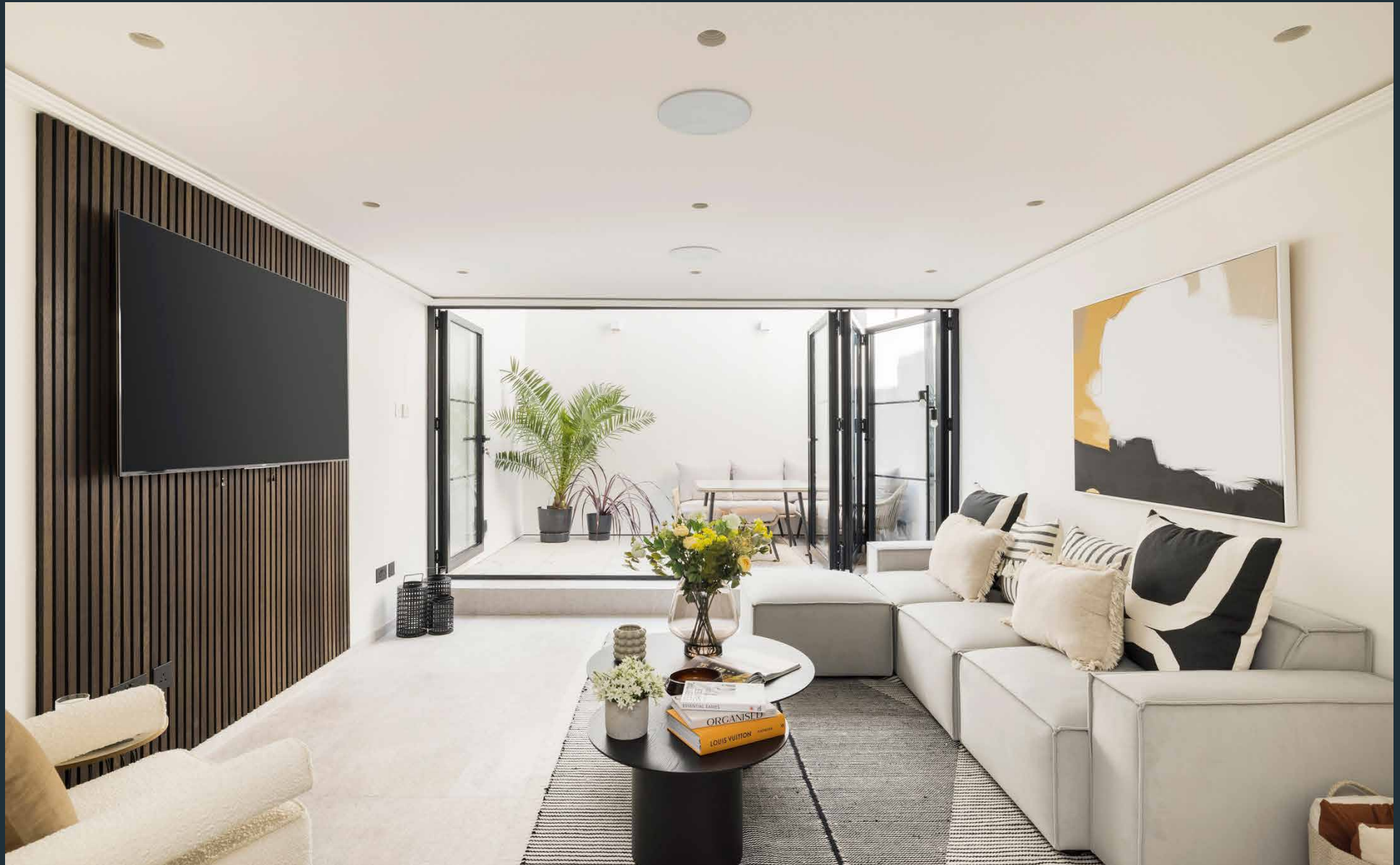


DOMUS NOVA



Hillgate Street W8
£3,150,000



A calming contrast to its vibrant surrounds, this three-bedroom townhouse is a sophisticated foray into monochromatic design.

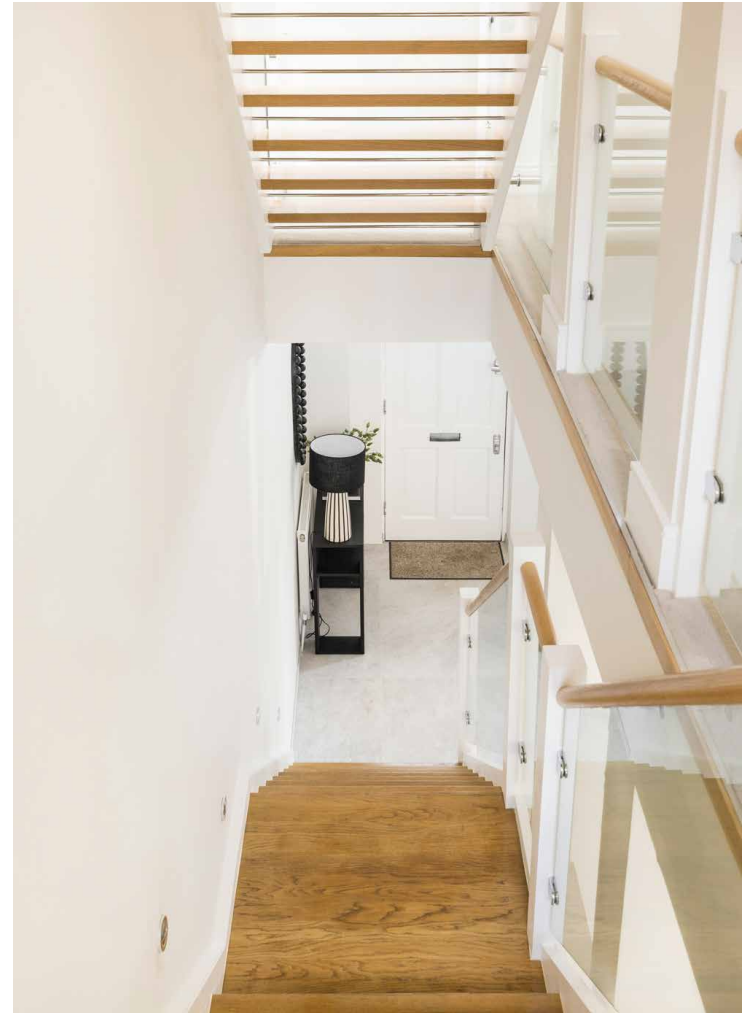
Nestled on the border of Notting Hill, there's a village-style feel to the streets surrounding this captivating townhouse. Serving seamless duality – both a stepping stone to central London and a haven from its bustle – it's a prime spot to savour the best of both worlds.

Arranged across four immaculately presented floors, an impressive footprint of over 2,000 sq. ft unfurls. Smooth stone tiles sweep through an office space in the entrance, leading through to the home's primary reception room. Designed for sun-lit socialising, a wall of glass serves as a radiant backdrop, sliding aside to a Juliet balcony overlooking the patio below.

Descending to the lower ground floor, a lateral living space vaunts refined finishes and uplifting natural light. An indulgent setting to discover your inner chef, a bespoke kitchen is comprised of Miele appliances – from a wine cooler and coffee maker to a warming drawer – and a book-matched Marazzi Calacatta Vecchia island. Lutron lighting brings a gentle glow to the dining area, while glass doors lend a peaceful feel to the lounge. Draw back the bi-folding doors to a pristine patio garden – an idyllic spot for alfresco dining during warmer months. Days here come sound tracked by the Sonos system, with speakers on each floor and in the courtyard.









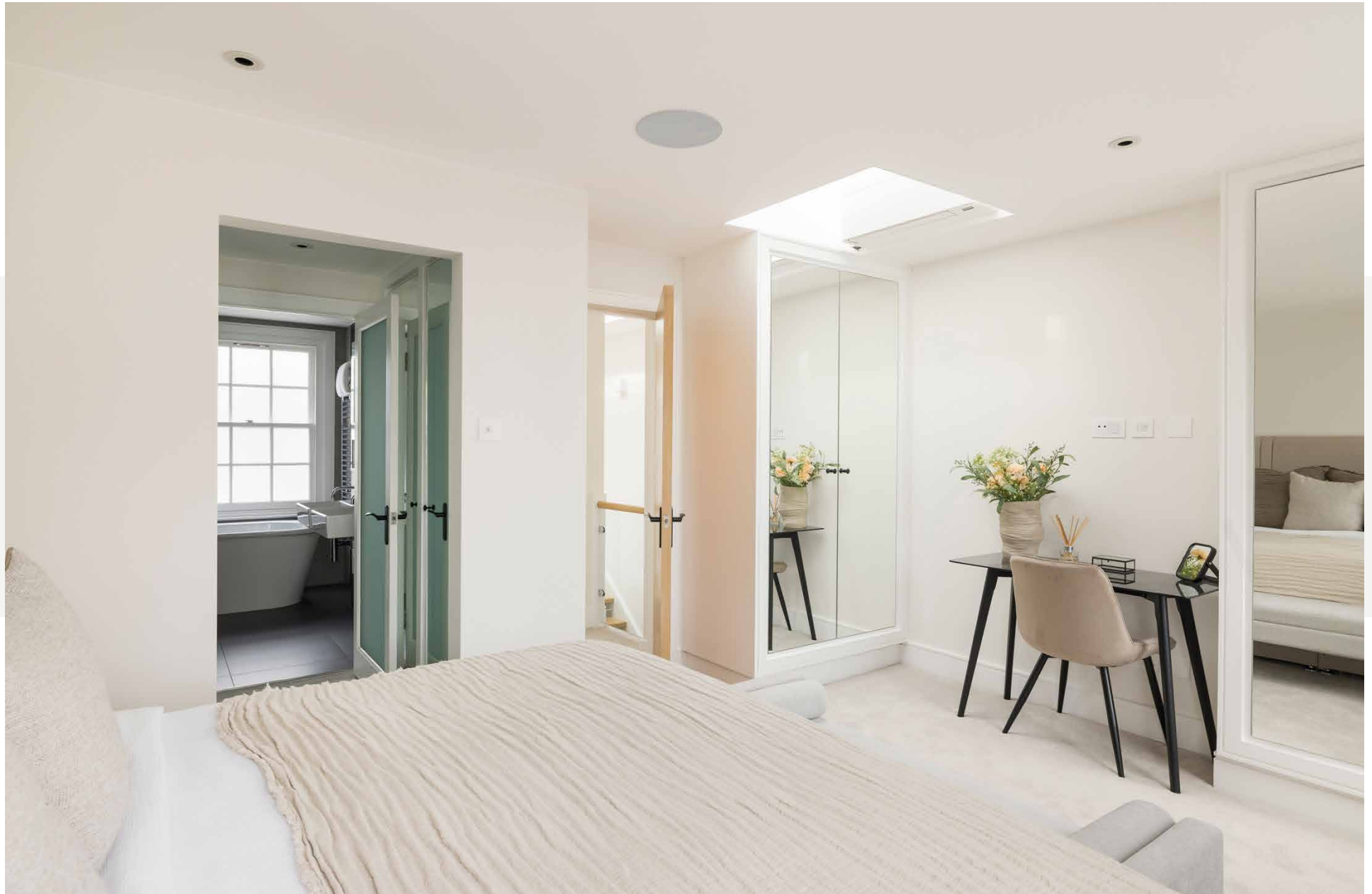




Encompassing the entire top floor, a calming principal bedroom suite is drawn together with neutral tones and soothing textures. Enjoy effortless mornings with a dedicated dressing space, plus an indulgent en suite bathroom. Two further bedroom suites sit across the floor below, dressed in soothing hues with soft natural light. Both benefit from elegant en suite bathrooms, while one additionally enjoys access to an intimate terrace.

Offering additional safety and security, the home benefits from a CCTV camera and secure door entry.

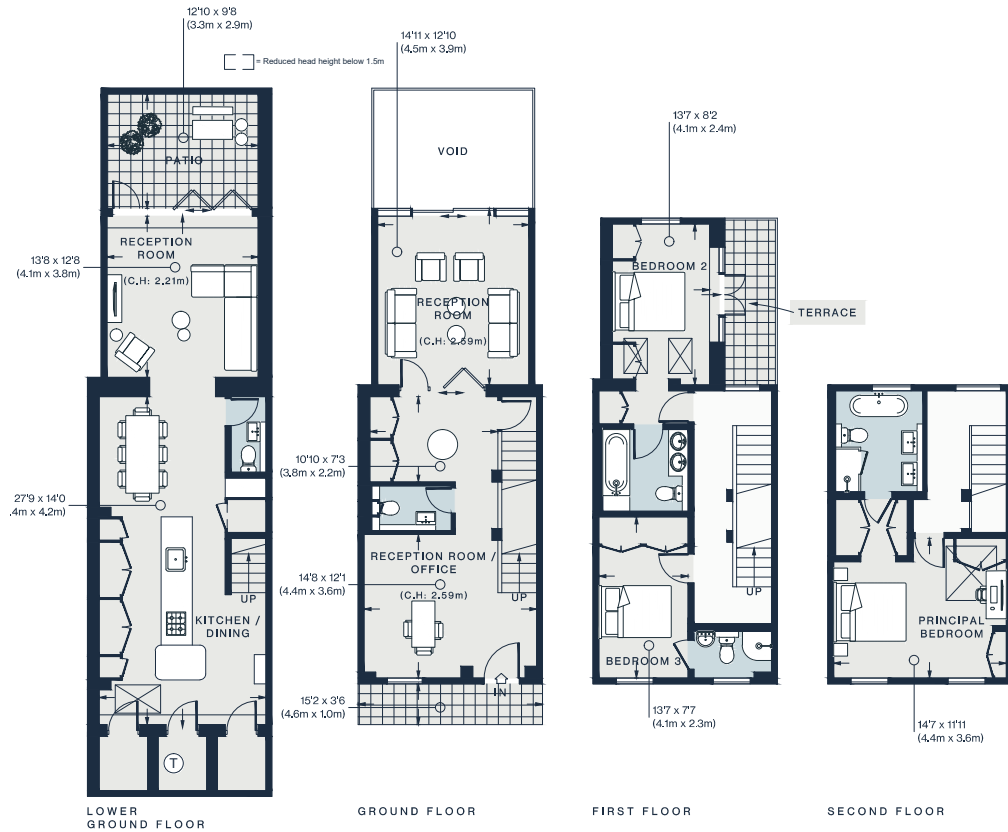












Approx. Gross Internal Area = 2,055 sq ft / 190.9 sq m

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

Property Details

- Open plan kitchen, dining and reception room
- Additional reception room
- Versatile office space
- Principal bedroom suite
- Two guest bedroom suites
- Terrace
- Patio garden
- Sonos Sound system
- CCTV and door entry system

Approx. 2,055 sq ft / 190.9 sq m

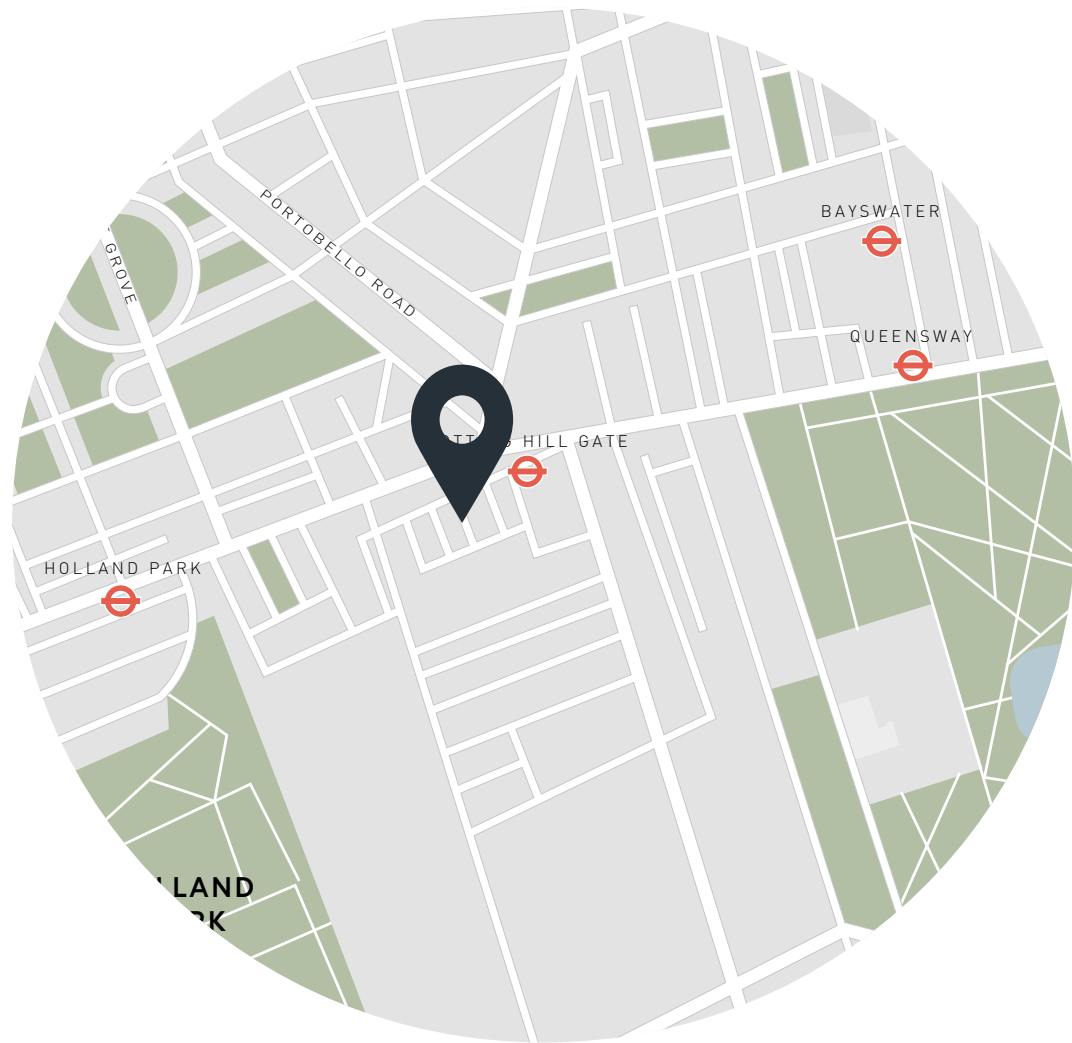
EPC: C

Tenure: Freehold

Council Tax Band: H

Service charge: £0

Ground rent: £0



Location

Hillgate Village possesses a quiet character with its quaint cafés and eclectic eateries. On your doorstep, explore a vibrant street of pastel façades and community-minded spots. Start the day with brunch from Eggbreak, then it's less than ten minutes' walk to Portobello Road. Wander through stalls and vintage shops, stopping at Gold to enjoy seasonal small plates. A more refined selection of stores awaits at High Street Kensington. Come evening, dining options are just moments from your door. Greek food is in plentiful supply – discover a menu designed for sharing at Mediterranean bistro Suzi Tros or try the signature dishes at Mazi. For refined Japanese flavours, head to Juno Omakase. Complete the day with a drink at The Hillgate – a charming family-run gastropub with a crackling fire – and be home in seconds.

Notting Hill Gate – 2 mins (Central, Circle, District)

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