

DOMUS NOVA



Kelfield Gardens W10
£1,300,000



Minimalism meets a monochromatic material palette at this architect-designed three-bedroom duplex for sale.

On a quiet North Kensington street of red-brick houses, an understated exterior gives way to a home of impressive proportions and considered design. Reconfigured by the architects at Variant Office, a restrained aesthetic and wabi-sabi inspired influence ensues across its two floors.

Ascending to the first floor, a large open-plan kitchen and reception room forms an uplifting setting for evenings spent entertaining or hosting dinner parties. Crafted with a monochrome material palette, simplicity in design allows an interplay of light and texture to take priority. Dual-aspect fenestration floods light throughout, with a bay window to one side and a sash window to the other.









All clean lines and considered materials, the kitchen pairs oiled black Valchromat with smooth white surfaces. Integrated appliances and handleless cabinetry contribute to a seamless look, while an extended worktop allows for a spacious breakfast bar.

Arranged to the rear of the lower floor, the principal bedroom suite enjoys a calming feel courtesy of pristine white walls and ample natural light. Things take a dramatic design turn in the en suite bathroom, where sleek black tiles and gold-toned hardware embellish a walk-in rainfall shower. A hand-finished, black steel staircase guides the ascent to the upper floor, where two further bedrooms benefit from soothing, pared-back styling. A spacious family bathroom serves these bedrooms.















RECEPTION ROOM / KITCHEN

27'10 x 16'11 (8.4m x 5.1m)



BEDROOM 1

16'9 x 9'8 (5.1m x 2.9m)



BEDROOM 2

11'5 x 11'4 (3.4m x 3.4m)



BEDROOM 3 / STUDY

16'10 x 6'8 (5.1m x 2.0m)



Approx. Gross Internal Area = 1,165 sq ft / 108.2 sq m
 Eaves Storage = 109 sq ft / 10.1 sq m
 Total = 1,274 sq ft / 118.3 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 and reception room
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- Royal Borough of Kensington & Chelsea

Approx. 1,165 sq ft / 108 sq m

EPC - C

Tenure: Leasehold

Lease Length: Circa 177 years

Council Tax Band: E

Service charge: Circa £1200



Location

There's a welcoming, laid-back feel to North Kensington. Within walking distance of both Golborne and Portobello Road, there's an array of independent businesses on the doorstep. Shop for supplies at Golborne Deli & Wine Store, book lunch at Straker's or enjoy pastries to go from Lisboa. Spend weekends browsing the neighbourhood's renowned antique and vintage stalls. For luxury shopping, The Village at Westfield is close by – stop for a drink at the White City branch of Soho House.

Latimer Road – 10 mins (Circle, Hammersmith & City)
Ladbroke Grove – 13 mins (Circle, Hammersmith & City)

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