

DOMUS NOVA



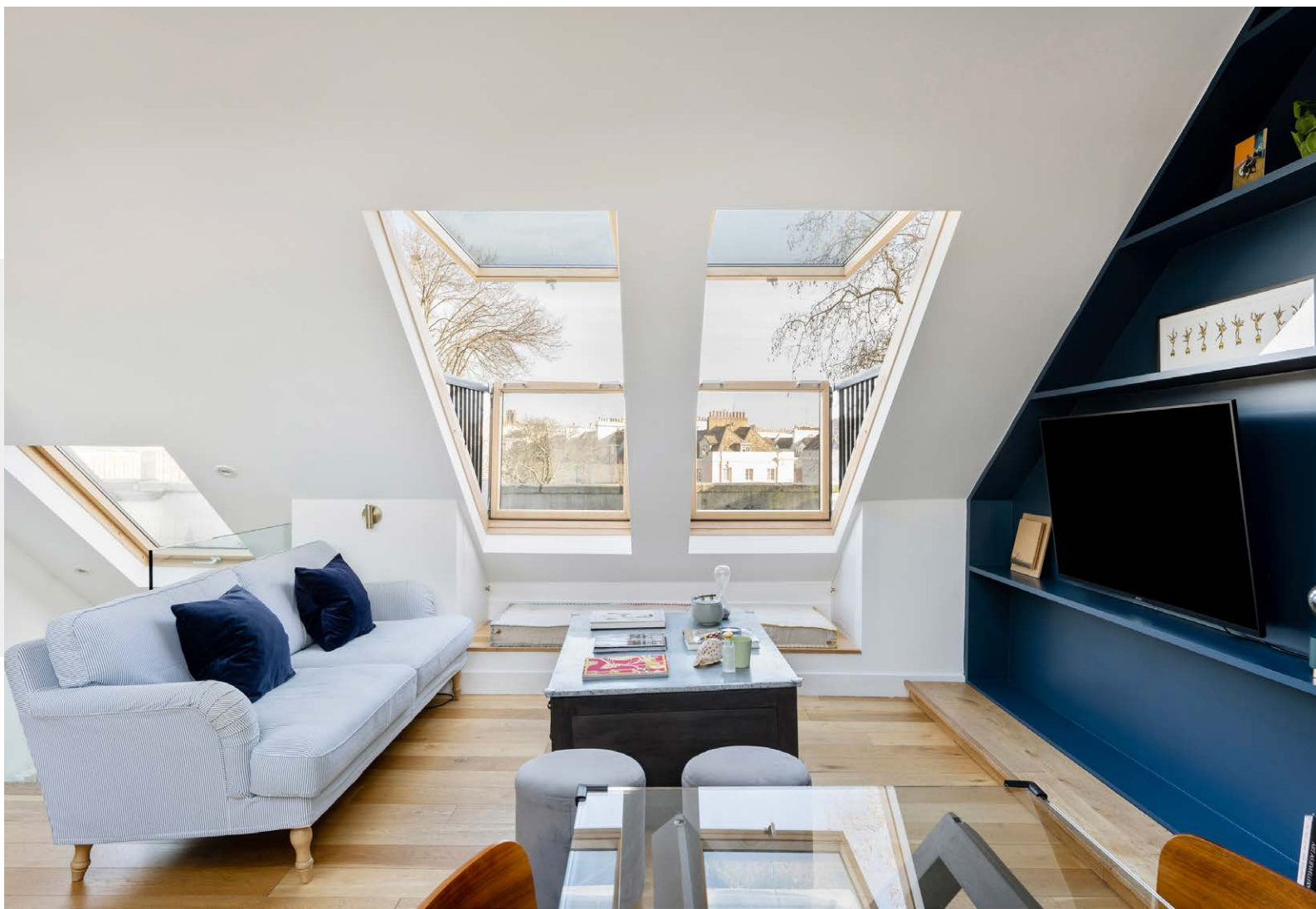
Clarendon Road W11
£1,375,000



With views over Blenheim & Elgin Communal Garden, this uplifting period conversion prioritises function and finish. Entering the open-plan kitchen and reception, roof windows generously illuminate the room. A recent renovation plays into the form of this top-floor space. Accentuating the vaulted ceiling and bookending the space, deep blue hues play against the gable walls.

A shaker-style kitchen features a Belfast sink, integrated appliances and rose gold accents. Hardwood flooring flows past a dining area to the other end of the space where bespoke joinery creates a streamlined, monochromatic aesthetic. A bright living area benefits from pop-up balconies, which provide views of verdant greenery below.





Two considered bedrooms take the second floor. The calming principal bedroom suite enjoys integrated storage, a feature wall and a large, rear-facing sash window. The stylish en suite bathroom features a bath and separate walk-in rainfall shower.

The guest bedroom is ideal as a nursery and features a large southwest-facing window, fitted storage and a study nook. A design-forward en suite features modern fittings and a marble-clad bathtub.







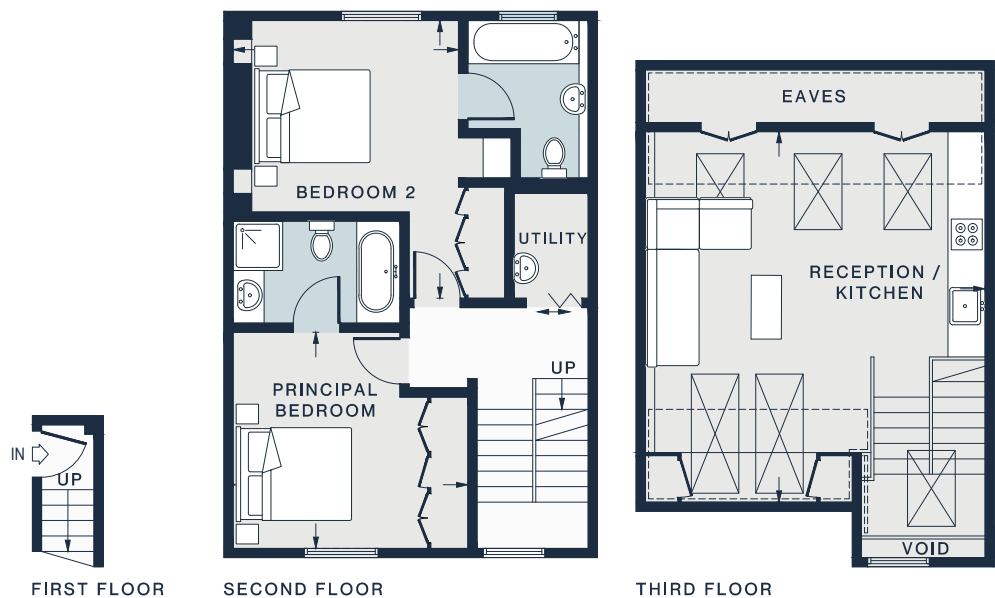












RECEPTION/ KITCHEN
22'8 x 18'0 (6.9m x 5.4m)

PRINCIPAL BEDROOM
12'6 x 11'6 (3.8m x 3.5m)

BEDROOM 2
14'10 x 11'8 (4.5m x 3.5m)

Approx. Gross Internal Area = 972 sq ft / 90.3 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
- Principal bedroom suite
- One further bedroom suite
- Two bathrooms
- Utility room
- Access to communal gardens
- Recently renovated
- Royal Borough of Kensington & Chelsea

Approx 972 sq ft / 90.3 sq m

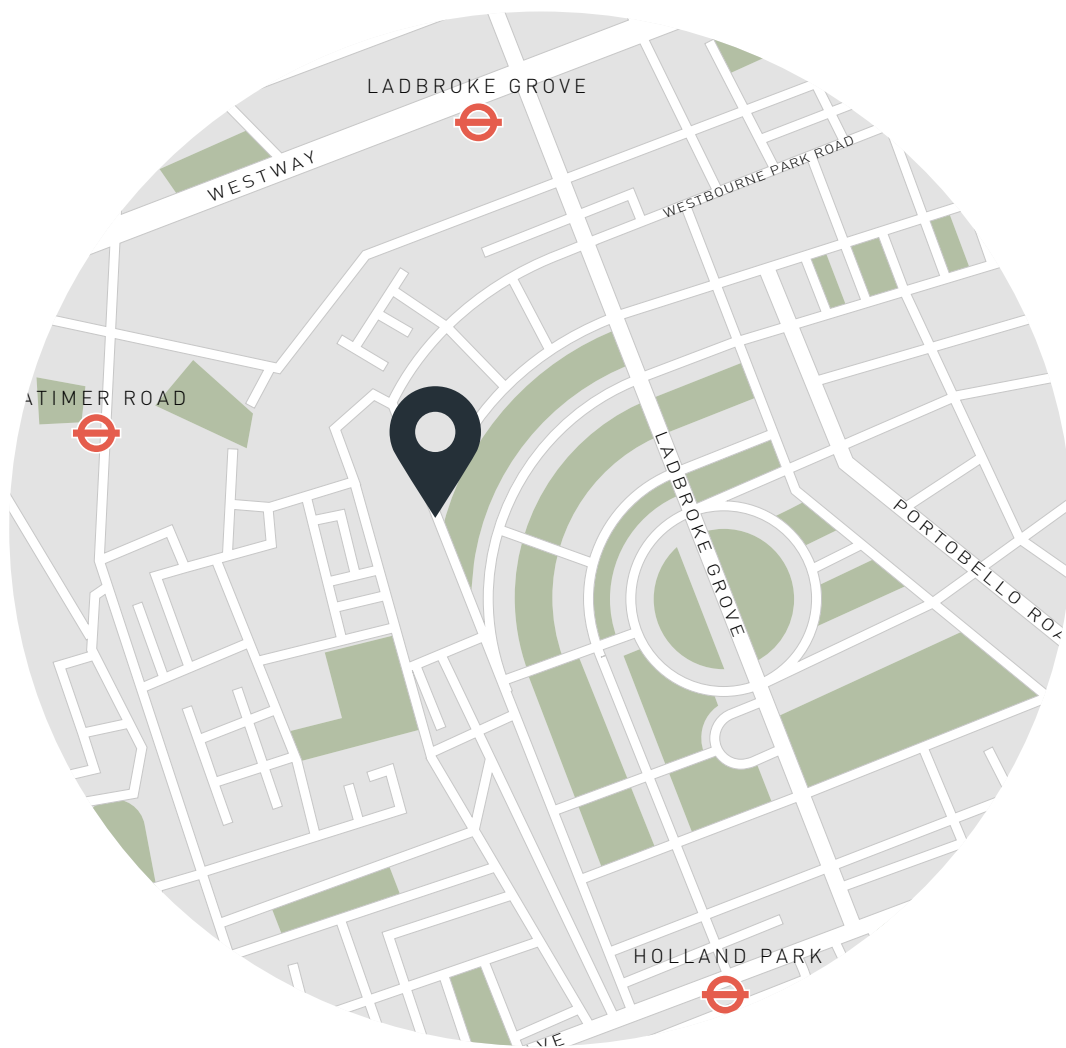
EPC - C

Share of Freehold - Circa 986 years remaining

Ground rent - Peppercorn

Service charge - £1,900 per annum

Council tax band - D



Location

Caught between the quietude of Holland Park and the bars, boutiques and antiques of Notting Hill, Clarendon Road is a residential street characterised by tall trees and period terraces. Local restaurants include Gold, Casa Cruz and brunch favourite Farm Girl. Or head to three Michelin-starred Core by Clare Smyth. Be home in 10. Further afield, Holland Park's Japanese gardens make for a perfect afternoon out. On the way home, head to Westfield for retail therapy or White City House for relaxation. With Latimer Road within a few minutes' walk, the city is within easy reach.

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