

# DOMUS NOVA



Arundel Gardens W11

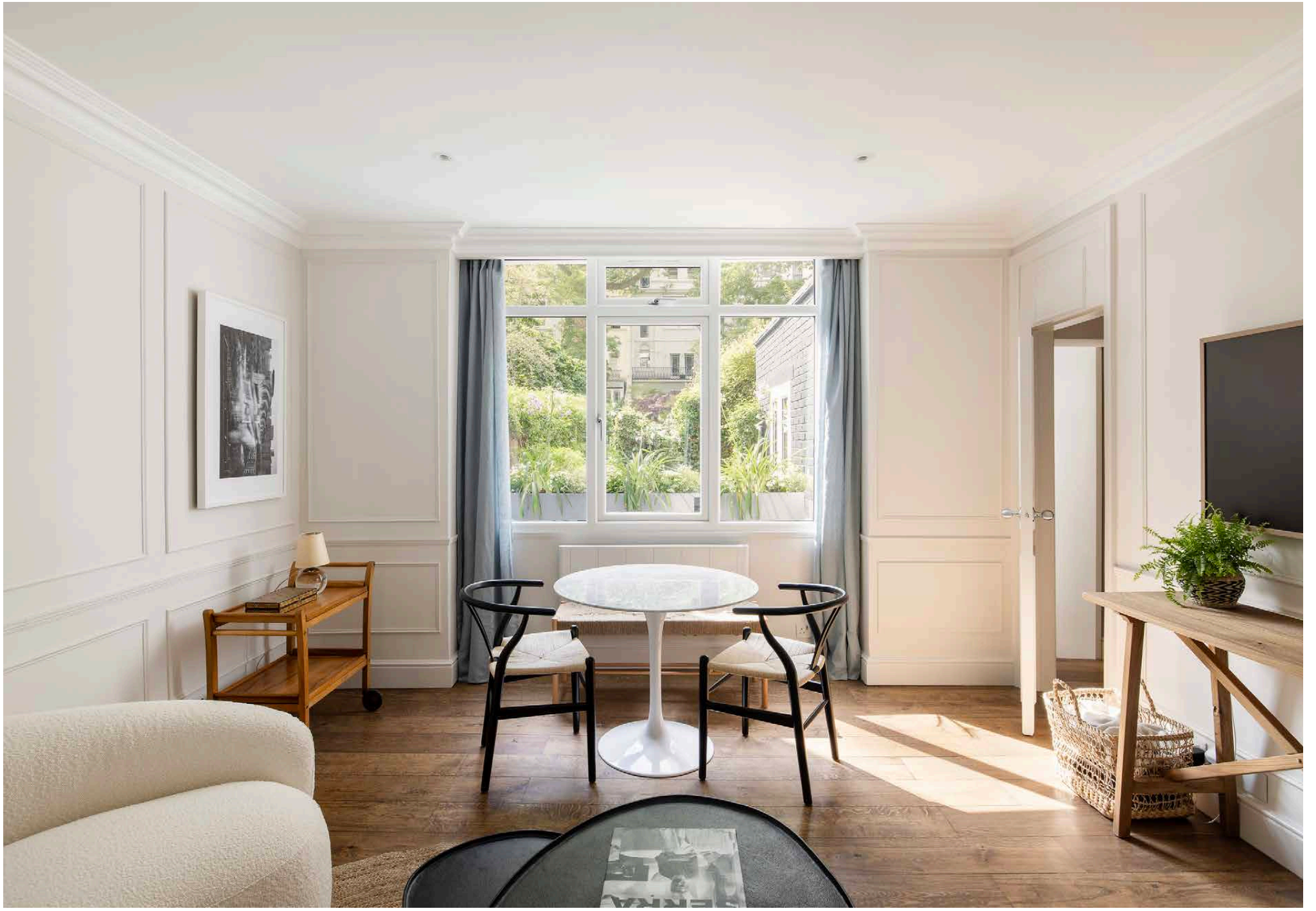
£640,000



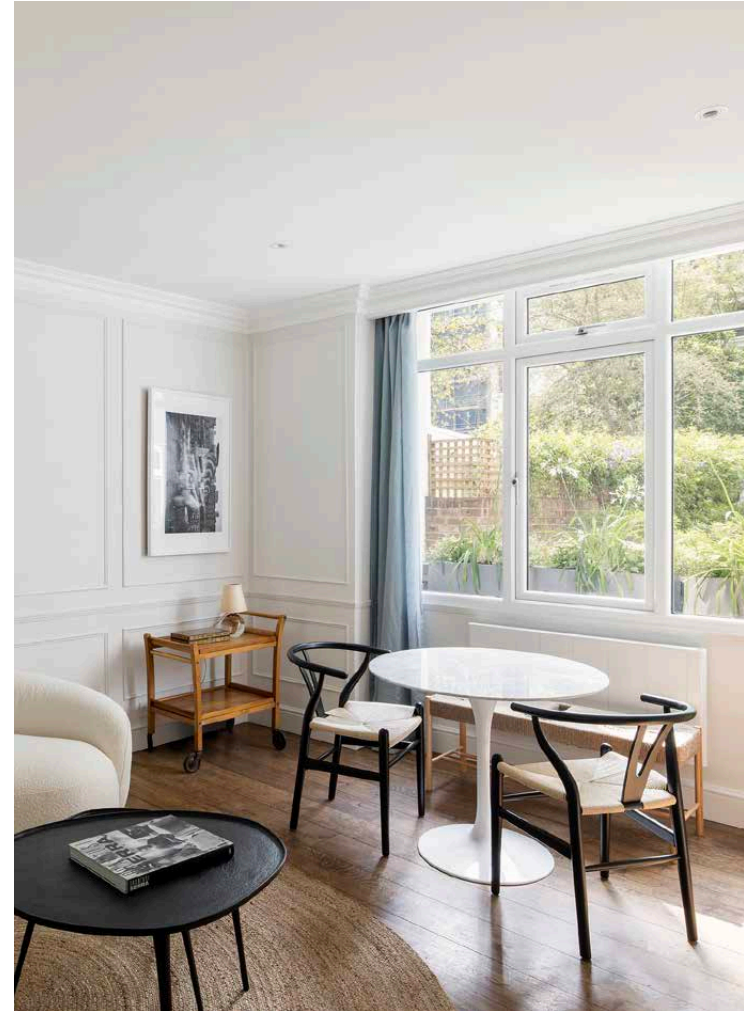
A refined one-bedroom apartment for sale in the heart of Notting Hill. This elegant pied-à-terre combines elevated interiors with an expansive decked terrace and communal garden access.

Set on a handsome residential street flanked by mature trees, this design-led home presents considered spatial innovations and a thoughtfully curated palette of materials to create an inviting feel.

Drawing in natural light, a generously sized rear-facing window frames luscious views from the reception room. With understated wainscoting, recessed shelving, and carefully selected furnishings including a curved cream sofa, the living area epitomises a warm and welcoming ambience. Wood flooring sweeps into the skylit kitchen which pairs style and functionality with contemporary cabinetry, a mirrored backsplash and integrated appliances.

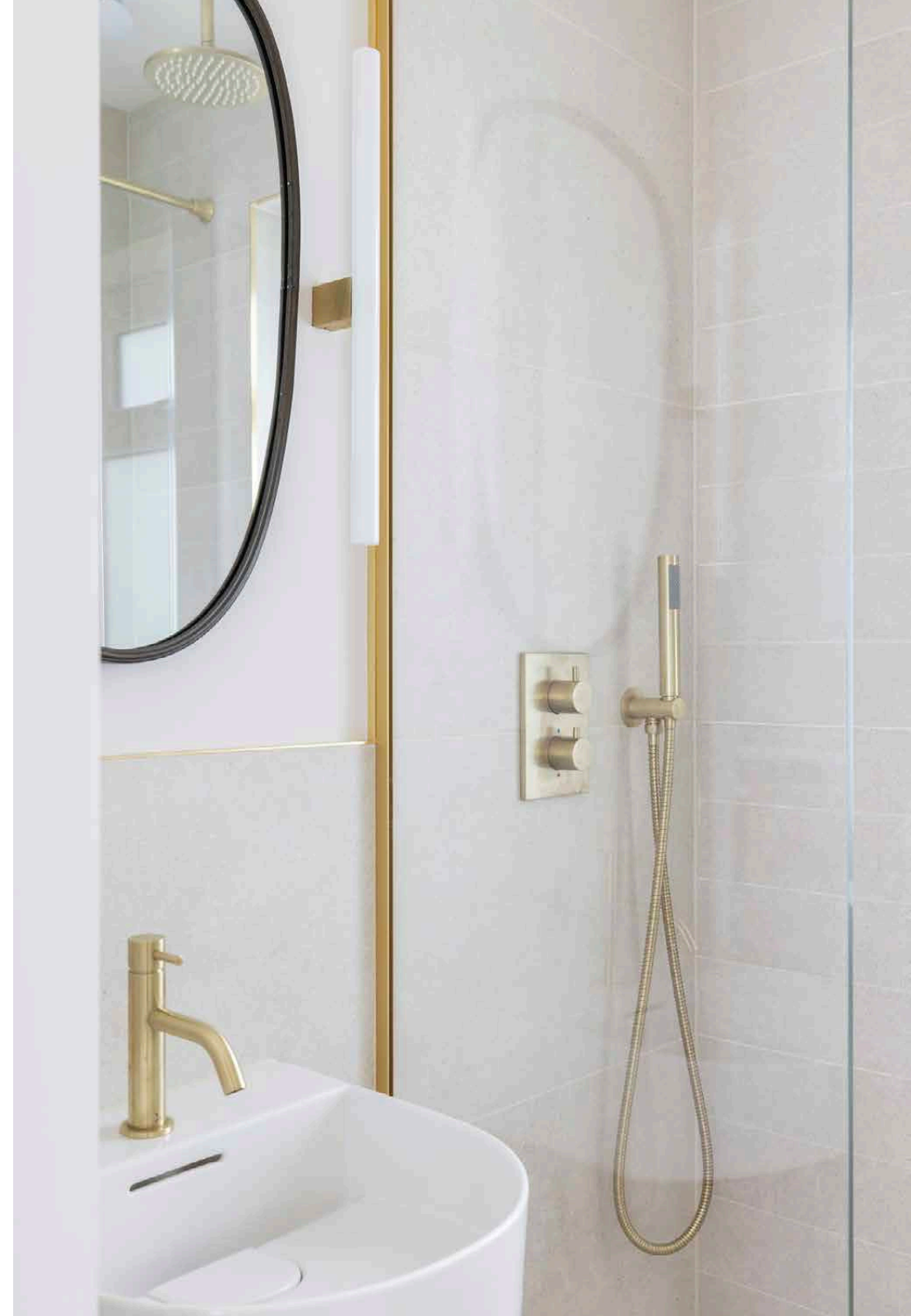




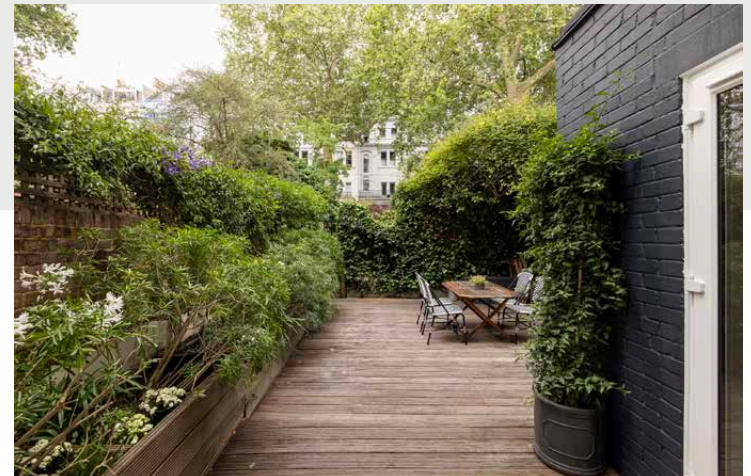


Neutral tones flow into the stylish bathroom, adorned with brushed brassware and a walk-in rainfall shower. Meanwhile, the tranquil bedroom suite exudes a sense of comfort with textured wallpaper complemented by a wall of fitted wardrobes. Glass doors bring the outside in and provide direct access to a decked terrace.

Outside, this generous split-level space opens up to a dining area with wood-clad raised beds, extending further to the beautiful Arundel Ladbroke Garden. This leafy communal square boasts vast lawns, shaded corners and tall trees, creating an idyllic oasis in the city.

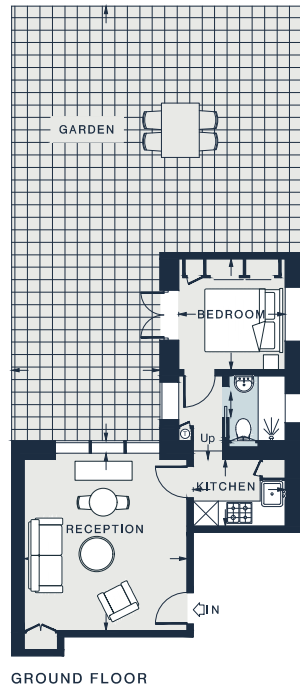












RECEPTION  
14'1 x 13'0 (4.3m x 3.9m)

KITCHEN  
7'3 x 5'4 (2.2m x 1.6m)

BEDROOM  
8'8 x 8'5 (2.6m x 2.5m)

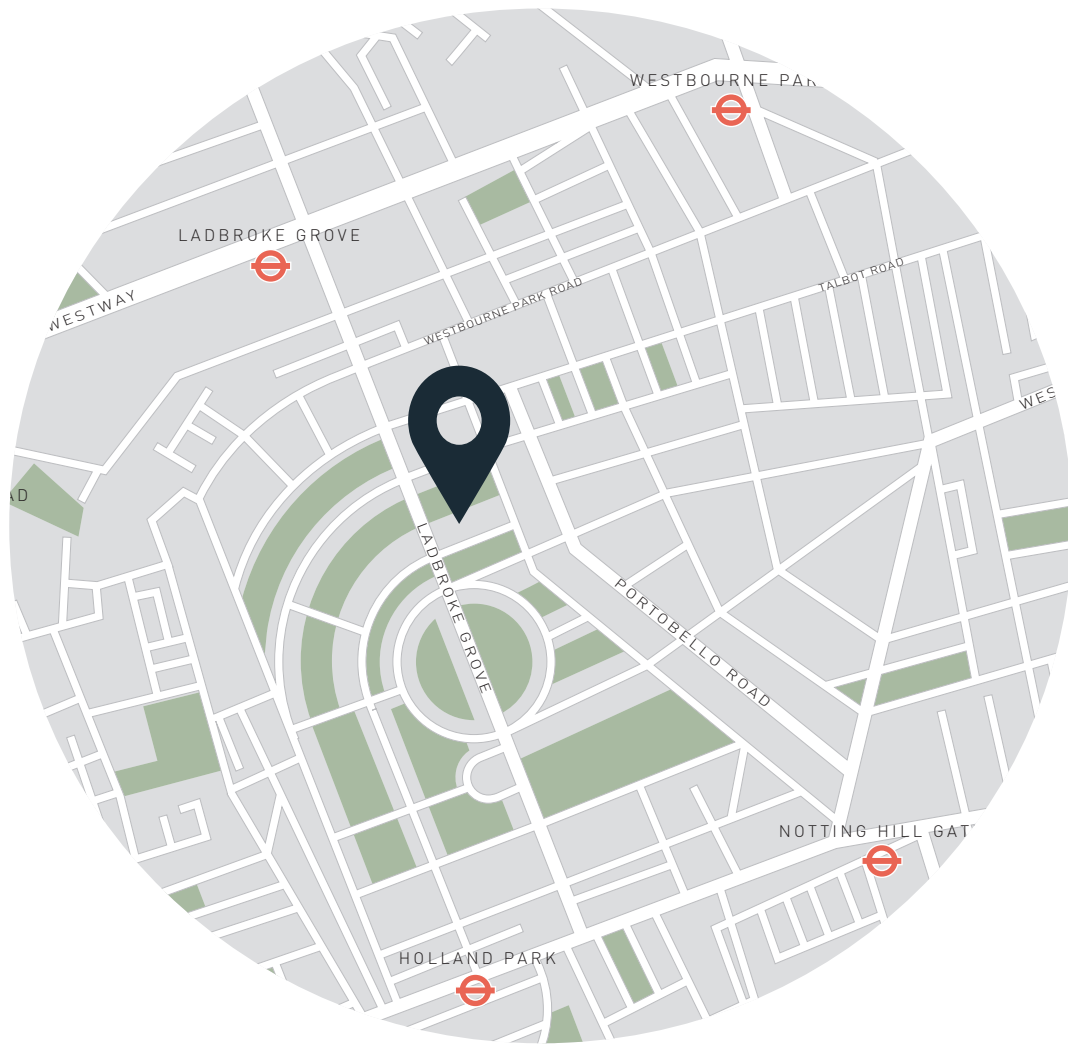
Approx. Gross Internal Area = 355 sq ft / 33.0 sq m

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

## Property Details

- Contemporary kitchen
- Reception room
- One bedroom
- One bathroom
- Decked garden
- Communal garden access
- Royal Borough of Kensington & Chelsea

- Approx. 355 sq ft / 33 sq m.
- Council tax - D
- Share of freehold - circa 947 years
- Annual service charge - £2,400



## Location

Located within Notting Hill's exclusive collection of gated squares, Arundel Gardens places you in close proximity to the area's best cafes, restaurants, and boutiques. Start your day with an invigorating workout at Bodyism before refuelling at Gail's or Hummingbird Bakery. For your shopping needs, Daylesford Organic on Westbourne Grove offers a selection of supplies while, for retail therapy, Free People and Zadig&Voltaire beckon. Don't miss local favourite brunch spot Granger & Co. For dinner, indulge in the gastronomical delights of Gold or three-Michelin-starred Core by Clare Smyth. Visit either and amble home in five minutes.

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