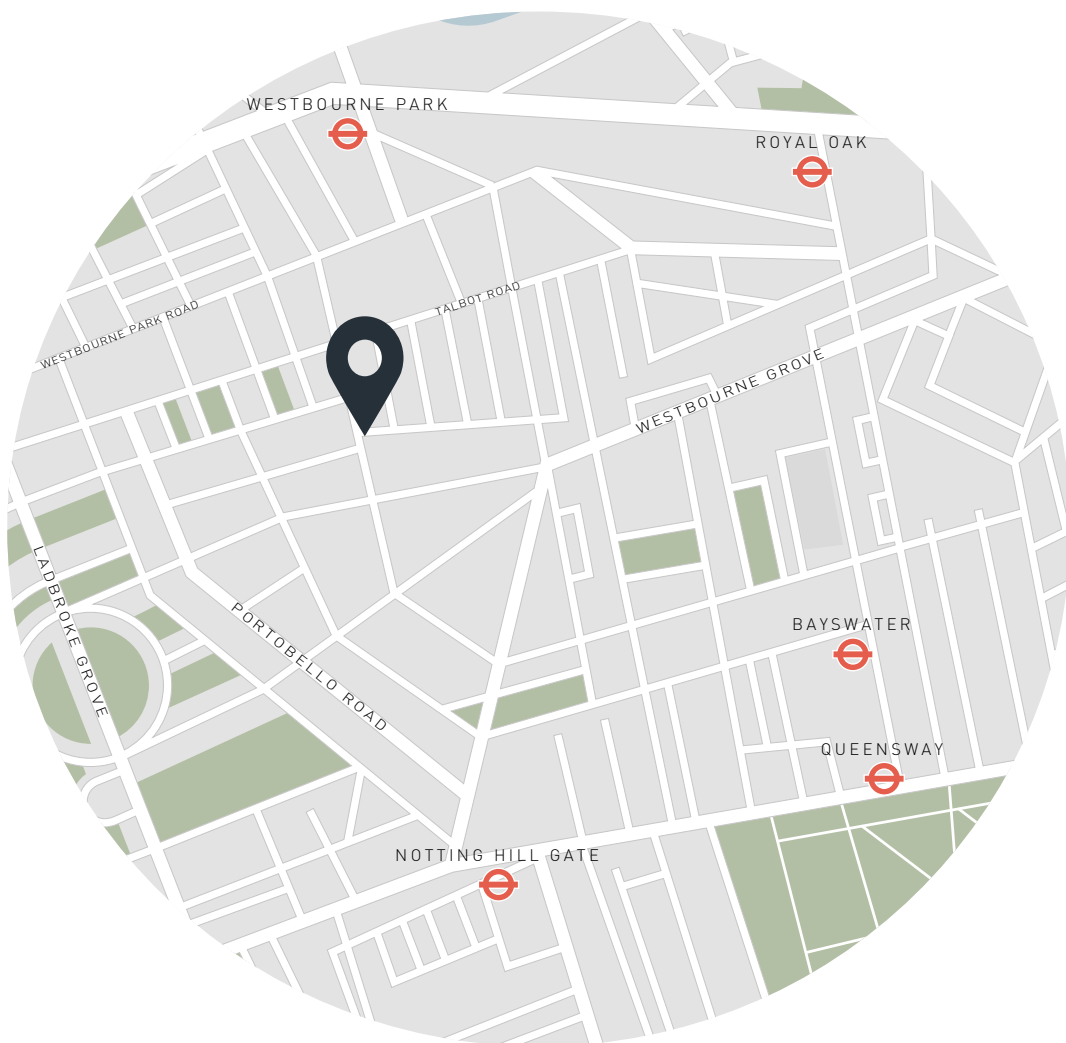
HOME OFFICE / GUEST BEDROOM  
12'11x 10'5 (3.9m x 3.1m)

## Property Details

Architect-designed home by Samuel Chisholm  
Sought-after Artesian Village location  
Entrance hall with architectural staircase  
First-floor reception room with leafy views  
Contemporary kitchen and dining space  
Principal bedroom suite  
Guest bedroom / study  
City of Westminster

Approx. 1020 sq ft / 95 sq m  
EPC = D  
Council Tax Band = F  
Tenure: Freehold





## Location

Serene living in the beating heart of Notting Hill. Artesian Road is a peaceful residential street just off Ledbury Road, home to coveted eateries such as Ottolenghi and The Ledbury, plus wellness spot FaceGym. In a few minutes, you're on fashionable Westbourne Grove or vibrant Portobello Road, characterised by their vast array of restaurants, vintage boutiques and galleries. Pick up essentials from Notting Hill Fish and Meat Shop, or head to Core by Clare Smyth for a night of fine dining. It's a short walk to the Tube, giving you easy access to central London and beyond.

Westbourne Park – 9 minutes (Hammersmith & City, Circle)  
Notting Hill Gate – 10 minutes (Central, Circle, District)

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