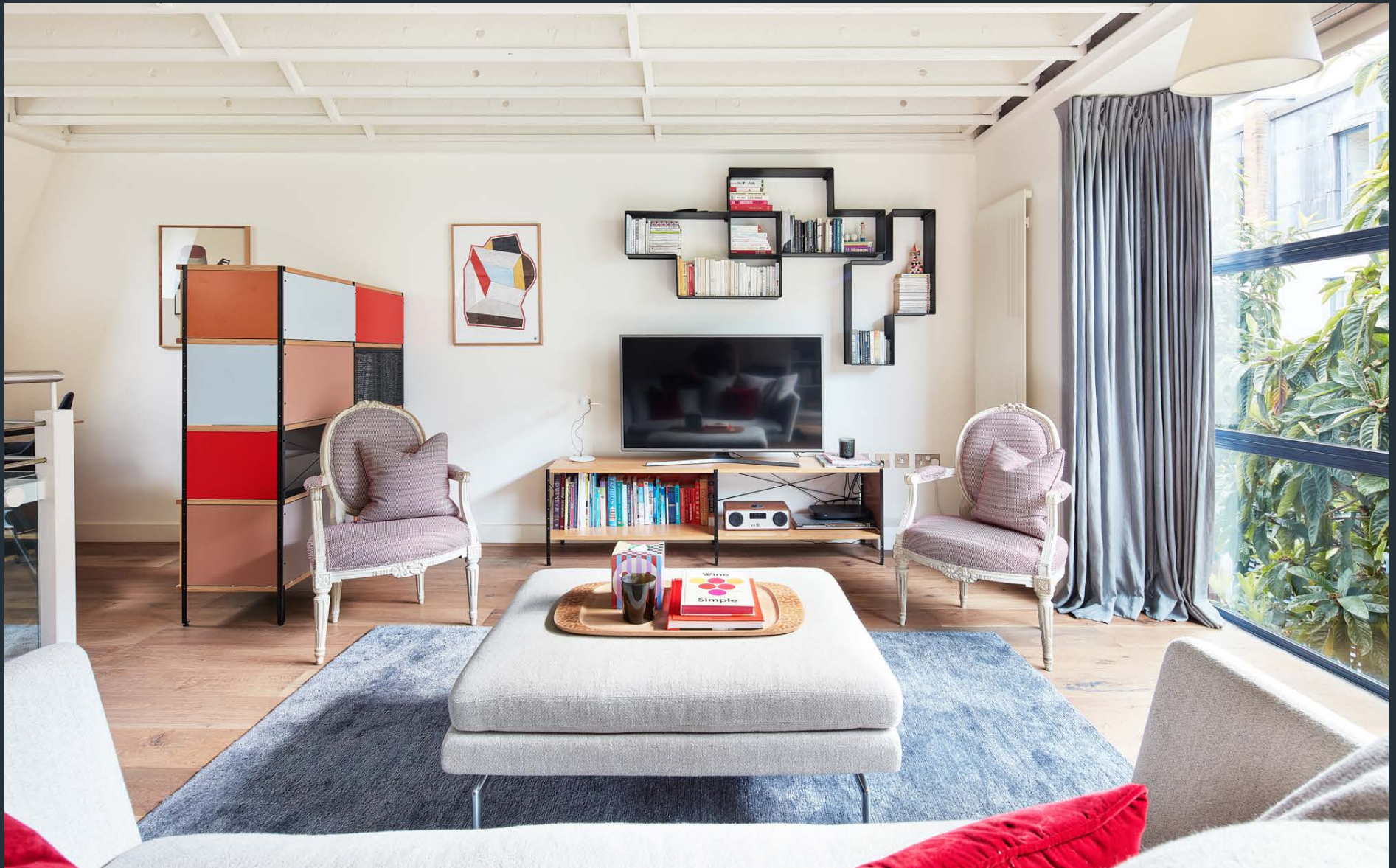


# DOMUS NOVA



Dunworth Mews W11  
£1,595,000



Passing through iron gates and into the quiet enclave of Dunworth Mews, a certain stillness awaits. Among the greenery sits this two-bedroom home designed by Binom Architects. Arranged around a central atrium, an inverted layout places the open-plan living space on the upper level.

Designed by Roundhouse, the kitchen features glossy, pared-back cabinetry and Silestone worktops together with Siemens appliances, a Miele wine fridge and a Kinetico water filtering system. Keen cooks take note of the steamer oven and convenient warmer drawer.

Floor-to-ceiling glazing adds an industrial undercurrent and floods the uplifting reception room with natural light. Hardwood floors by Kahrs flow into an additional space which could be used as a study or reading nook. Above, exposed girders break the minimalistic aesthetic and speak to the architectural bones of the building.



















A sculptural, custom-made Ingo Maurer chandelier crowns the atrium space which, via a gap staircase, leads down to the ground floor bedrooms. The calming principal bedroom suite features a walk-through dressing room, complete with sumptuous C&C Milano fabrics.

This leads to an en suite bathroom with a frameless rainfall shower, underfloor heating and Artemide lighting.

One further bedroom benefits from hardwood floors and a pared-back colour palette. The stylish family bathroom is finished with dark, hexagonal mosaic tiles and a bathtub with an integrated shower.













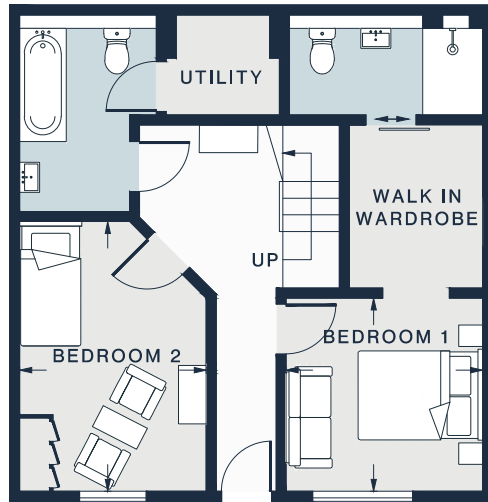




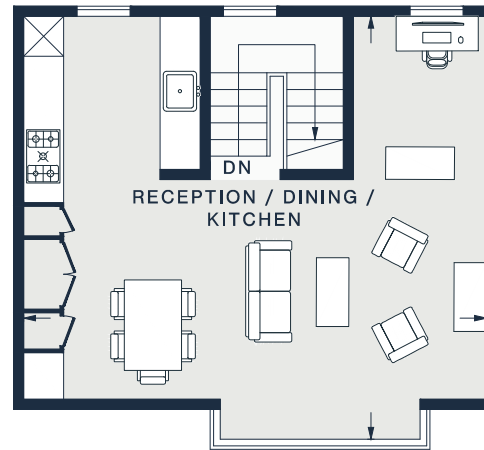








GROUND FLOOR



FIRST FLOOR

## Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite with dressing room and bathroom
- One further family bathroom
- Utility room with Miele washing machine and dryer
- Gated mews
- Garage space with electric car charger
- Royal Borough of Kensington & Chelsea

Approx 1,003 sq ft / 93.2 sq m

EPC - C

Freehold

Council tax band - F

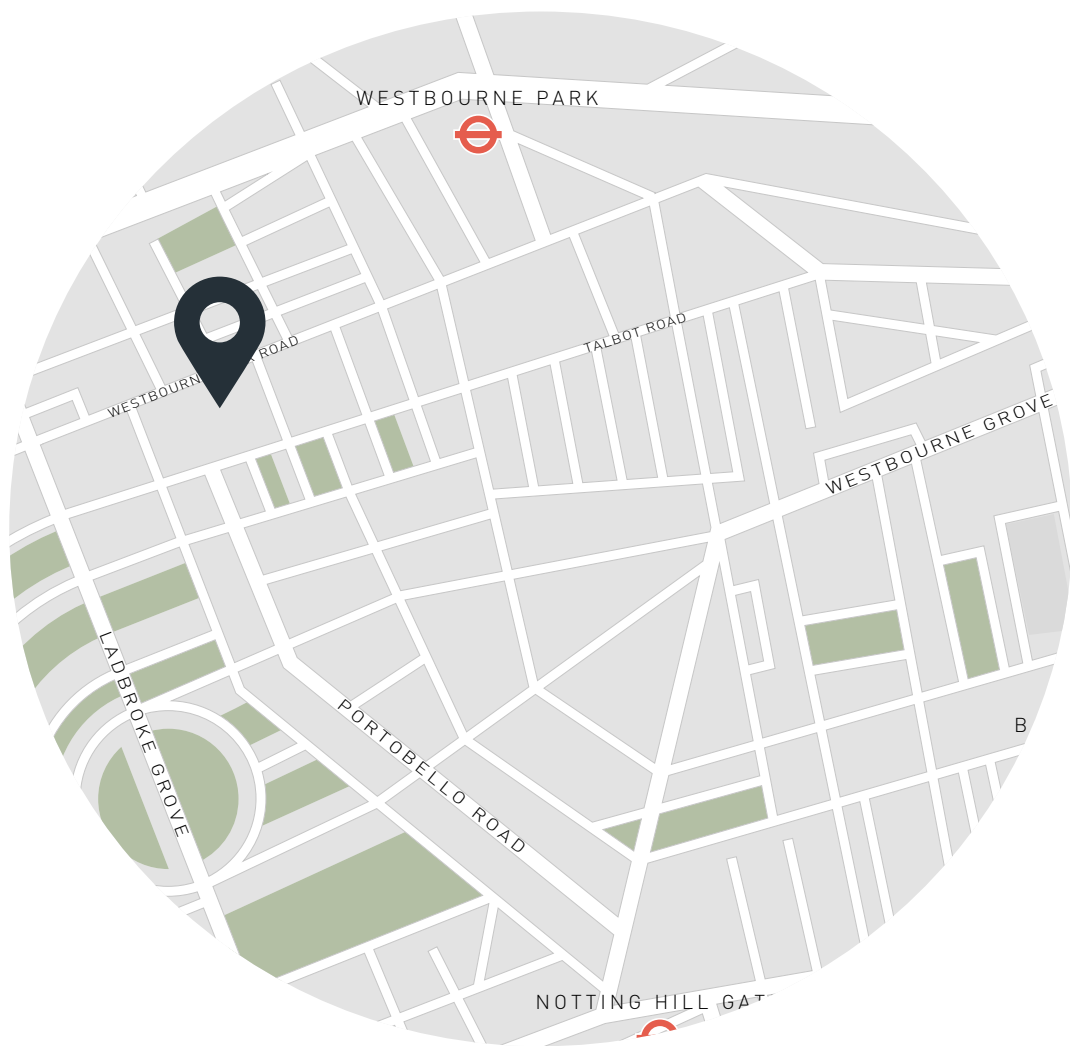
RECEPTION / DINING / KITCHEN  
23'1 x 20'10 (7.0m x 6.3m)

BEDROOM 1  
9'10 x 9'5 (2.9m x 2.8m)

BEDROOM 2  
13'3 x 9'2 (4.0m x 2.7m)

Approx. Gross Internal Area = 1003 sq ft / 93.2 sq m

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



## Location

Dunworth Mews is a peaceful cul-de-sac, moments from Portobello Road. Buzzy and bohemian, this world-famous thoroughfare plays host to the boutiques of House of Retro and Sub Couture as well as the antiques and oddities of Portobello Market. On a sunny day, stretch your legs and make your way to the Grand Union Canal. Meanwhile, Local foodie favourites include Ottolenghi and e&o Pan Asian Restaurant. Or head to two-Michelin-starred The Ledbury and be home in five.

### Nearest tube

Ladbroke Grove – 5 mins (Circle, Hammersmith & City)

Notting Hill Gate – 12 mins (Central, Circle, District)

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