

DOMUS NOVA



Colville Terrace W11
£2,500,000



A short walk from the buzz of Westbourne Grove, this considered home benefits from serene surrounds. A considered spin on Notting Hill's traditional charm, contemporary design exudes from every angle here.

Set on the second floor, a modern feel melds with the home's historical framework. Neutral décor amplifies natural light across a generous living space – a standout setting that accommodates lounging, dining and space to study. Make use of a large bay window for a picturesque breakfast nook; the Crown & Asquith limestone fireplace as a refined backdrop.

Tedd Todd Cashmere herringbone floors – fitted with underfloor heating – make their way through to the kitchen, a thoughtful set up that unites functionality and flair. A fresh palette maximises light from the south-facing window, accentuating brushed gold hardware and Calacatta Monet Green marble counters. State-of-the-art appliances, from integrated Miele ovens to a Gaggenau wine fridge, make for a culinary experience beyond the ordinary.







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A pocket of peace, the principal bedroom suite continues a soothing colour scheme. Bespoke fitted wardrobes offer stylish storage, while a bay window opposite provides calming views of the greenery outside. Soft sage tones uplift in the en suite bathroom, featuring a dual shower and vanity. South-facing light sash windows illuminate two further bedrooms, each with pared-back yet sophisticated design schemes. An additional room currently utilised as a study offers versatility as a guest bedroom, office or playroom. A family bathroom, fitted with a striking Lusso Stone vanity and bathtub, serves these rooms.

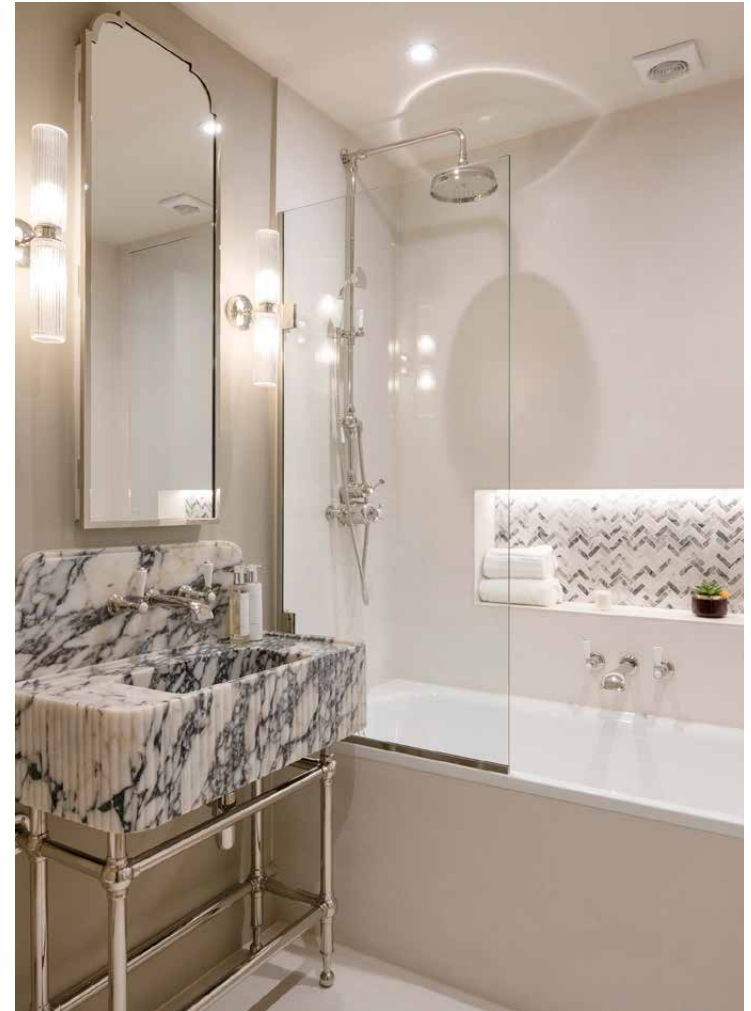
















SECOND FLOOR

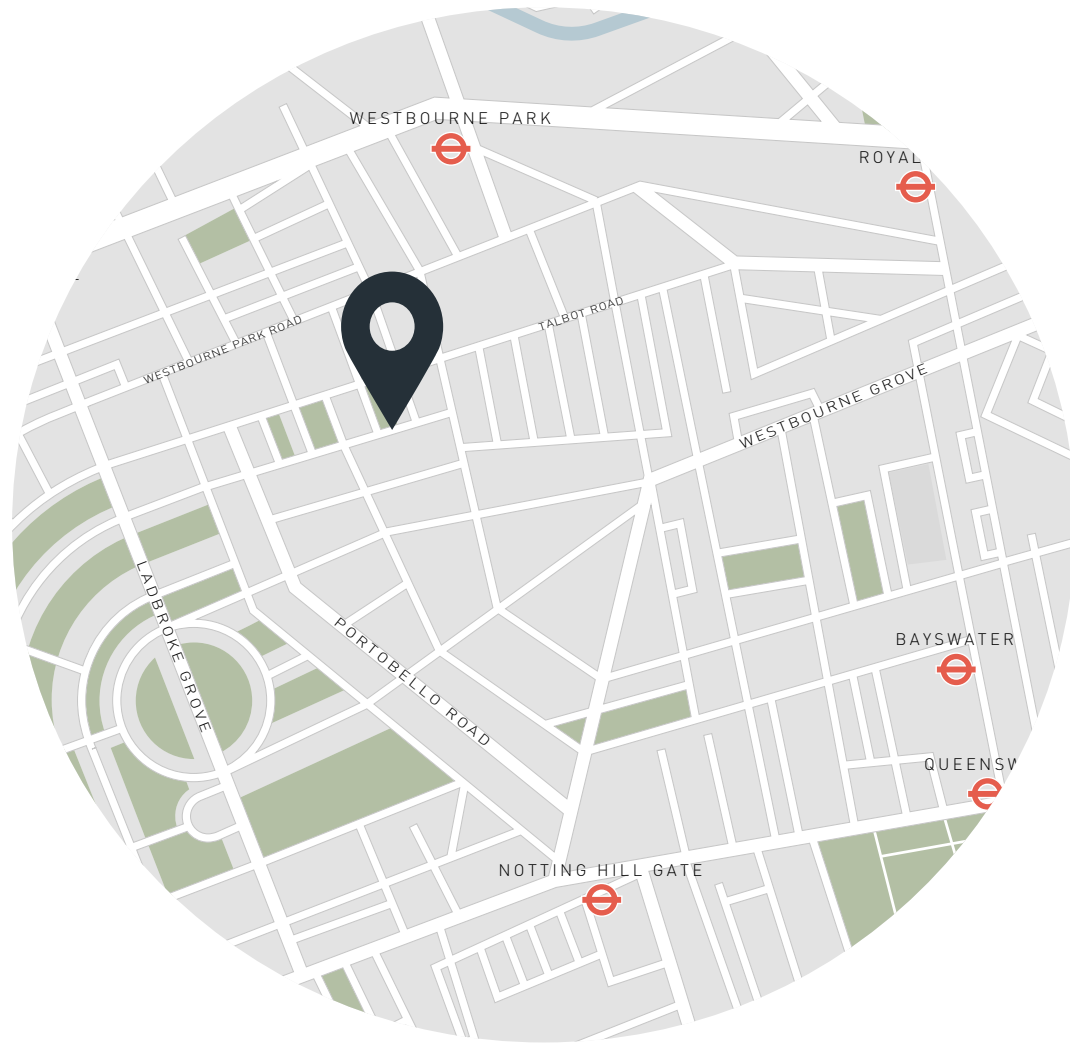
LIVING/RECEPTION ROOM 22'1 x 18'11 (6.7m x 5.8m)	BEDROOM 1 20'8 x 12' (6.3m x 3.6m)	BEDROOM 3 11'0 x 7'0 (3.3m x 2.1m)
KITCHEN 13'2 x 8'10 (4.0m x 2.7m)	BEDROOM 2 13'0 x 7'9 (3.9m x 2.3m)	BEDROOM 4 11'0 x 7'0 (3.3m x 2.1m)

Approx. Gross Internal Area = 1,422 sq ft / 132 sq m

Property Details

- Open-plan dining and reception room
- Contemporary kitchen
- Principal bedroom suite with fitted wardrobes
- Two further bedrooms
- Study
- Family bathroom
- Parking permit
- Royal Borough of Kensington & Chelsea

Approx. 1,422 sq ft / 132 sq m
 EPC=C
 Tenure: Leasehold
 Lease Length: circa 999 years
 Council Tax Band: D
 Ground rent: £0
 Service charge: £2,560



Location

Just moments from Westbourne Grove and Portobello Road, Colville Terrace is a quintessential Notting Hill street – lined with period townhouses in pastel hues. Start your day with a sweet treat from Ottolenghi and an early morning pick-me-up from Hagen Espresso Bar. Stop by the boutiques on Westbourne Grove – Sandro, Reformation and Soho House – then head to the market to browse vintage stalls. Brunch is best at Farm Girl or Sunday in Brooklyn; a tippie at The Ginstitute to complete an evening. For an elevated dining experience, Dorian and The Ledbury are right on your doorstep.

Ladbroke Grove - 9 mins (Circle, Hammersmith and City)

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