

# DOMUS NOVA



Golborne Road, W10  
£1,850,000





Backdropped by the eclectic heart of North Kensington, this three-bedroom apartment unfolds across the upper three floors of a period townhouse. Bright and refined, its considered layout and private rooftop terrace lend a sense of calm – transporting far from the city’s buzz.

Up on the first floor, light flows in from both directions, illuminating a social heart with a homely feel. Warm herringbone floors ground the space, while soft beige walls create a neutral backdrop. In the reception room, twin sash windows frame views over the street. Opposite, the kitchen – designed by Harvey Jones – pairs white Shaker cabinetry with polished nickel hardware. A Calacatta marble island anchors the space, doubling as a breakfast bar. Integrated appliances, including a washing machine and dishwasher, are neatly concealed behind clean-lined joinery.



















The upper level is dedicated to rest and retreat. The principal bedroom features thoughtful contrast: white walls and warm wooden floors balanced by a grounding dark feature wall. Bespoke wardrobes line one wall, keeping things calm and clutter-free. The en suite bathroom features marble-effect tiles and a pebble-lined shower, along with a heated towel rail. The second bedroom is painted in a gentle green hue, served by its own smart en suite shower room. A third room, wrapped in deep green tones on the floor below, offers flexibility as a guest bedroom, home office or gym, with a neighbouring shower room.

Crowning the home, an electric hatch reveals access to the rooftop terrace – a private setting with sweeping views across the North Kensington skyline.

Additional features include underfloor heating, air conditioning to the main and second bedrooms and a Sonos sound system. Double-glazed windows feature throughout (with the exception of the kitchen sash), while a Kensington & Chelsea parking permit eligibility adds further ease to everyday living.



















#### KITCHEN / RECEPTION ROOM

28'7 x 17'11 (8.7m x 5.4m)

#### BEDROOM 2

10'11 x 10'0 (3.3m x 3.0m)

#### BEDROOM 1

17'9 x 14'10 (5.4m x 4.5m)

#### BEDROOM 3

11'7 x 8'11 (3.5m x 2.7m)

Approx. Gross Internal Area = 1,263 sq ft / 117.4 sq m

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

Open-plan kitchen, dining and reception room  
Principal bedroom suite with bespoke storage  
Two further bedrooms  
Shower room  
Decked terrace  
Royal Borough of Kensington & Chelsea

Approx. 1,263 sq ft / 117.4 sq m

EPC=D

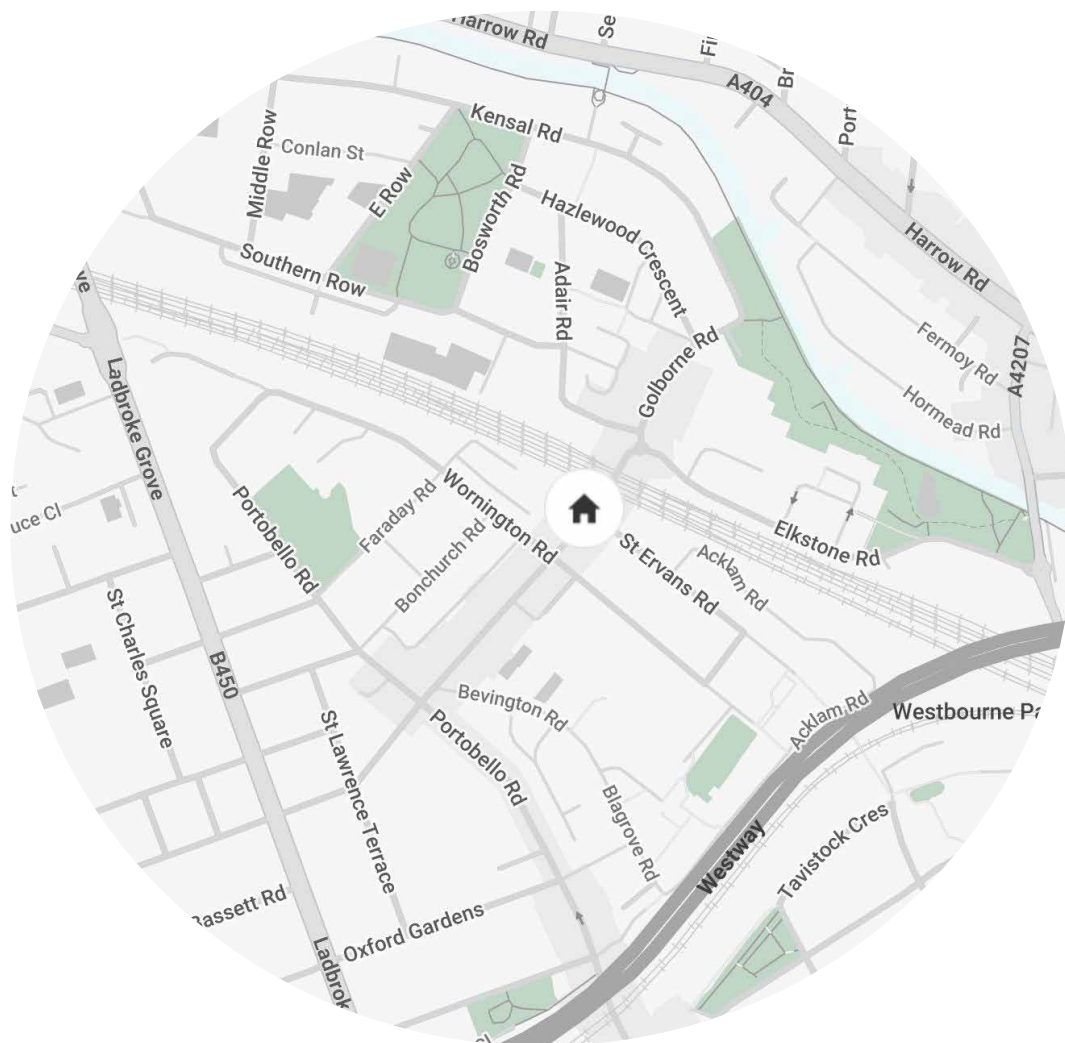
Tenure: Leasehold

Lease Length: circa 113 years

Annual Service Charge: £1,800

Ground Rent: £600

Council Tax Band: E



## Location

Famed for its antiques dealers, vintage fashion offerings and global food scene, enjoy having the best of the neighbourhood on your doorstep at Golborne Road. Weekends were made for browsing the stalls and refuelling at Layla Bakery or Lisboa. Come evening, book a table at local newcomers Straker's or Caia. The buzz of Portobello Road is also within walking distance, as is fine dining institution The Ledbury.

Westbourne Park - 9 mins (Circle, Hammersmith & City)



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