

DOMUS NOVA



Colville Road, W11
£2,600,000



Behind its dove-grey exterior, expansive glazing, tall ceilings and period features flow throughout this considered duplex apartment reimagined by RYE Design. Currently set up as a one-bedroom home, it enjoys two generous living spaces, one of which could be transformed into a second bedroom. An inverted floorplan places the largest of these living areas on the top floor. Softly lit by natural light, honey-hued parquet floors flow underfoot uniting distinct areas for cooking, dining and kicking back

The bespoke underfloor-heated kitchen sits subtly separated to the rear with elegant marble worktops and a deVOL sink. Traditional shaker-style cabinets hint to the home's heritage framework, while state-of-the-art integrated Miele appliances ensure the culinary domain is up-to-date. A dining area sits off the side of the kitchen, with space for a large dining table, while the living area features bespoke storage along one wall, plus expansive bi-fold doors that open onto a private southwest-facing patio, with views out over Notting Hill's rooftops.

Downstairs, a second reception room dominates at the front of the home, with the potential to be converted into a spacious second bedroom. Making the most of its third floor position, the striking bay window features a built-in seat that opens out into a convenient guest bed. Bespoke bookcases line one wall, alongside an eye-catching marble fireplace that takes centre stage together with a retracting cinema screen. Tucked behind a seamless sliding door lies a study with views out over the leafy street below.









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The principal bedroom is situated at the back of the home, where natural tones and textures produce a calming aesthetic. A large window lets in plenty of light, while custom-made wall-to-wall storage amplifies the sense of space.

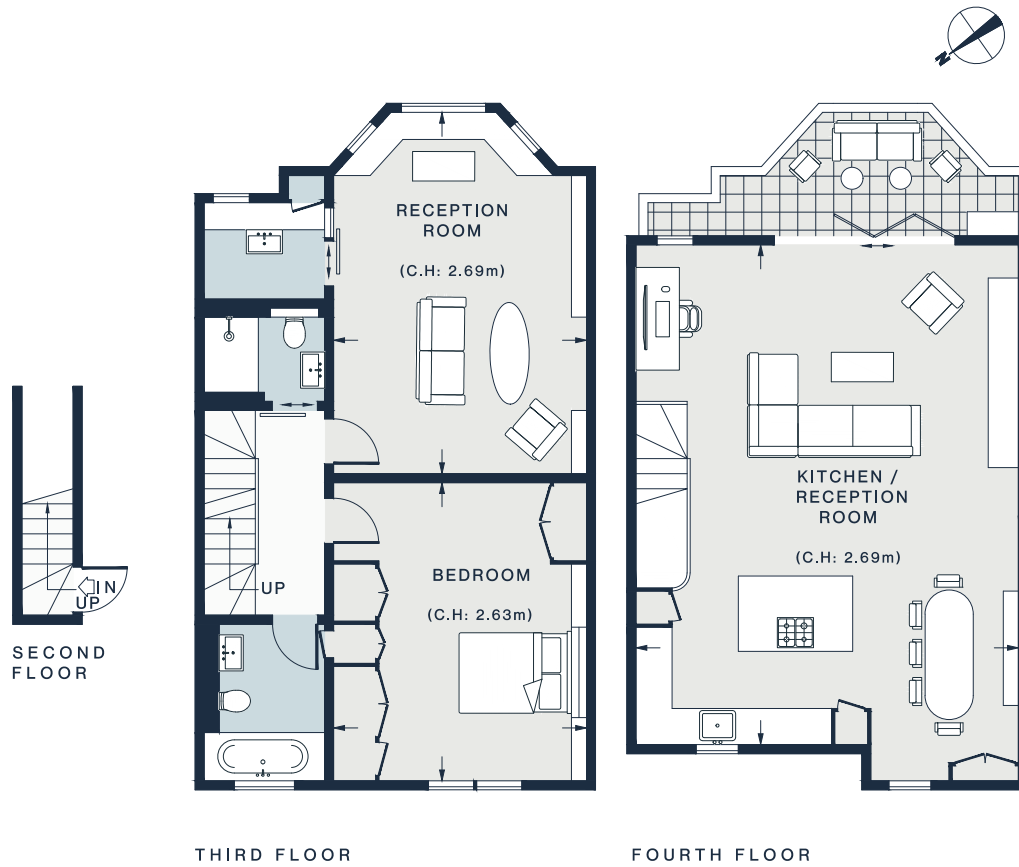
Both bathrooms enjoy underfloor heating, controlled by NEST thermostats, making this a home for all seasons. In one, the Carrera marble bathtub makes an eye-catching centre piece, while Satin Slipper walls and brass taps exude elegance. In the other, pale blue subway tiles envelop the walk-in rainfall shower complete with brass finishes.











RECEPTION ROOM
19'8 x 13'5 (5.9m x 4.0m)

BEDROOM
16'3 x 13'9 (4.9m x 4.1m)

KITCHEN / RECEPTION ROOM
27'4 x 20'5 (8.3m x 6.2m)

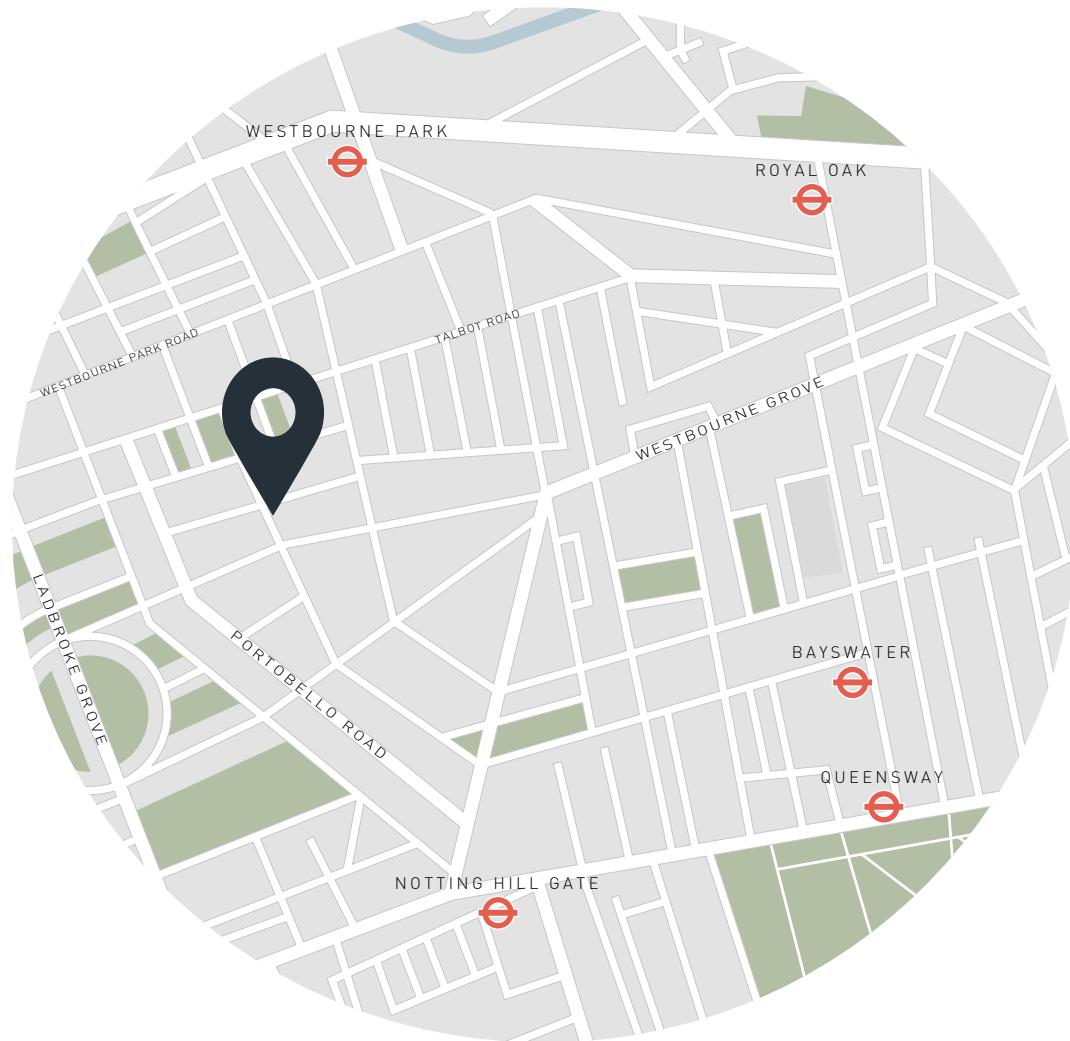
Approx. Gross Internal Area = 1,312 sq ft / 121.9 sq m

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

Property Details

Reimagined by RYE Design
 Open-plan kitchen and reception room
 Formal reception room with potential to be converted into a second bedroom
 Light-filled principal bedroom with fitted storage
 Two bathrooms
 Quiet study
 Private southwest-facing terrace

Royal Borough of Kensington & Chelsea
 Approx. 1,312 sq ft / 121.9 sq m
 EPC=D
 Tenure: Share of Freehold
 Council Tax Band: F
 Service charge: £2,400 per annum



Location

Framed by Westbourne Grove and Portobello Road, Colville Road has enviable proximity to Notting Hill's best offerings. Head to Bodyism for an invigorating workout before stocking up on groceries from Daylesford or Planet Organic. Enjoy weekend brunches at Farm Girl or Granger & Co. then wander to the Japanese gardens of Holland Park, just a 15-minute walk away, or the Design Museum. For fine dining, decide between two-Michelin-starred The Ledbury and three-Michelin-starred Core by Clare Smyth. Choose either and be home in five.

Ladbroke Grove – 9 mins (Circle, Hammersmith & City)

Notting Hill Gate – 10 mins (Central, Circle, District)

WWestbourne Park – 11 mins (Circle, Hammersmith & City)

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