

DOMUS NOVA



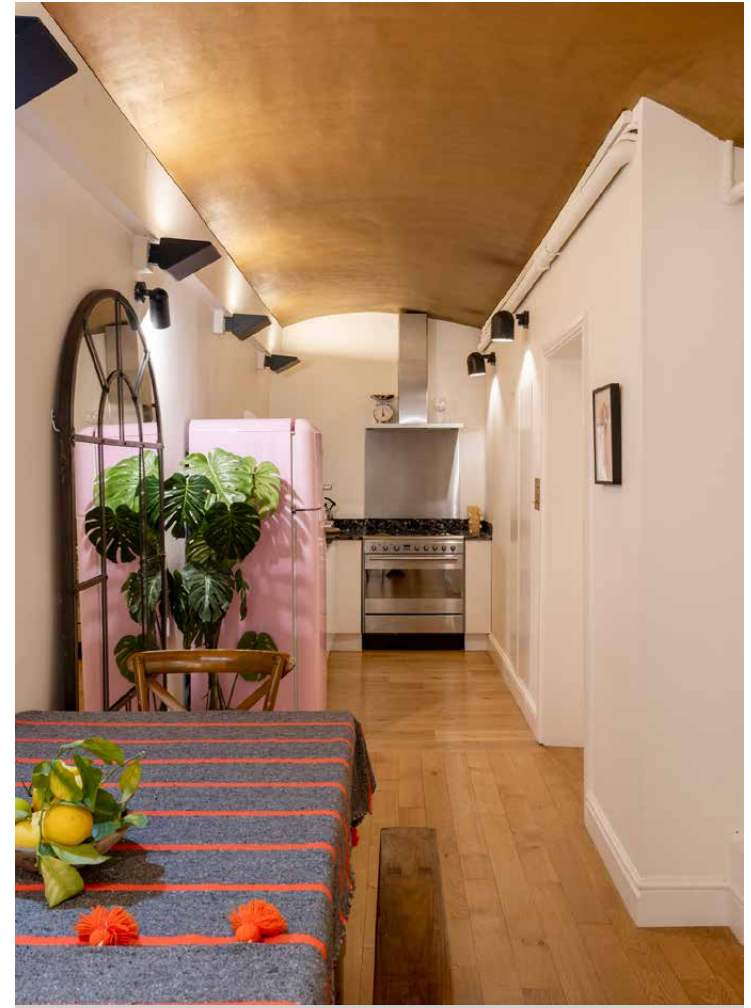
Kensington Park Gardens W11
£1,250,000



A Grade II listed home that marries its historical framework with modern décor. Blending traditional and contemporary style, Kensington Park Gardens' sophisticated setting comes with a creative streak, plus access to two sought-after communal gardens.

Behind its own private entrance, in a light-flooded reception room, texture and tone take centre stage. An original period fireplace and a pared back palette provide an oasis of calm.







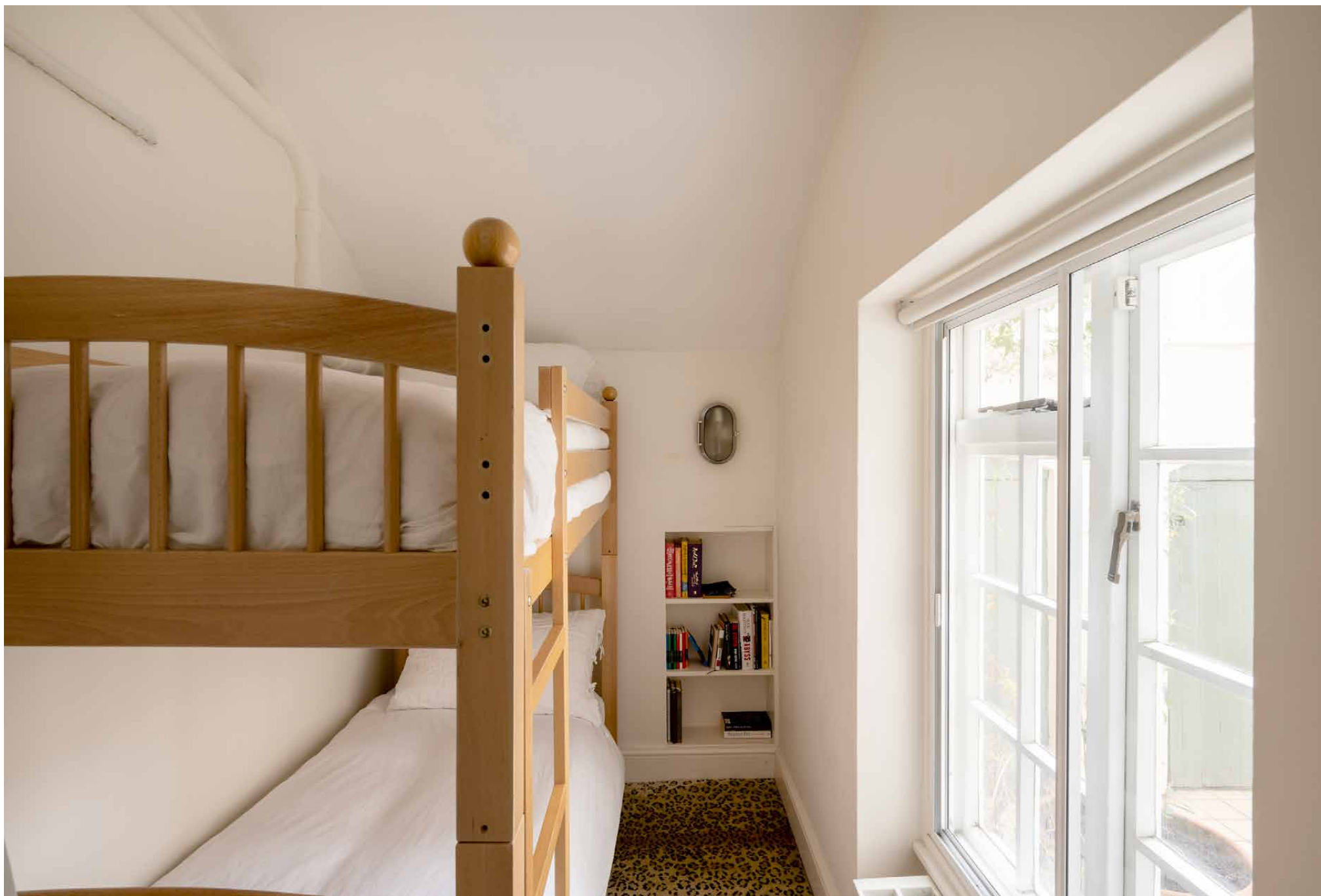
From the reception room, wooden floors flow into the kitchen and dining room – an elongated space with a striking gold-leaf, barrel vaulted ceiling. A clean and sleek kitchen is fitted with a Smeg range cooker and finished with River marble, plus a charming retro Smeg fridge that brings a pop of colour to the space.

Striking a balance with subtle shades and restrained design, leopard print carpet lends an artistic air to the principal bedroom. A space that masters both form and function, its generous proportions feature built-in wardrobes, and ample space for a super king bed. Both cool in summer and warm in winter, it's a quiet, calming spot to unwind. An enchanting, and private, terracotta-tiled terrace is host to a romantic spiral staircase that provides direct and private access to the tranquillity of Stanley Gardens South. A second bedroom sits tucked away at the apartment's entrance, ideal for bunkbeds or as a separate study.



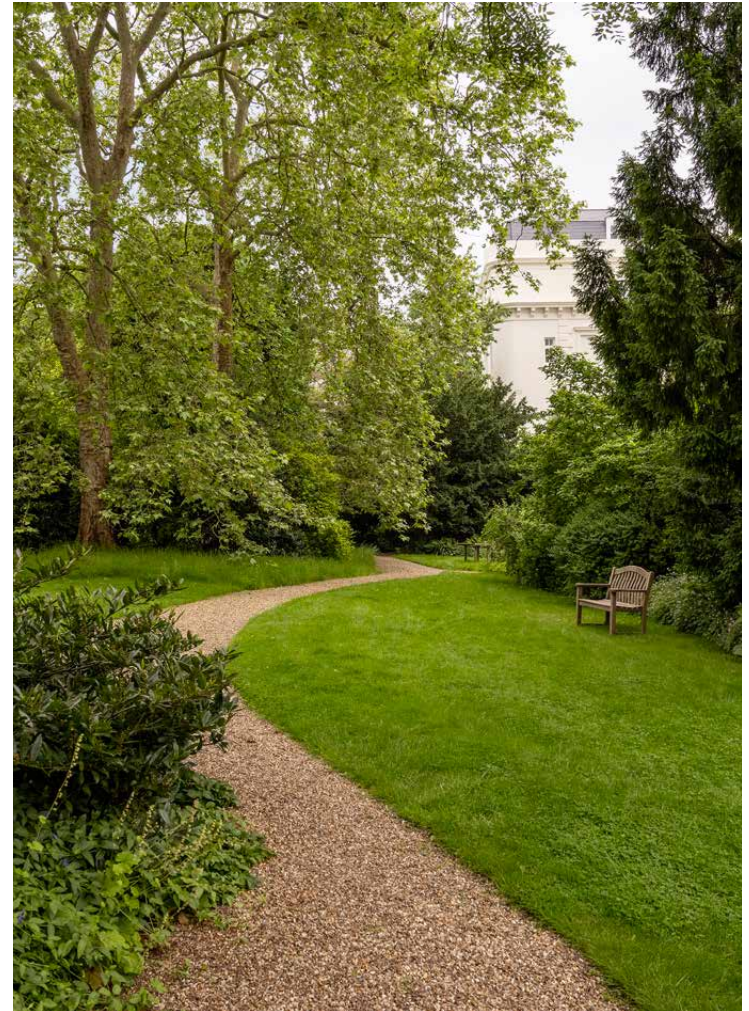


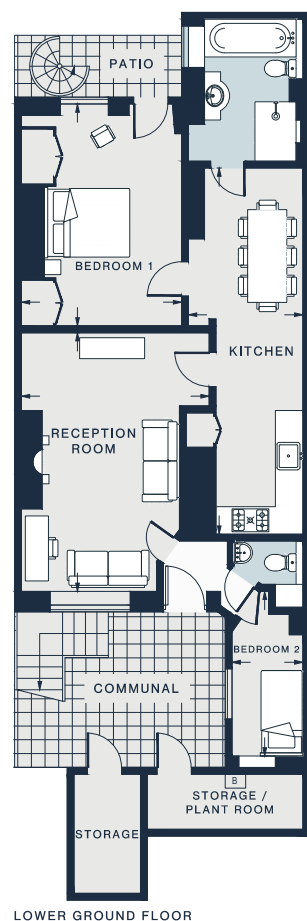












LOWER GROUND FLOOR

RECEPTION ROOM
18'7 x 13'5 (5.6m x 4.0m)

KITCHEN
26'3 x 8'3 (8.0m x 2.5m)

BEDROOM 1
16'0 x 11'4 (4.8m x 3.4m)

BEDROOM 2
11'10 x 5'0 (3.6m x 1.5m)

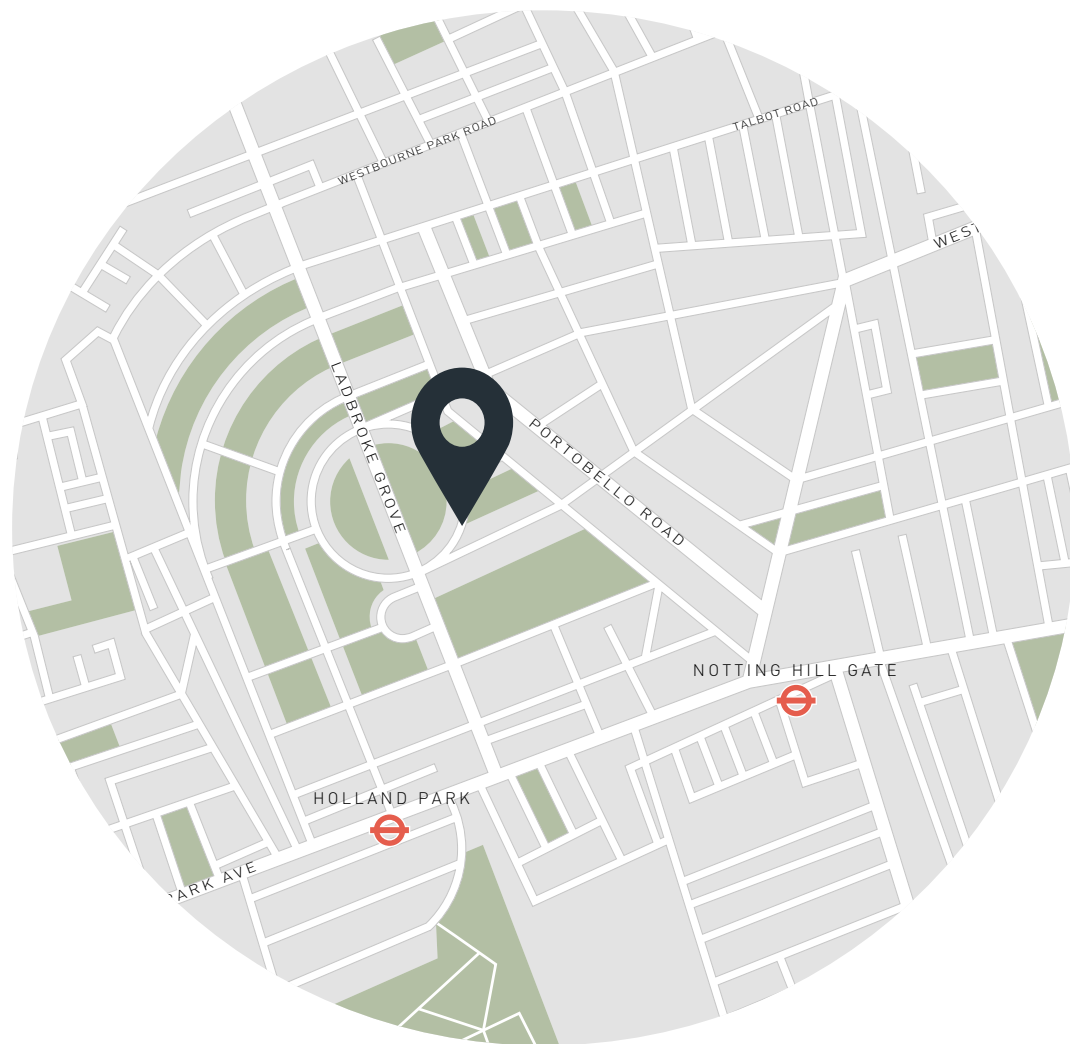
Approx. Gross Internal Area = 813 sq ft / 75.5 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 897 sq ft / 83.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

Kitchen and dining room
Reception room
Principal bedroom
Guest bedroom
Family bathroom
WC
Patio
Exterior storage space
Access to two communal gardens : Stanley Gardens South
and Ladbroke Square Gardens
Royal Borough of Kensington & Chelsea

Approx. 897 sq ft / 83.3 sq m
EPC=C
Tenure: Share of Freehold
Service charge: £1,180
Council Tax Band: H



Location

Just moments from Portobello Road, Kensington Park Gardens is one of the most sought after streets in Notting Hill, with close proximity to the best boutiques and independent eateries. From here, bustling neighbourhood restaurants and Michelin starred dining are in easy reach – Core by Clare Smyth, Dorian and The Ledbury are all within walking distance. Visit BodyWorksWest for private training or a Pilates class, then spend afternoons browsing stalls at the market or stock pantry shelves with fresh produce from the Notting Hill Fish + Meat Shop. Come evening, head to Gold for drinks.

Notting Hill Gate – 9 mins (Central, Circle, District)

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