

DOMUS NOVA



Queensdale Road, W11
£4,750,000



Rebuilt with reverence for its Georgian heritage, this newly-built house sits unassumingly among its period neighbours. Meticulously crafted with the eye of leading designers, expect classic architecture with a twist across four spacious floors.

Beyond its sleek frontage, fluid social spaces invite modern family living. To the left of the entrance, a state-of-the-art kitchen is fully equipped with elevated necessities and Miele appliances. A spacious hallway connects the reception room; thoughtfully dressed by interior specialists DecoRoom. Earthy pink tones by Little Greene envelop the wide open space in warmth, while a skylight and sliding doors create synergy with the outside. To extend the living space, draw back the glass to connect the landscaped patio garden.





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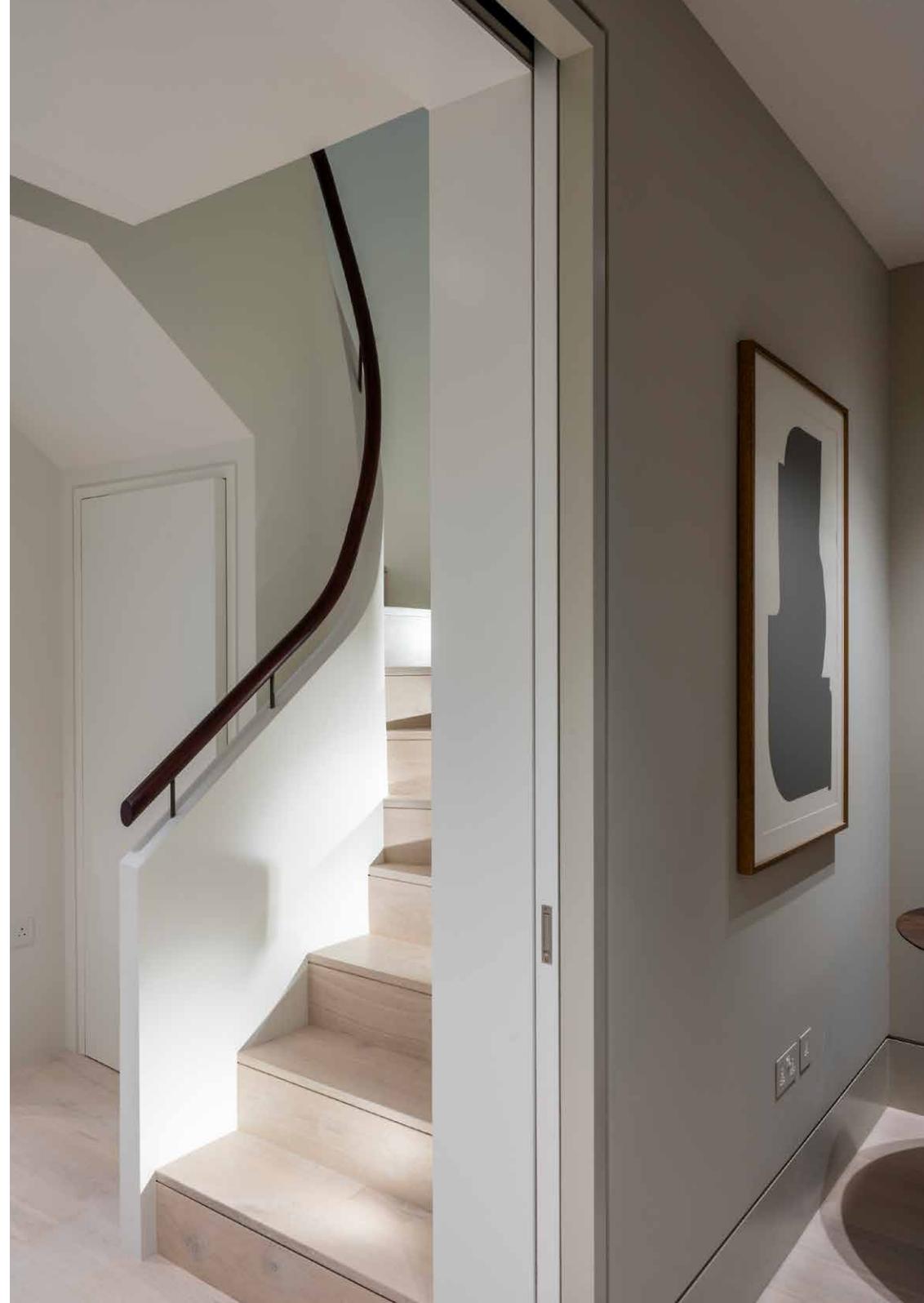




A sculptural spiral staircase descends to the lower ground level, where a second reception room offers versatility; envision a cinema room, study or playroom. Suffused with light from a cleverly placed lightwell, this sunken courtyard simultaneously serves as an alfresco coffee spot. Tucked away opposite, a double bedroom suite offers privacy for visiting guests.

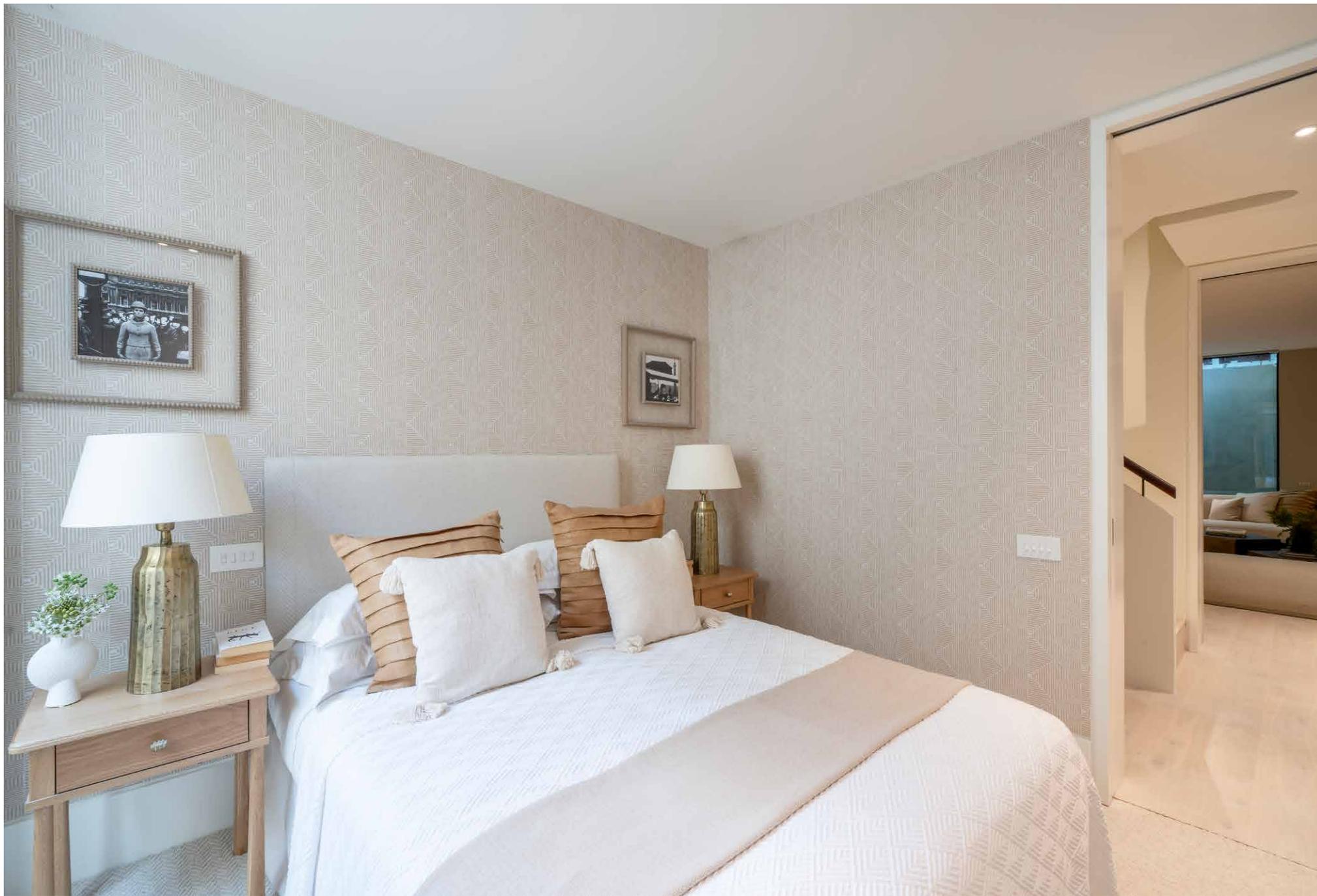
There's a real sense of privacy to the principal bedroom, considerably arranged across the entire first floor. Sunlight makes a feature of neutral tones, brightened by double-glazed windows and doors to a balcony overlooking the garden. Past a dedicated dressing area, the en suite offers a relaxing backdrop for daily rituals. Think bookmatched tiles, a freestanding tub and rainfall shower. Two additional bedrooms on the floor above follow the same considered approach, each with built-in storage and en suite shower rooms. Throughout, underfloor heating and air conditioning ensure the home stays comfortable throughout the seasons.

The house additionally comes with a 10 Year PCC (Professional Consultants Certificate).













P
Blue
Permitted
Time
10.00am - 6.00pm
Monday - Friday
10.00am - 6.00pm
Saturday
10.00am - 6.00pm
Sunday



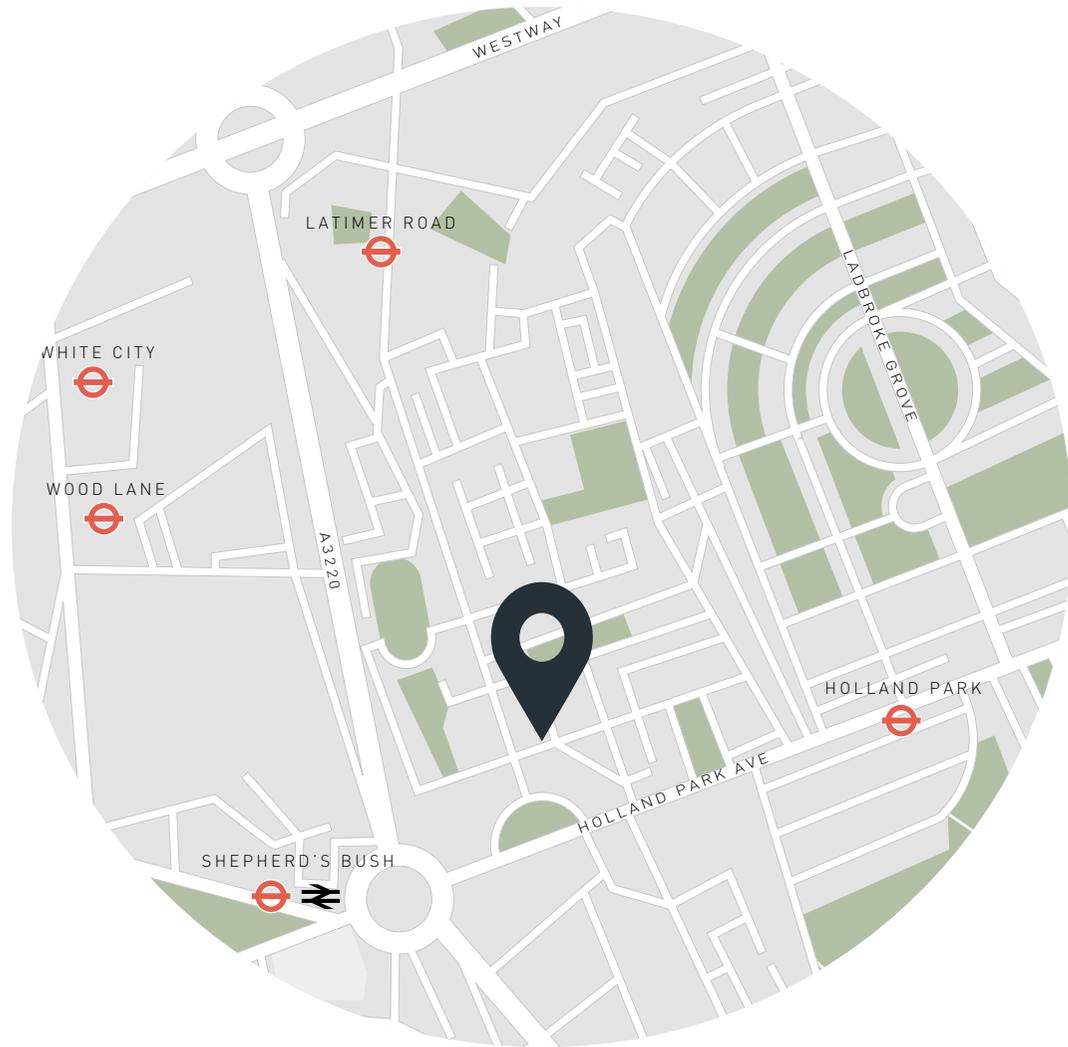
Approx. Gross Internal Area = 2035 sq ft / 189.1 sq m

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

Property Details

- Contemporary kitchen
- Open-plan dining and reception room
- Spacious second reception room
- Principal bedroom suite with balcony
- Guest bedroom suite with lightwell patio
- Two further bedroom suites
- Landscaped patio garden
- Lightwell courtyard
- Royal Borough of Kensington & Chelsea

Approx. 2035 sq ft / 189.1 sq m
EPC=D
Tenure: Freehold
Council Tax Band: G



Location

A peaceful retreat from the city, Queensdale Road places you in enviable proximity to Holland Park and Notting Hill. Wander down to Holland Park Ave to grab sweet treats at Buns From Home, then head to Kyoto Garden – a tranquil Japanese garden with a pond and waterfall. Take a break from strolling in Belvedere Restaurant. Westfield London or High Street Kensington are best for retail therapy, or stock up shelves at Bens Grocers. On weekends, explore stalls and vintage treasure at Portobello Market or catch a film at the Electric Cinema.

Holland Park - 8 mins (Central)

Shepherd's Bush - 6 mins (Central, Mildmay, Southern)

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