

# DOMUS NOVA



Kensington Park Gardens W11  
£1,295,000



On one of Notting Hill's most sought-after garden squares, a two-bedroom apartment that's as elegant as its setting.

Found on the second floor of a Grade II listed townhouse, this apartment has been sensitively reimagined, with period features restored to their original finish. Refreshed with neutral tones and wooden flooring, interiors are refined and pared-back throughout. Two sash windows brighten the south-facing reception room and kitchen. A well-proportioned, versatile space, 3.16-metre-high ceilings add to the feeling of openness. An original mantelpiece updated with an electric stove subtly divides the living and dining areas. All lights are dimmable throughout, enabling you to switch to more ambient lighting as the mood requires. Along one wall, kitchen cabinetry is elevated with matte black hardware and complemented by a quartz worktop and integrated Miele appliances.









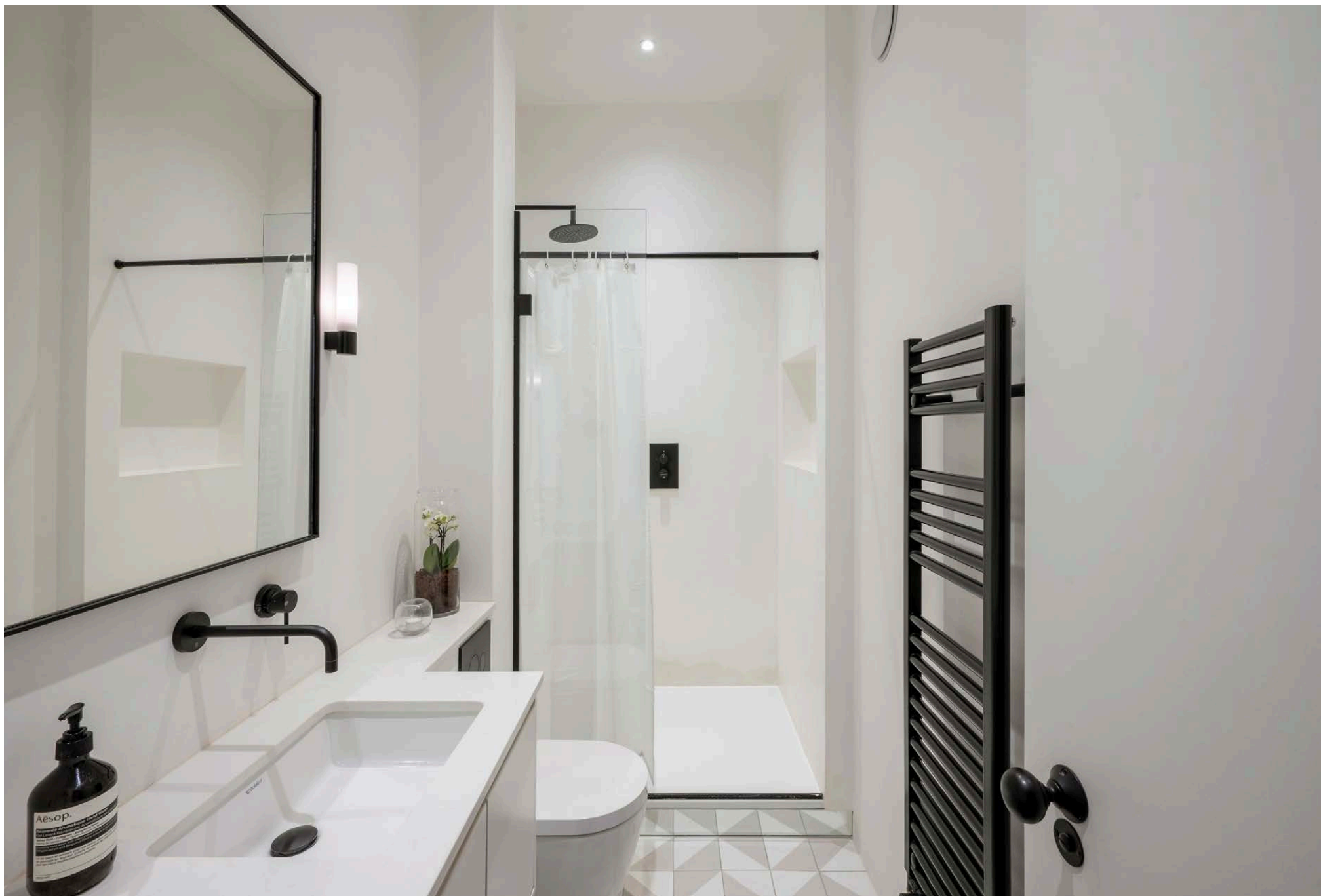
Overlooking the communal gardens below, the principal bedroom is awash with natural light, creating a calming atmosphere. Fitted wardrobes and integrated storage maximise the floorspace available, while another electric stove keeps the room cosy in the winter months. Next door, the bathroom is sleek and streamlined, with a walk-in shower, geometric stone-coloured tiles and black hardware.

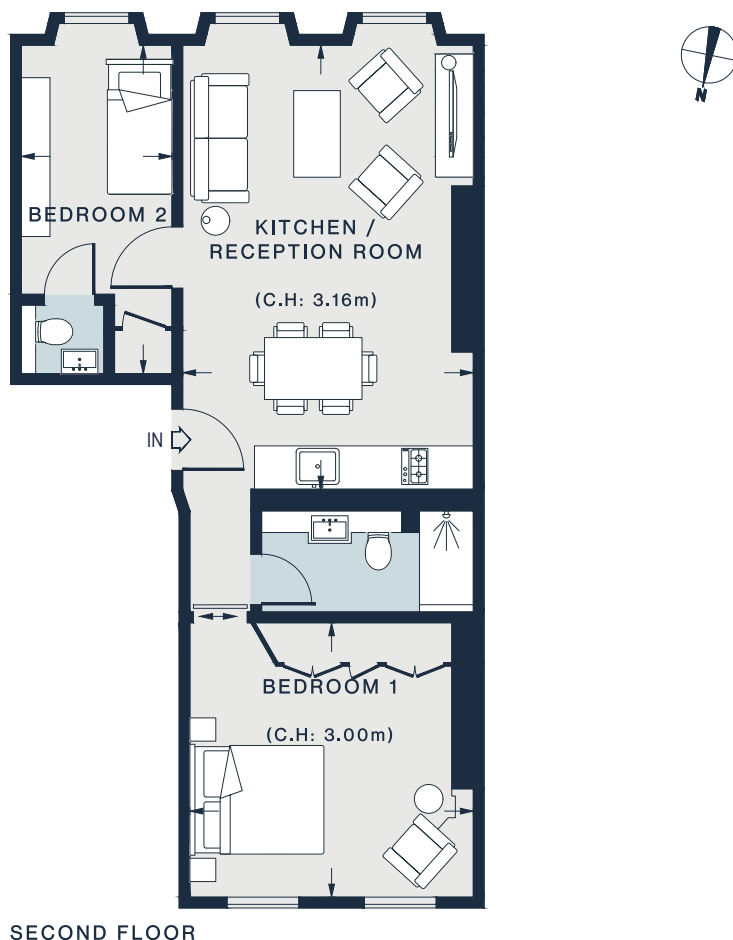
The second bedroom is a flexible space, featuring a pull-out murphy bed for visiting guests that can be conveniently stored when not in use. Alternatively, it could double up as an ideal study, served by its own cloakroom (there's also a washing machine and dryer located off this bedroom). Storage space is in plentiful supply here – note the private cupboard in the stairwell and the additional shared storage in the basement of the building. Outside, the home comes with access to a leafy communal garden, complete with lawns, mature trees and walkways.











SECOND FLOOR

KITCHEN / RECEPTION ROOM	BEDROOM 1	BEDROOM 2
20'5 x 13'3 (6.2m x 4.0m)	12'11 x 12'6 (3.9m x 3.8m)	14'10 x 6'10 (4.5m x 2.0m)

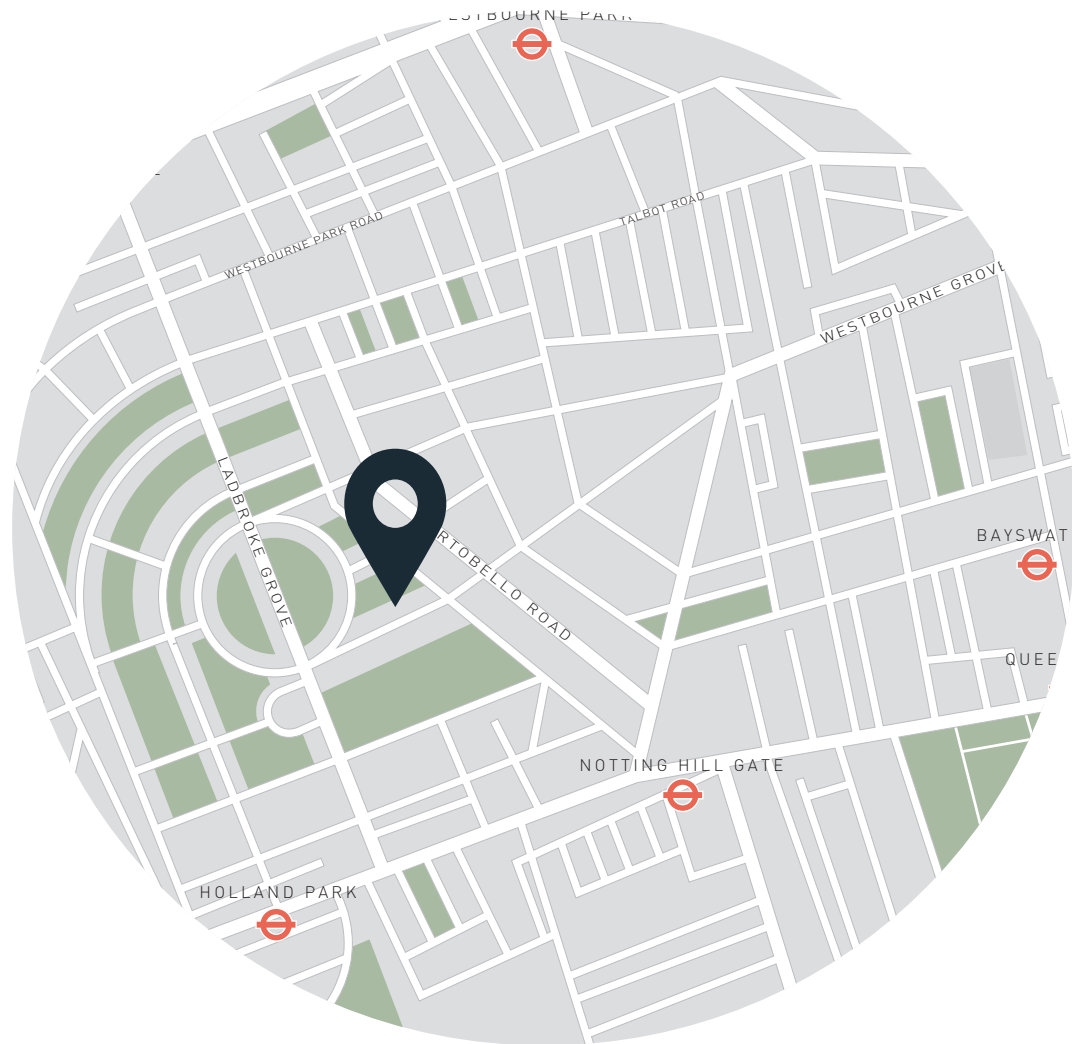
Approx. Gross Internal Area = 630 sq ft / 58.5 sq m

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  
Principal bedroom with wood burner and fitted storage  
Contemporary shower room  
Guest bedroom/ study with cloakroom  
Private and shared storage spaces  
Guest bedroom/ study  
Cloakroom  
Communal garden access  
Access to Ladbroke Square  
Royal Borough of Kensington & Chelsea

Approx. 630 sq ft / 58.5 sq m  
EPC - C  
Tenure: Share of Freehold  
Lease Length: Circa 933 years  
Council Tax Band: F  
Service charge: £3,200 pa



## Location

Find yourself in the heart of Notting Hill at Kensington Park Gardens. Moments from Portobello Road, countless neighbourhood favourites are within walking distance. Work up a sweat at SoulCycle or Bodyism and refuel with a matcha latte from Farm Girl. Stop to pick up provisions from The Grocer on Elgin and Daylesford Organic on the way home. For special occasions, Michelin-starred Core by Clare Smyth and lively local restaurant Gold are both on the doorstep.

Notting Hill Gate – 7 mins (Central, Circle & District)

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