

# DOMUS NOVA



Blenheim Crescent W11  
£2,250,000



Set on the corner of Blenheim Crescent and Kensington Park Road, this home puts you right in the heart of the neighbourhood. On the doorstep, an array of coffee spots, restaurants and boutiques await. Enjoy the vantage point over the street below from the first-floor reception room and kitchen. A trio of sash windows floods the open-plan living space with natural light.

Interiors designed by Katrina Phillips are calming, with an urban edge. Elevated touches including a linear fireplace ledge and a working gas fire add a modern twist, while an Axel Vervoordt inspired plaster-effect wall gives a rustic, soothing finish. At the opposite end of the room, a burnished mirror splashback adds to the reclaimed feel and bounces light off the deVOL kitchen and Miele appliances.











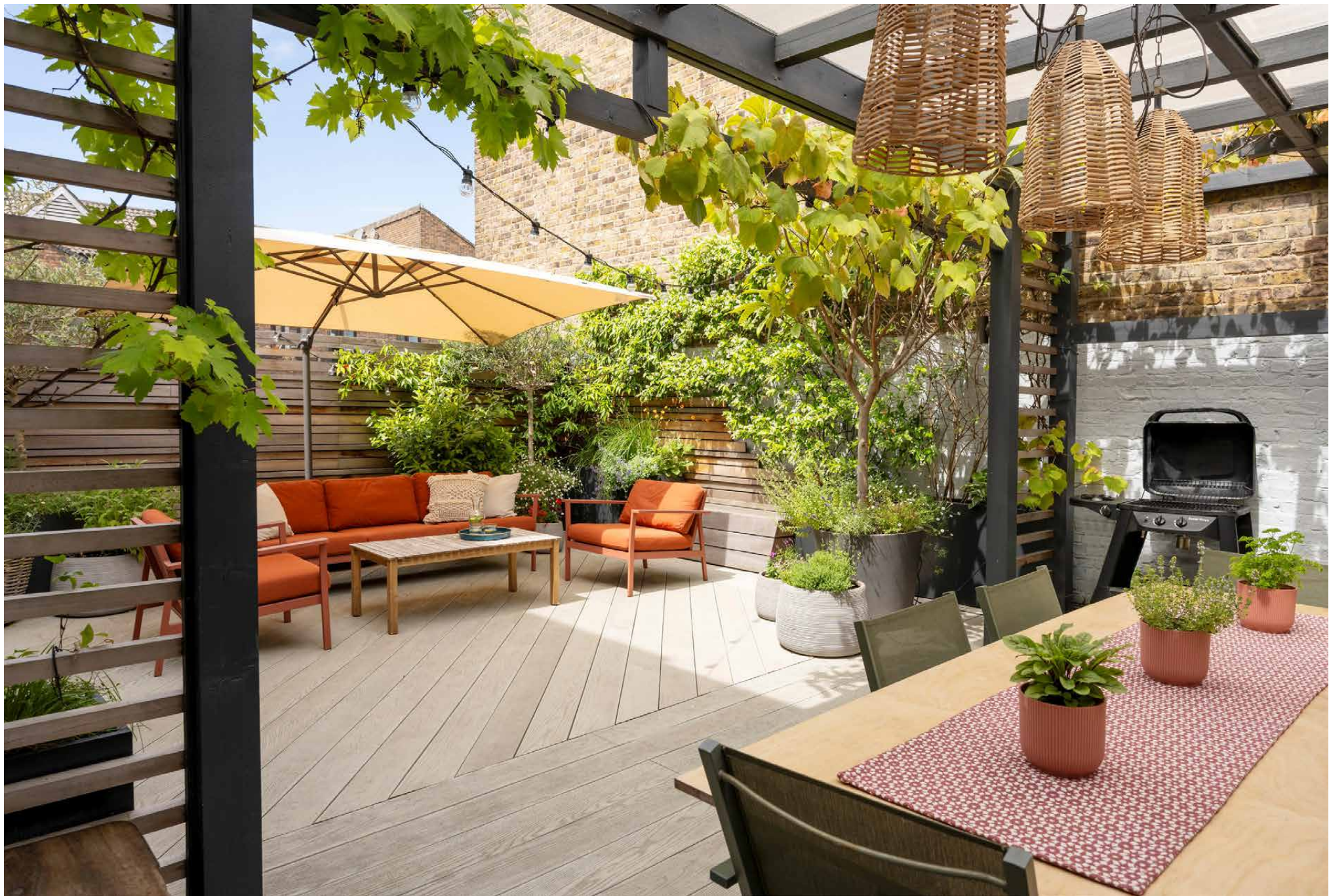












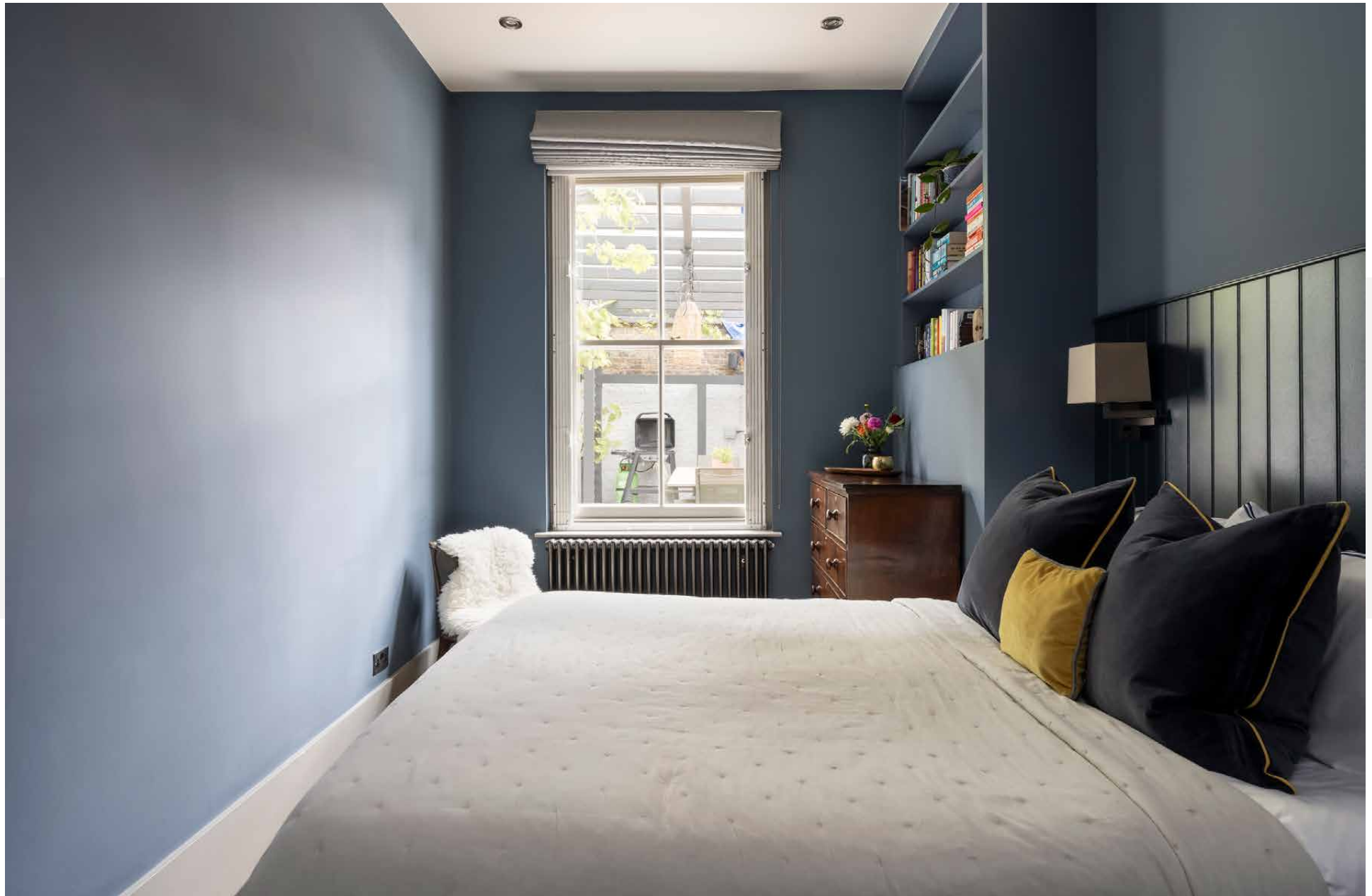


The outside living space is just as impressive. A rare gem for a property in this neighbourhood, the lateral terrace is a private, hidden oasis. Designed by The Garden Builders, it includes a pergola wrapped in grape vines that makes for an inviting al fresco dining area. Note the remote control operated outdoor lighting, four outdoor speakers and the music amp. A full irrigation system and millboard decking ensures the space is low maintenance. There's also a shed for handy storage.

Back inside, both bedrooms have a calming feel. The teal-toned principal is considered, with custom-made floor-to-ceiling and under bed storage and an in-built headboard. Painted in dark inky tones, the atmospheric guest bedroom could make an ideal study.











rebel every second,  
laugh every minute,  
be creative every hour,  
show your love every day,  
have a tug of war match  
every weekend,  
go somewhere new every  
month,  
risk something every year,  
be colourful always,  
especially when it comes  
to socks,  
& do everything you can  
to make the world a  
better place.



Wanderlust Nomads









FIRST FLOOR

RECEPTION ROOM /  
KITCHEN  
13'11 x 14'5 (9.7m x 4.4m)

BEDROOM 1  
16'8 x 9'1 (5.0m x 2.7m)

BEDROOM 2  
12'5 x 7'11 (3.7m x 2.4m)

Approx. Gross Internal Area = 900 sq ft / 83.6 sq m  
Approx. Terrace Area = 623 sq ft / 57.9 sq m

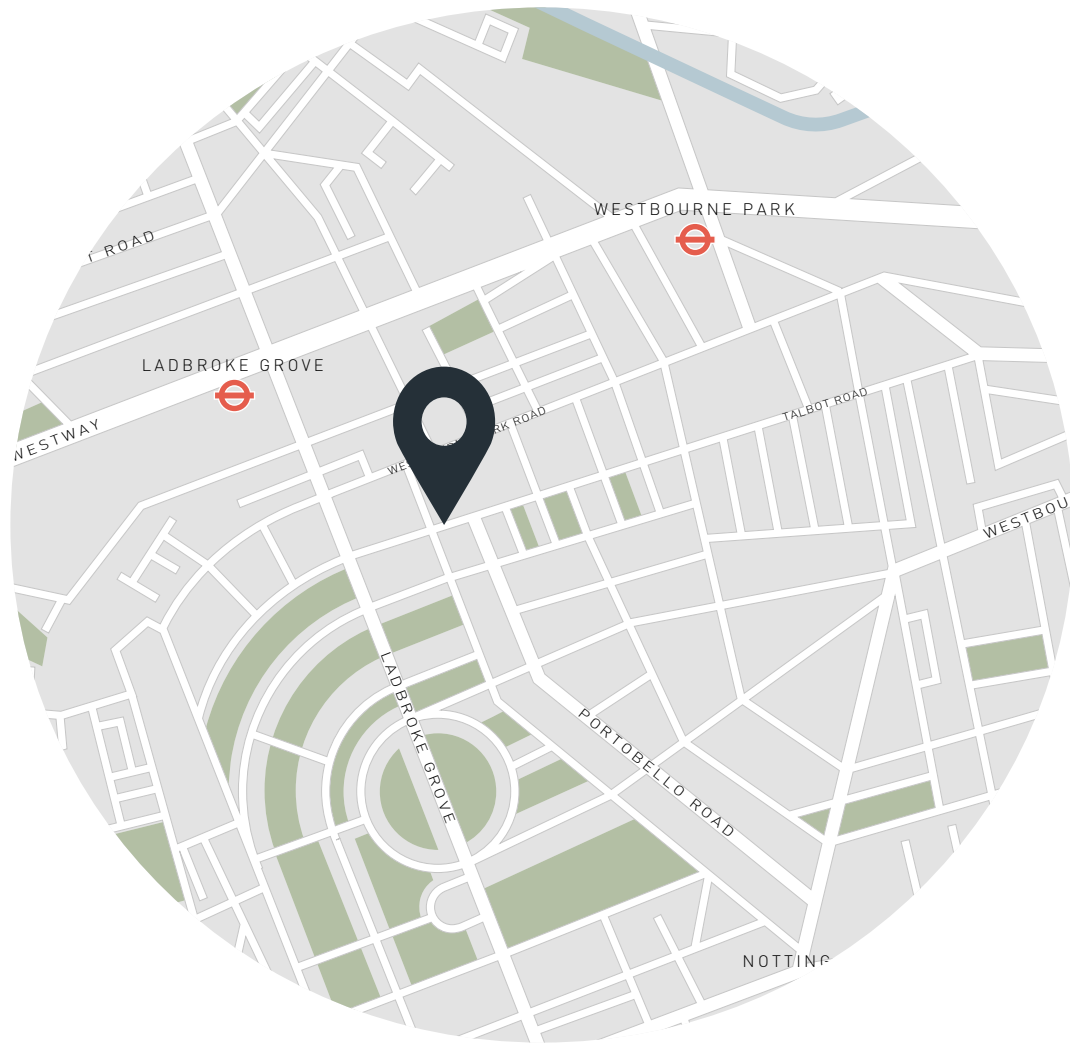
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Interior design by Katrina Phillips  
Open-plan kitchen, dining and living room with surround sound  
Enviably location in the heart of Notting Hill  
Principal bedroom with integrated storage  
Guest bedroom  
Contemporary family bathroom  
Large, lateral terrace by The Garden Builders  
The Royal Borough of Kensington & Chelsea

Approx. 900 sq ft / 83.6 sq m  
EPC=D  
Tenure: Leasehold  
Leaslength: circa 102 years  
Council Tax Band: G  
Service charge: £1,405  
Ground Rent: £200





## Location

One of Notting Hill's most sought-after streets, Blenheim Crescent is around the corner from Portobello Road. Spend mornings browsing the antiques stores or grabbing a coffee, a pastry and a sourdough loaf to go from Fabrique or Buns from Home. Come evening, catch a film at the Electric Cinema and debrief afterwards over dinner at Gold or Orasay.

Ladbroke Grove – 6 min (Circle, Hammersmith & City)



Specialising in London  
and Ibiza's design-led homes

Let's talk  
020 7221 7817  
sales@domusnova.com  
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2024. All rights reserved.