

DOMUS NOVA



Clydesdale Road W11

£1,750,000



Finely-tuned quiet luxury. In the heart of Notting Hill, this two-bedroom apartment is a lesson in flawless craftsmanship.

Occupying the second floor of a sprawling Notting Hill townhouse, there's timeless appeal to this two-bedroom apartment. Crafted with state-of-the-art materials and a wealth of modern appliances, it's a home that captivates as it calms.

A large open-plan reception and dining room makes an impressive welcome. Oak herringbone floors — engineered with underfloor heating — run throughout, while a large bay window filters soft sunlight across the spacious proportions. A Planika bioethanol fireplace is a cosy focal point for the living area, which is crowned with a gilded RV Astley brass chandelier. Contrasting the straight lines of the bespoke wainscoting, a circular alcove finished with tongue-and-groove wood panels is an eye-catching feature. A Sonos sound system has been installed with entertainment in mind. The bespoke German kitchen is accessed through an archway, gently illuminated through a sash window. Form meets function with Calacatta Matarazzo quartzite surfacetops, integrated Miele appliances and a brushed gunmetal boiling tap.

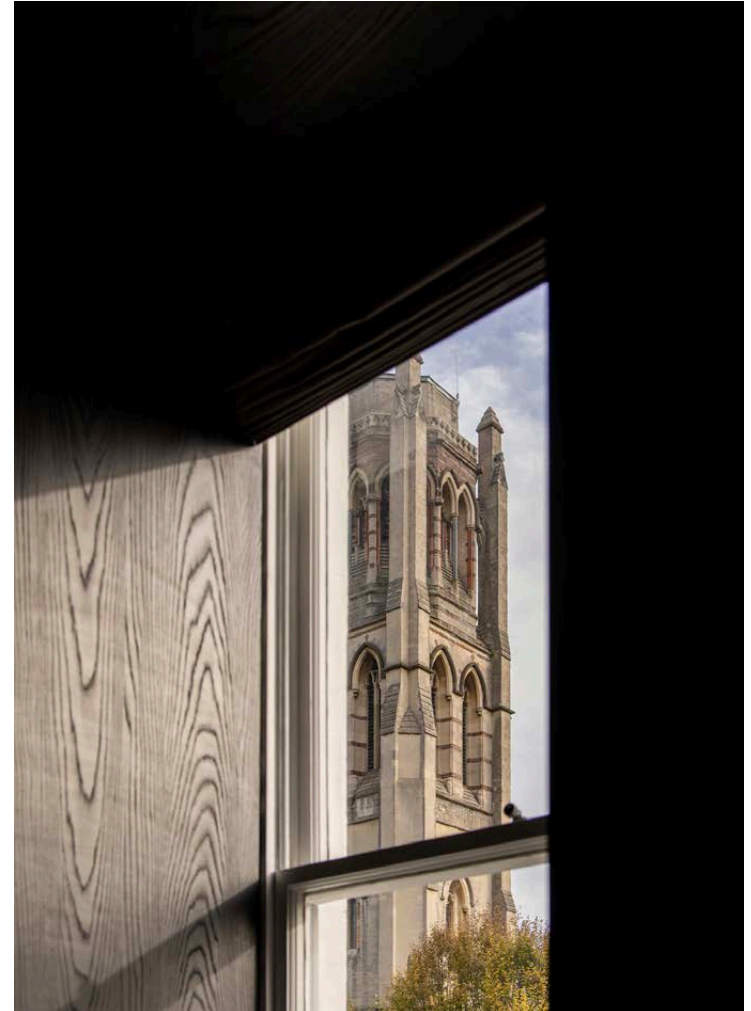




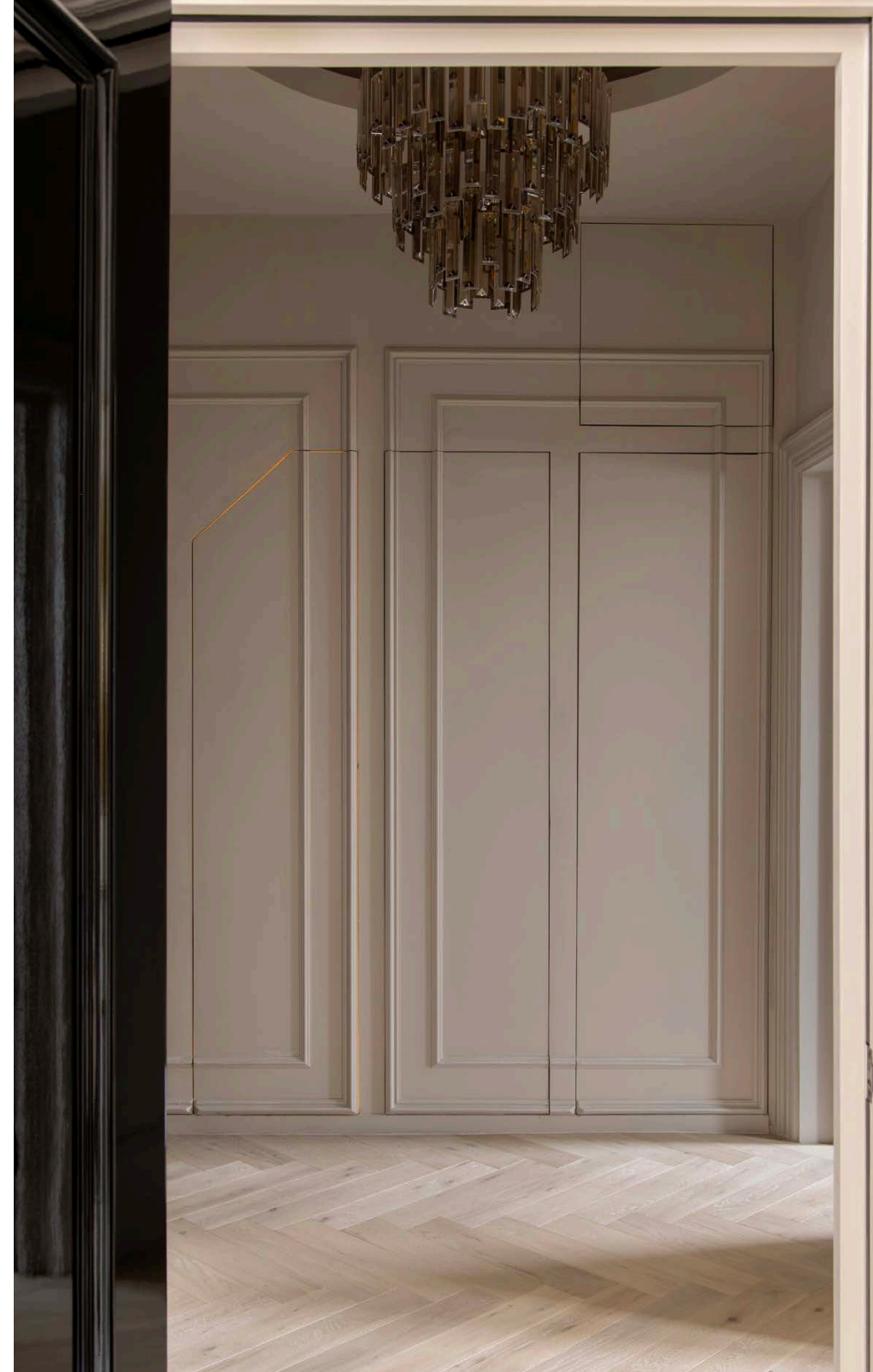








The principal bedroom suite is a tranquil, carpeted setting. A walk-in wardrobe showcases full-height storage in a stylish dark-toned wood. Its ensuite bathroom is a masterpiece of marble tile imported from Modena, featuring a sleek dual vanity, oversized rainfall shower and freestanding bathtub. An office space, guest bedroom and additional bathroom are all finished with the home's characteristic aesthetic precision.



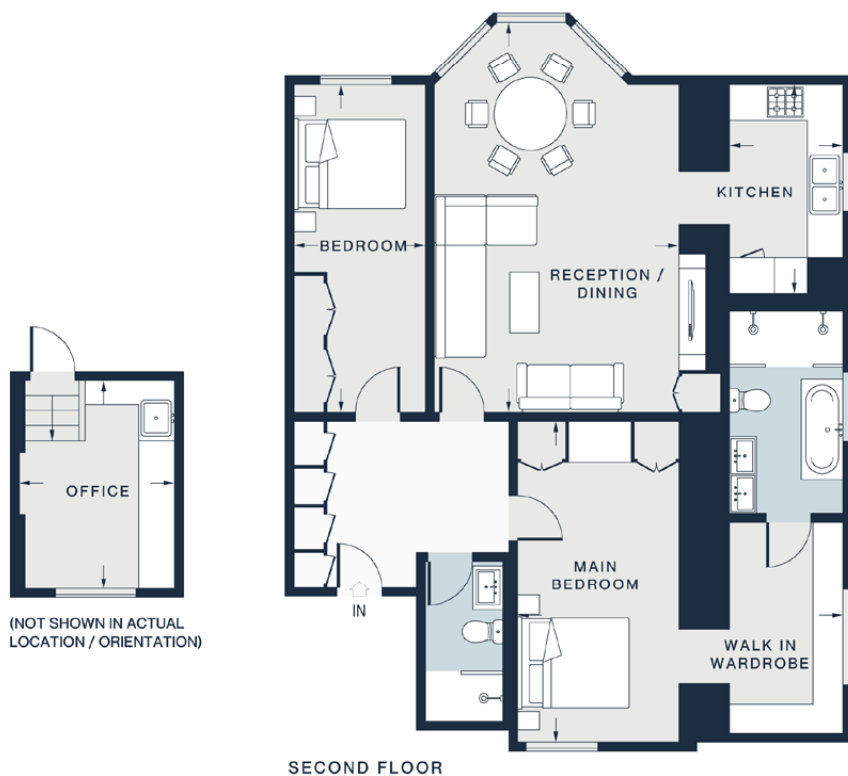












SECOND FLOOR

RECEPTION / DINING
21'4 x 13'5 (6.5m x 4.1m)

KITCHEN
11'6 x 6'3 (3.5m x 1.9m)

MAIN BEDROOM
17'9 x 17'1 (5.4m x 5.2m)

BEDROOM
18'1 x 7'3 (5.5m x 2.2m)

OFFICE
11'6 x 8'6 (3.5m x 2.6m)

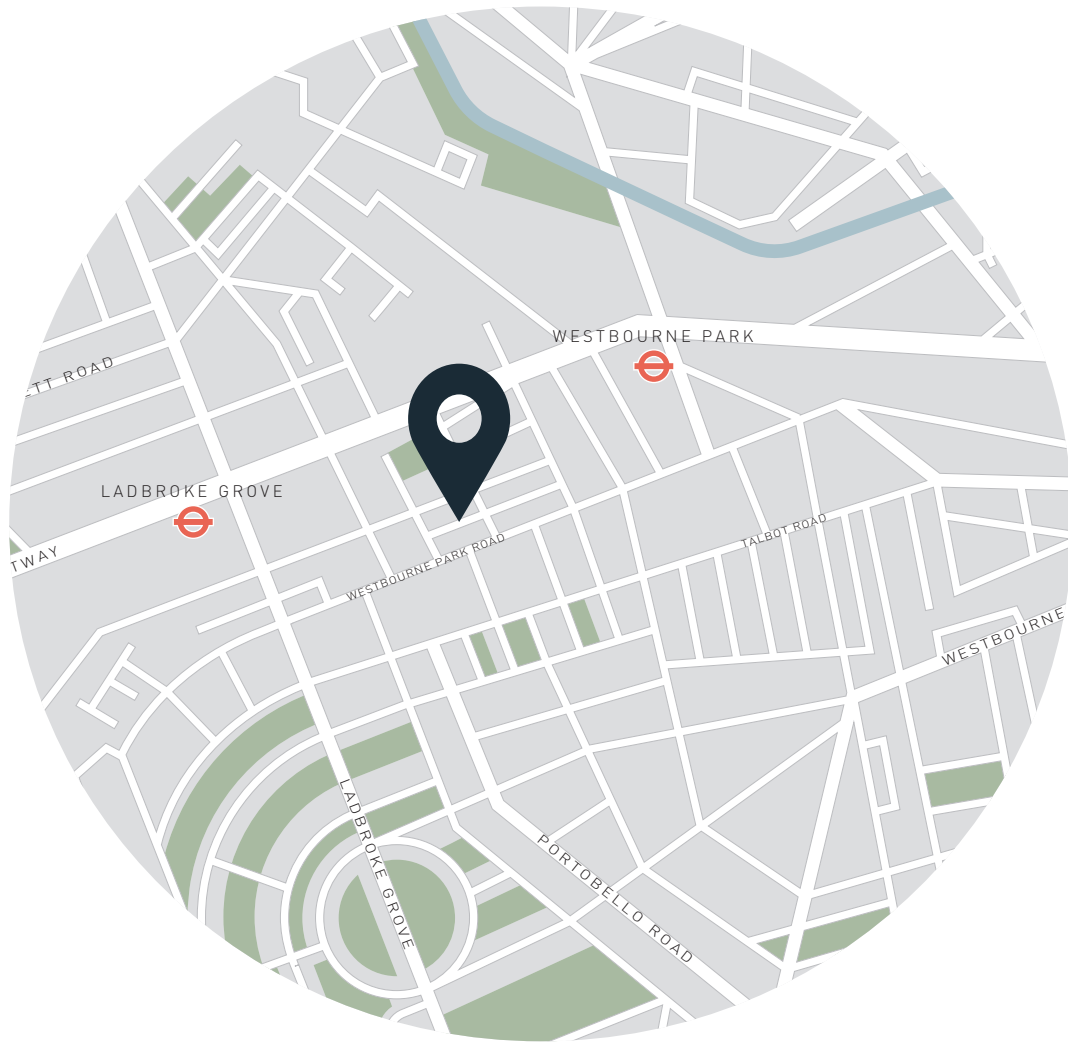
Approx. Gross Internal Area = 1,197 sq ft / 111.2 sq m

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

Property Details

Open-plan reception and dining room
Contemporary kitchen
Principal bedroom suite with walk-in wardrobe
Guest bedroom
One further bathroom
Versatile office space
Royal Borough of Kensington & Chelsea

Approx. 1,197 sq ft / 111 sq m
EPC - D
Council tax - G
Annual service charge - £1,800
Share of freehold - circa 997 years



Location

Clydesdale Road is bedded in the beating heart of Notting Hill, with the diverse offerings of Portobello Road, Westbourne Grove and Ledbury Road just a stone's throw away. Start your morning with an artisanal pastry at Buns From Home or brunch at Granger & Co., before refreshing your wardrobe from the host of local vintage boutiques. The Serpentine Lido at Hyde Park is set for invigorating early-morning swims. Groceries are best from Notting Hill Fish and Meat Store and Daylesford Organic Farm Shop. Enjoy drinks at Gold before sampling exquisite seasonal dishes at Core by Clare Smyth or the Ledbury. Be home in a matter of minutes.

Westbourne Park Road - 8 mins (Circle, Hammersmith & City)
Notting Hill Gate - 15 mins (Central, Circle, District)

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