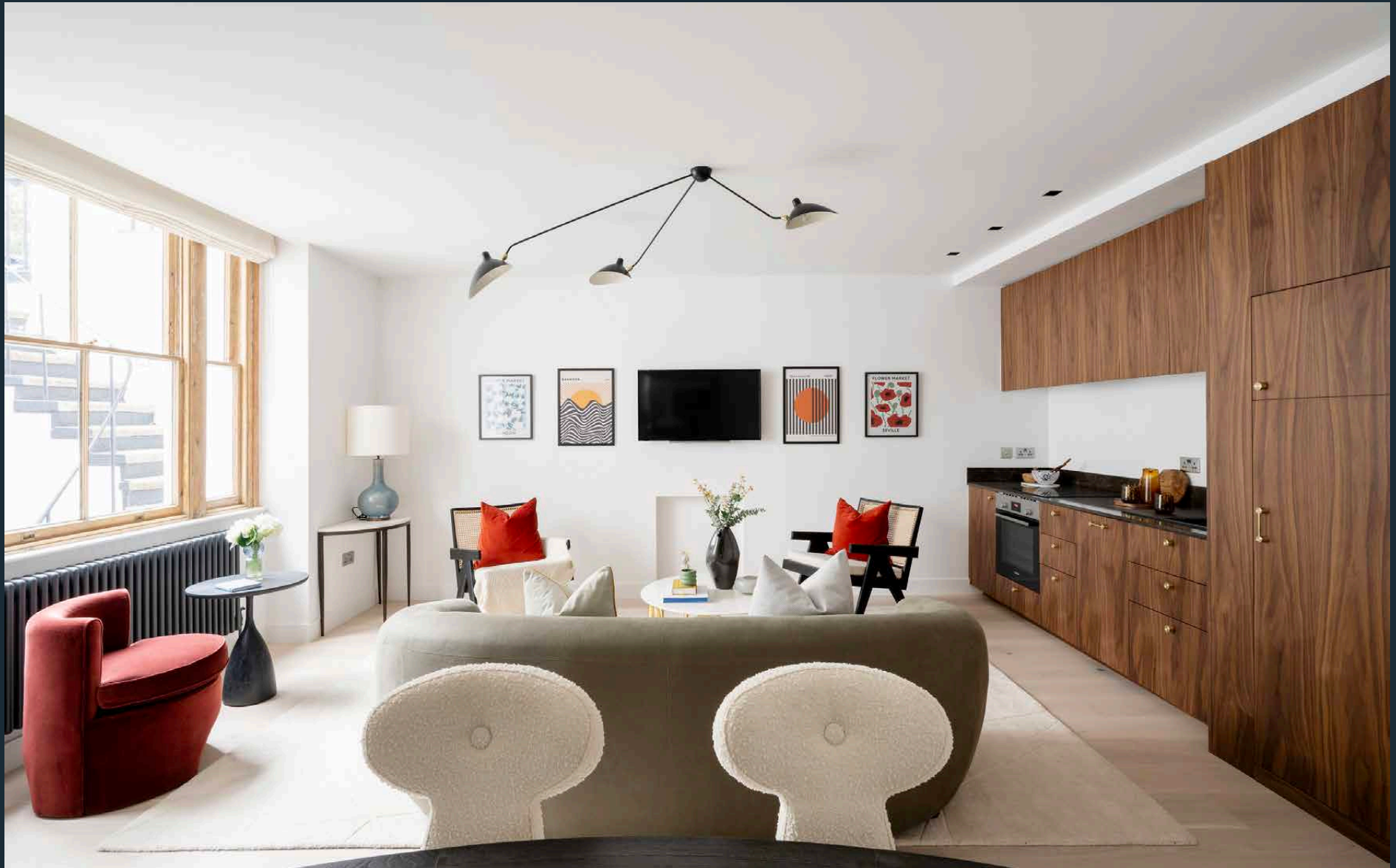


DOMUS NOVA



Arundel Gardens W11
£1,150,000



An immaculately presented two-bedroom maisonette with design-led interiors and direct communal garden access. Set across the lower ground floor of a grand stucco-fronted townhouse, this maisonette is imbued with charm inside and out. Recently refurbished to a high standard, attention to detail elevates its considered interior design.

Bright and well-proportioned, the open-plan kitchen and reception room is an inviting space that enjoys the first light via a large, east-facing sash window. A generous ceiling height of over 2.5 metres adds to the airy feel. Wooden floors and white walls accentuate the richness of the rosewood toned kitchen cabinetry, while dark worksurfaces and brass hardware bring a sense of finesse. Thoughtful touches – including the pull-out larder – ensure the space is as ergonomic as it is eye catching.







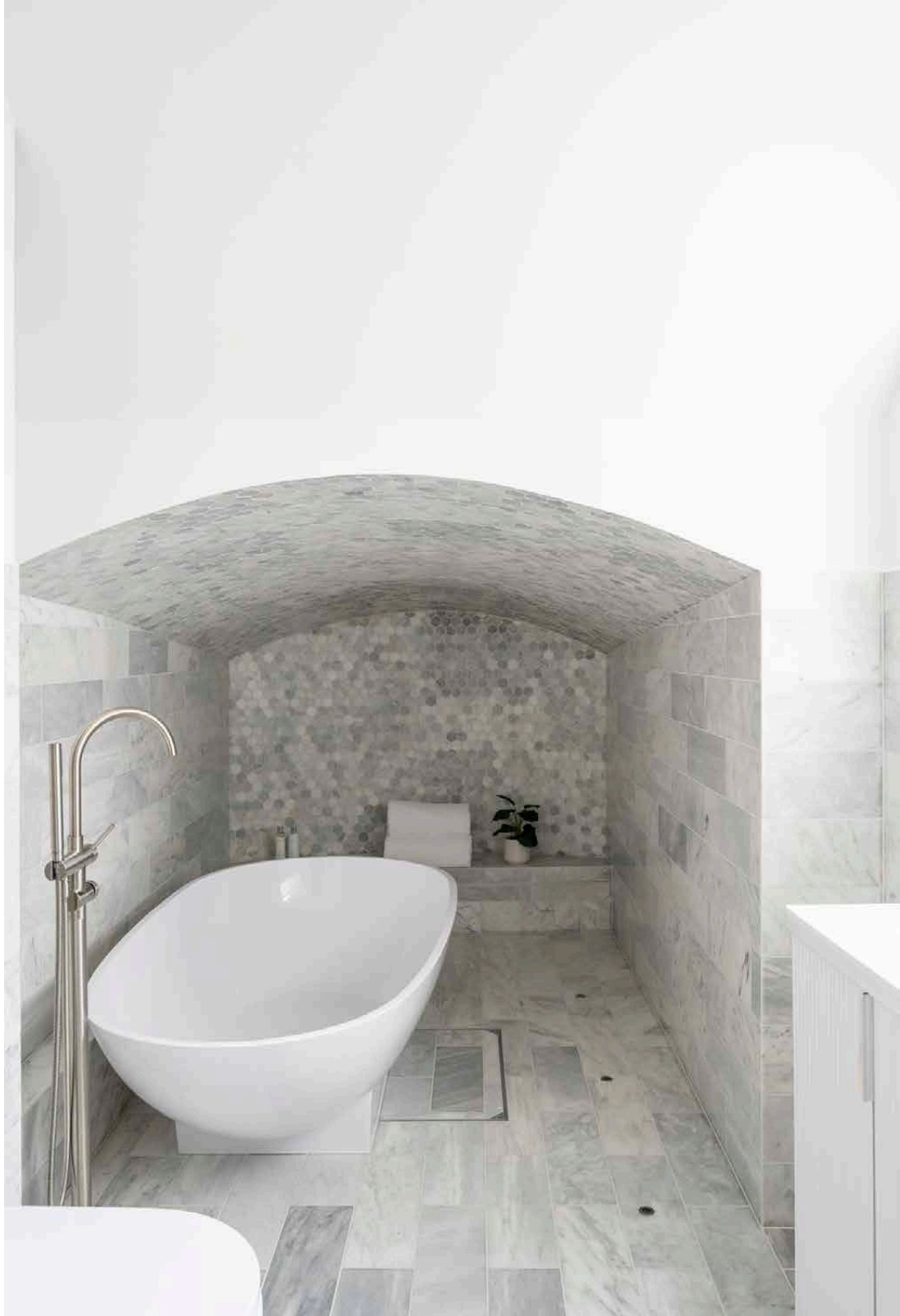
A corridor lined with fitted storage leads to both bedrooms. The lavish principal suite balances elegance and practicality, with built-in wardrobes and white walls creating a streamlined backdrop. Dividing the room, a marble partition wall separates the sleeping quarters from the en suite bathroom, where lightly veined stone adds a luxurious finish to the walk-in shower. The guest bedroom is similarly soothing, with ample fitted storage. It's served by a family bathroom that features a freestanding bath positioned under a curved ceiling to bring a cosseted, cosy effect.

Either bedroom enjoys access to a private, southwest facing patio. An easy to maintain split-level space, it's ideal for socialising and opens directly onto a peaceful communal garden filled with mature trees and shrubs.

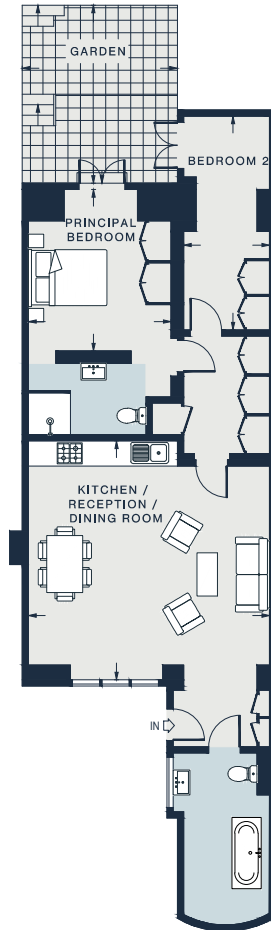












LOWER GROUND FLOOR

KITCHEN / RECEPTION / DINING ROOM

18'10 x 18'9 (5.7m x 5.7m)

PRINCIPAL BEDROOM

12'8 x 11'3 (3.8m x 3.4m)

BEDROOM 2

16'9 x 6'8 (5.1m x 2.0m)

GARDEN

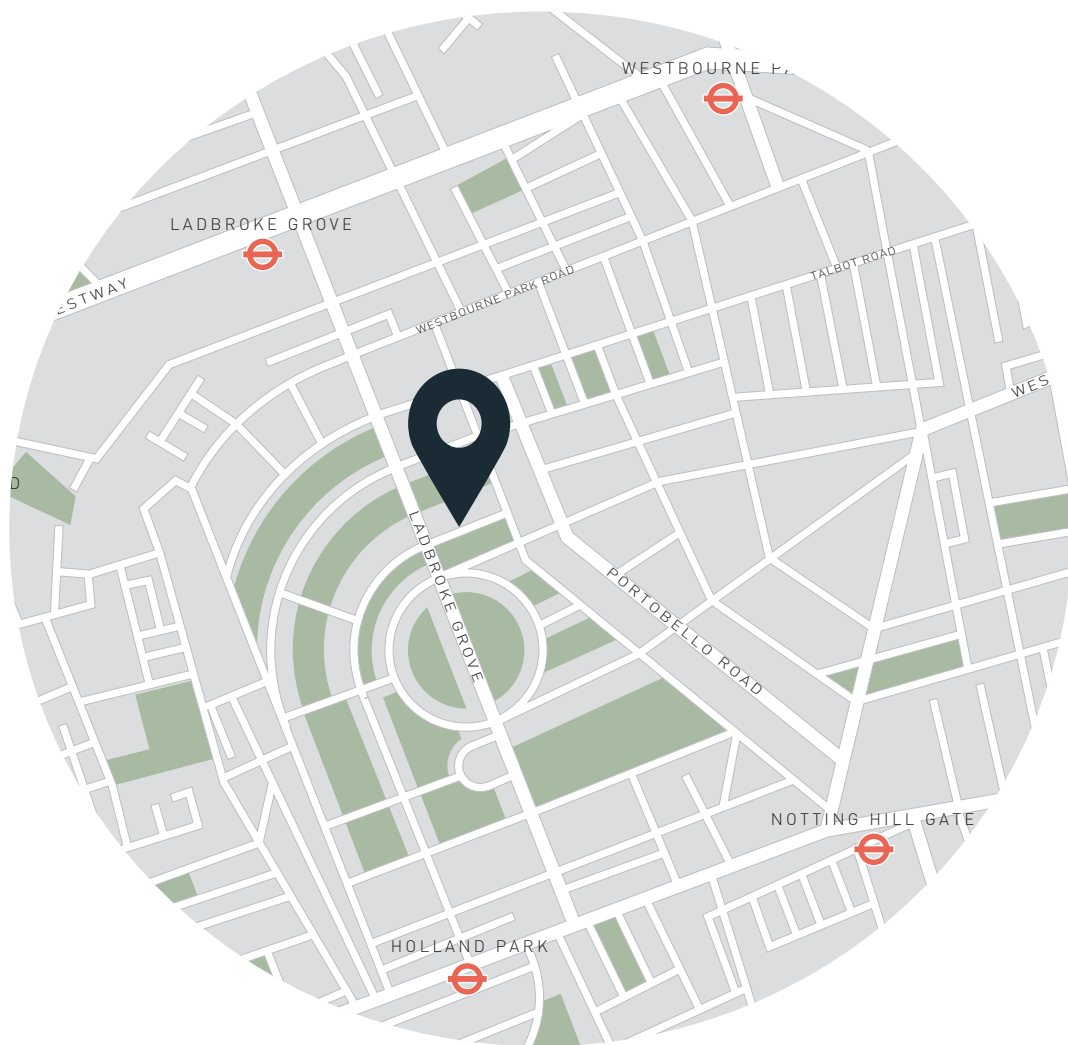
13'1 x 12'4 (4.2m x 3.7m)

Approx. Gross Internal Area = 876 sq ft / 81.4 sq m

Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite
- Guest bedroom
- Family bathroom
- Private patio with direct access to communal garden
- Royal Borough of Kensington & Chelsea

- Approx. 876 sq ft / 81.4 sq m
- EPC - C
- Council tax - F
- Share of freehold - circa 143 years
- Annual service charge - £1,500



Location

Nestled among quintessential Notting Hill townhouses, Arundel Gardens has a distinctly peaceful feel, with plenty to entertain on the doorstep. Moments from Portobello Road, Westbourne Grove and Ledbury Road, coveted eateries including Gold, Ottolenghi and The Ledbury are moments away. Stop by Notting Hill Fish & Meat Shop for seasonal local produce, work up a sweat SoulCycle or head to Holland Park for a weekend stroll. When you want to venture into central London and beyond, Ladbroke Grove Tube station is close by.

Ladbroke Grove – 8 mins (Circle, Hammersmith & City)

Notting Hill Gate – 12 mins (Central, Circle, District)

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