

DOMUS NOVA



Clanricarde Gardens W2

£1,800,000



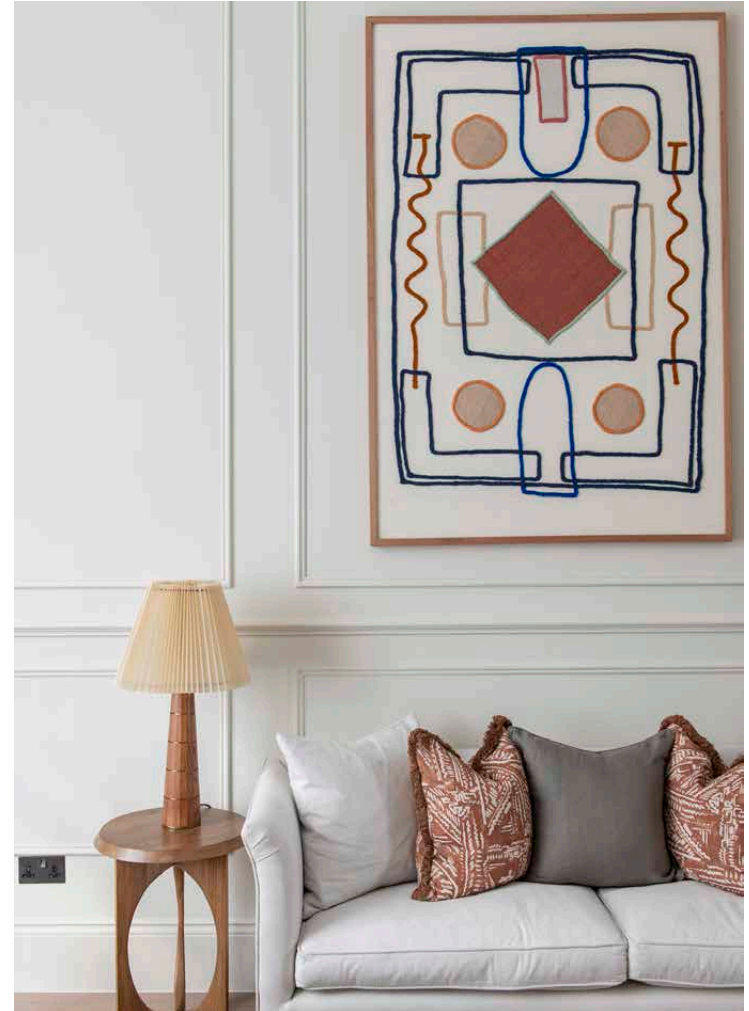
Behind a period façade on a quiet street sits a distinctive, light-filled home. This extensively renovated apartment pairs classic features with contemporary comforts. Entering on the raised ground floor, the open-plan kitchen and reception room draws you in.

Light pours in through a generous sash window to illuminate a sophisticated space. Intricate cornicing adorns the three-and-a-half-metre-high ceiling. Fitted shelving creates clean lines and a sense of order. Understated wainscoting frames a marble fireplace – a centrepiece for the room.

Hardwood flooring flows to the other end of the space where a striking kitchen features integrated appliances, shaker-style cabinetry and a waterfall marble island with a large breakfast bar. An expansive sash window overlooks the private patio below.









The considered palette of materials continues into two considered bedrooms featuring skylights, sash windows and fitted storage. The principal bedroom has an en suite with a dual marble vanity. One further bathroom features a walk-in rainfall shower with vertical tiling.

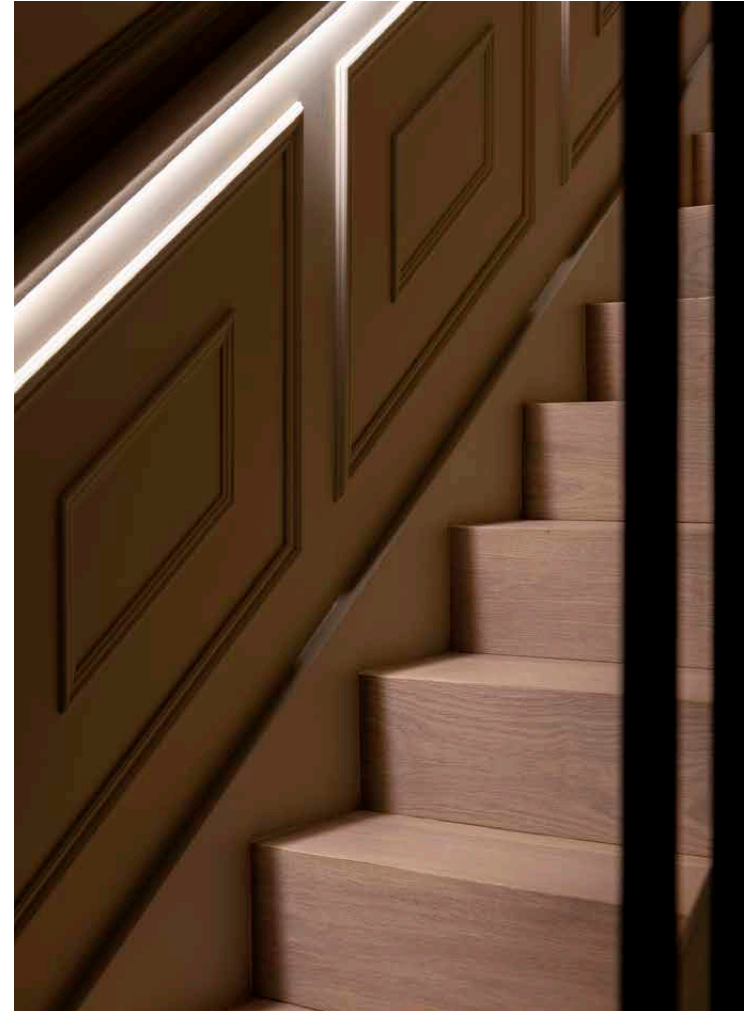









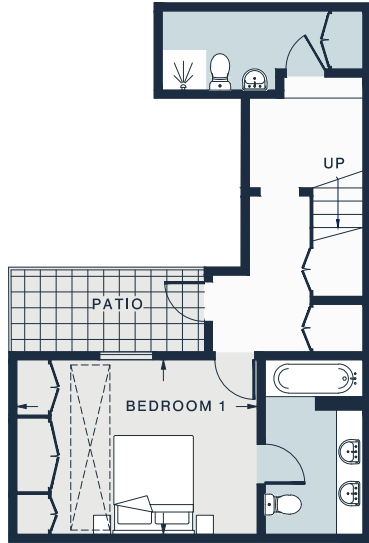




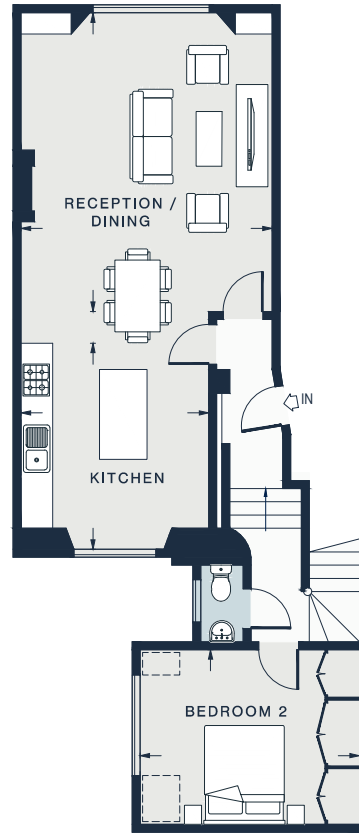




 = Reduced head height below 1.5m



LOWER GROUND FLOOR



RAISED GROUND FLOOR

BEDROOM 1
13'9 x 10'10 (4.5m x 3.3m)

RECEPTION / DINING
18'4 x 15'5 (5.5m x 4.7m)

BEDROOM 2
13'9 x 11'0 (4.1m x 3.3m)

KITCHEN
12'10 x 12'1 (3.9m x 3.6m)

Approx. Gross Internal Area = 1195 sq ft / 111.0 sq m

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

Property Details

Open-plan kitchen and reception room
Principal bedroom suite
Guest bedroom
One further bathroom
Guest cloakroom
Private patio
Royal Borough of Kensington & Chelsea

Approx. 1,195 sq ft / 111 sq m
EPC - D
Leasehold - 960 years remaining
Ground rent - Peppercorn
Service charge - £4,000 per annum
Council tax band - E



Location

Clanricarde Gardens is a peaceful street of period frontages moments from some of west London's best restaurants. Local foodie favourites include The Shed and Beluga Restaurant & Bar. Head north to explore the boutiques and antiques of colourful Portobello Road. Check out Sub Couture and 282 Portobello then dine at Michelin-starred Core by Clare Smyth. Just three minutes away are the manicured lawns and botanical gardens of Hyde Park. On the way home, enjoy dinner and a show at operatic restaurant Bel Canto – be home in 10.

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