

DOMUS NOVA



Arundel Gardens W11
£1,995,000



With a rooftop balcony and access to exclusive residential gardens, this duplex apartment epitomises contemporary Notting Hill living.

Occupying the third and fourth floors of a soaring stucco-fronted townhouse, this three-bedroom home paints a thoroughly modern picture. Inside, expect spaces infused with sunlight and crafted with a contemporary interior palette.

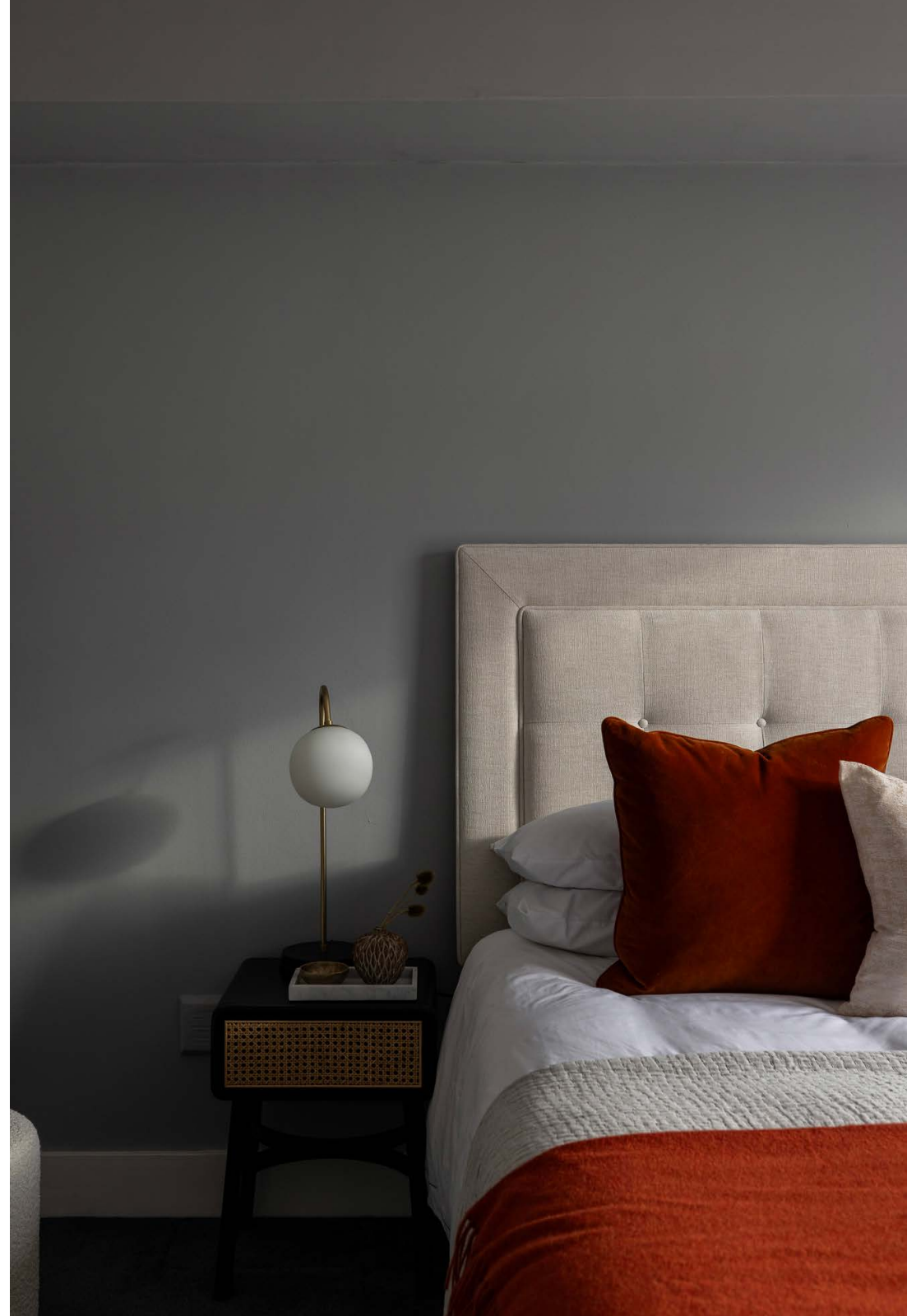
The apartment's social heart — an open-plan kitchen, dining and reception room — is bright and uplifting, capitalising on its vantage point at the top of the property. Wood floors and whitewashed walls are a neutral canvas, illuminated with natural light that pours through dual-aspect fenestration. In one corner, the kitchen pairs form with function; gunmetal-toned cabinets, smooth worktops and integrated appliances make for a stylish culinary setting. The rest of the space can be zoned between eating and lounging areas. Bi-folding windows open onto the decked balcony, giving way to inimitable views across Notting Hill's skyline. The home also has access to the highly sought-after Arundel Gardens, a tree-filled sanctuary for the exclusive use of residents.







Three bedrooms are spread across the third floor: each is minimalist in feel, drawn with pared-back colours and materials. The principal bedroom enjoys floor-to-ceiling storage and is served by an ensuite bathroom, complete with a dual vanity. Two guest bedrooms are versatile spaces that can be reimagined as studies or dressing rooms. A modern family bathroom completes this storey.





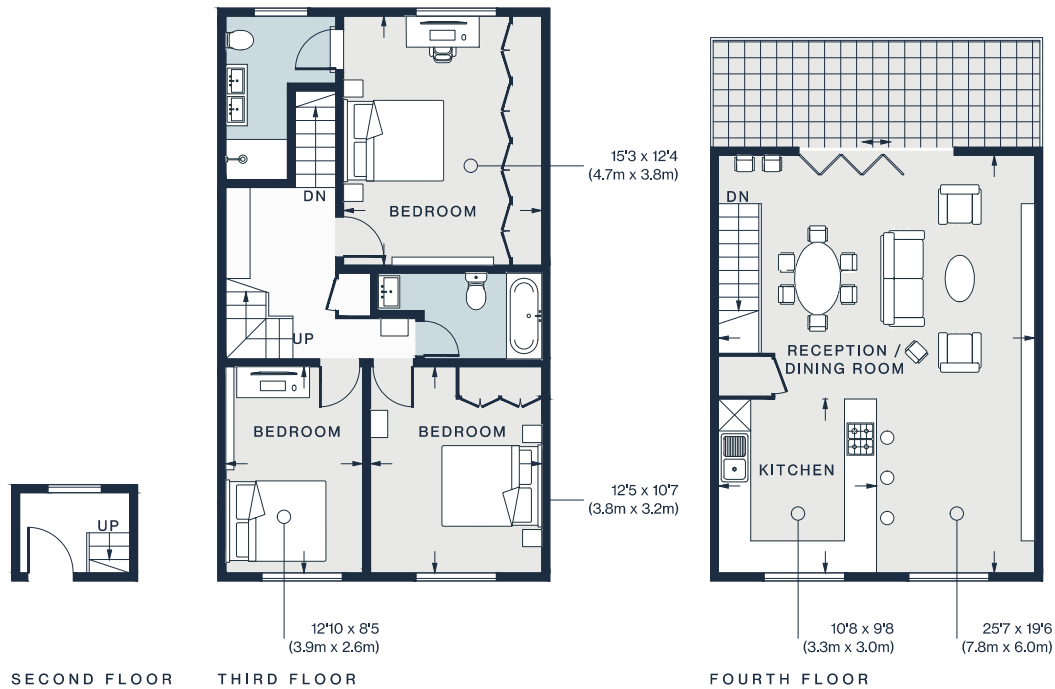












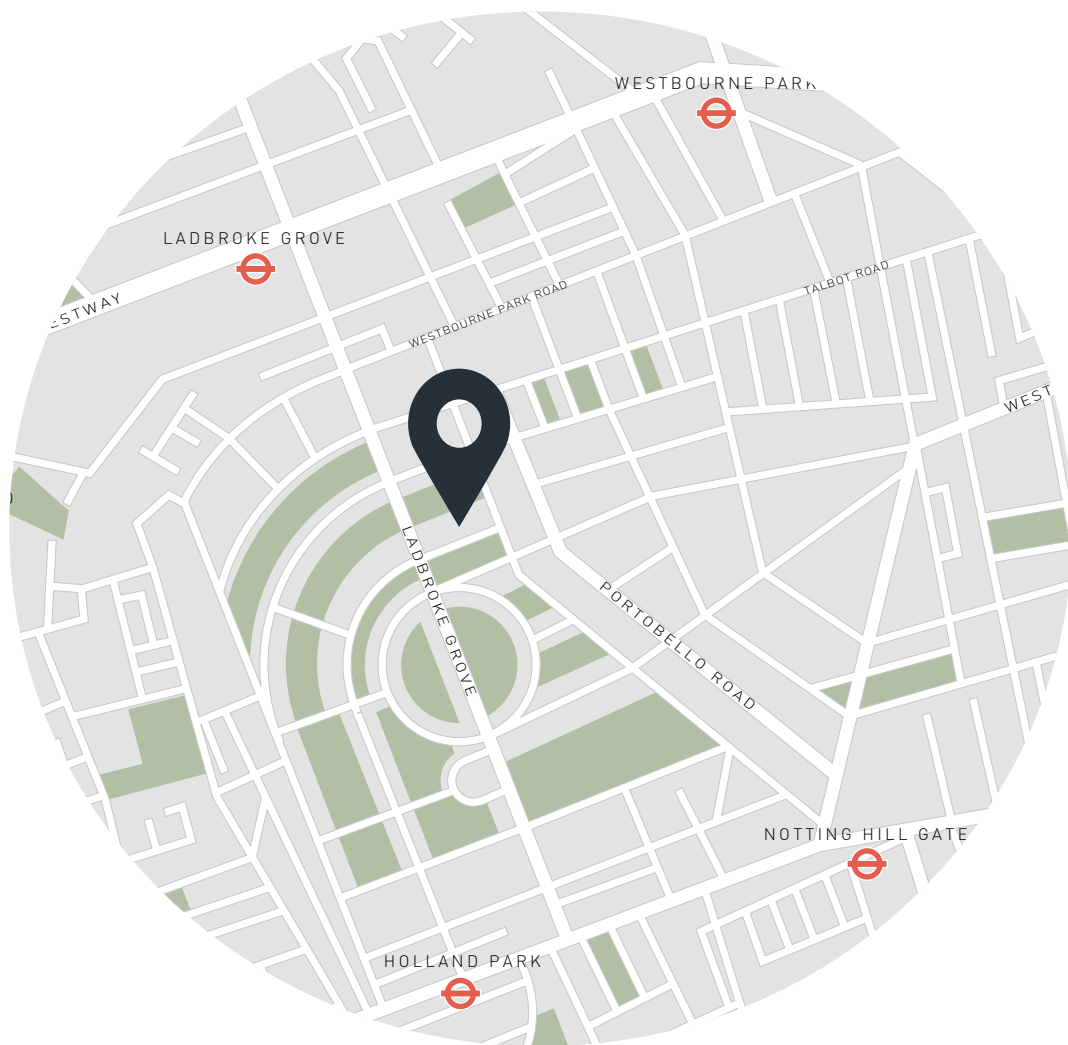
Property Details

- Duplex apartment
- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- Private balcony
- Access to communal gardens
- Royal Borough of Kensington & Chelsea

Approx. 1,191 sq ft / 110 sq m
EPC - D
Council tax - G
Share of freehold - circa 956 years

Approx. Gross Internal Area = 1,191 sq ft / 110.7 sq m

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



Location

Nestled amongst quintessential Notting Hill townhouses, Arundel Gardens has a distinctly peaceful quality. Yet, the thrum of its vibrant postcode is just a stone's throw away. Coveted eateries such as E+O, Gold and Osteria Basilica are on your doorstep, as is Notting Hill Fish & Meat Shop for seasonal local produce. Portobello Road and Westbourne Grove offer an eclectic mix of vintage shops and luxury boutiques to update your wardrobe. Head to Holland Park for a weekend picnic or hop on the Tube to get you into central London and beyond.

Ladbroke Grove - 10 mins (Circle, Hammersmith & City)
Notting Hill Gate - 10 mins (Central, Circle, District)

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