

DOMUS NOVA



Kensington Park Road W11

£2,295,000



A colourful three-bedroom duplex next to Portobello Road. Playful design meets the practicalities of city life. Plus, uninterrupted views across the horizon from the smart rooftop garden.

On the first floor, an open-plan reception room and eat-in kitchen set the stage for everyday life. Natural light pours in from sash windows, accentuating the room's colourful palette – choreographed by the interior design virtuosos Barlow & Barlow. Beyond the patterned motifs, the design is considered – a modern fireplace adds a warm welcome and open shelves are stylishly functional. Morning coffees are best enjoyed here, thanks to its east-facing vantage point. Rich wood floors lead to the kitchen and dining room. It's a beautifully ergonomic place to cook; integrated high-spec appliances, clean-line surfaces and a green metro tile splashback. Wine connoisseurs note the cooler fridge.







Upstairs, three immaculate bedrooms are brought to life with blush pinks, forest greens and reams of natural light. The master bedroom enjoys a dedicated dressing area and refined ensuite bathroom. Two further bedrooms are tranquil places in which to press pause, served by a striking family bathroom. Ivy-green parquet tiles contrast with a pink basin and white marble floors, with a large freestanding tub set for indulgent soaks.

From the second floor, a tangerine steel staircase leads to a suntrap roof garden. It's designed for entertaining – there's a small kitchenette, wine rack, zoned seating area and space for a barbecue on the decked floors. The west London skyline is an impressive backdrop for aperitifs with friends.

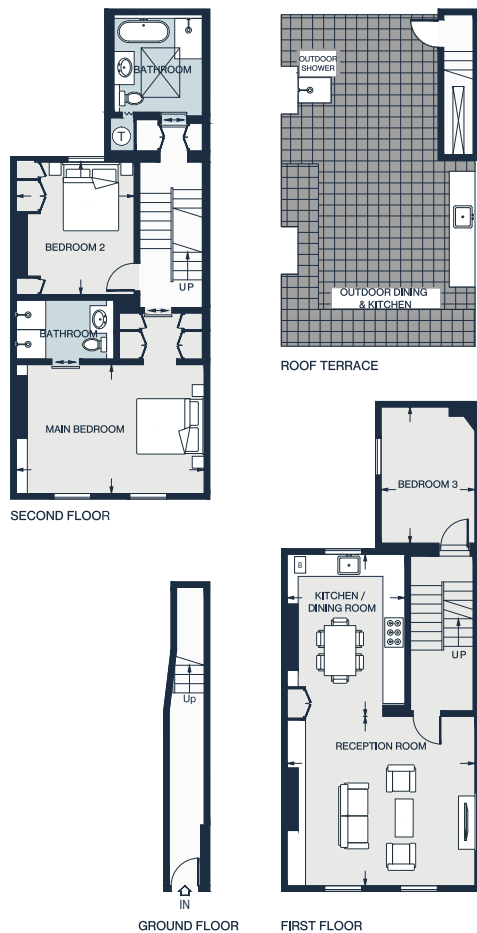












RECEPTION ROOM
16'9 x 15'0 (5.1m x 4.6m)

KITCHEN / DINING
14'5 x 10'4 (4.4m x 3.2m)

MAIN BEDROOM
16'9 x 11'5 (5.1m x 3.5m)

BEDROOM 2
11'10 x 10'7 (3.6m x 3.2m)

BEDROOM 3
12'0 x 8'4 (3.7m x 2.5m)

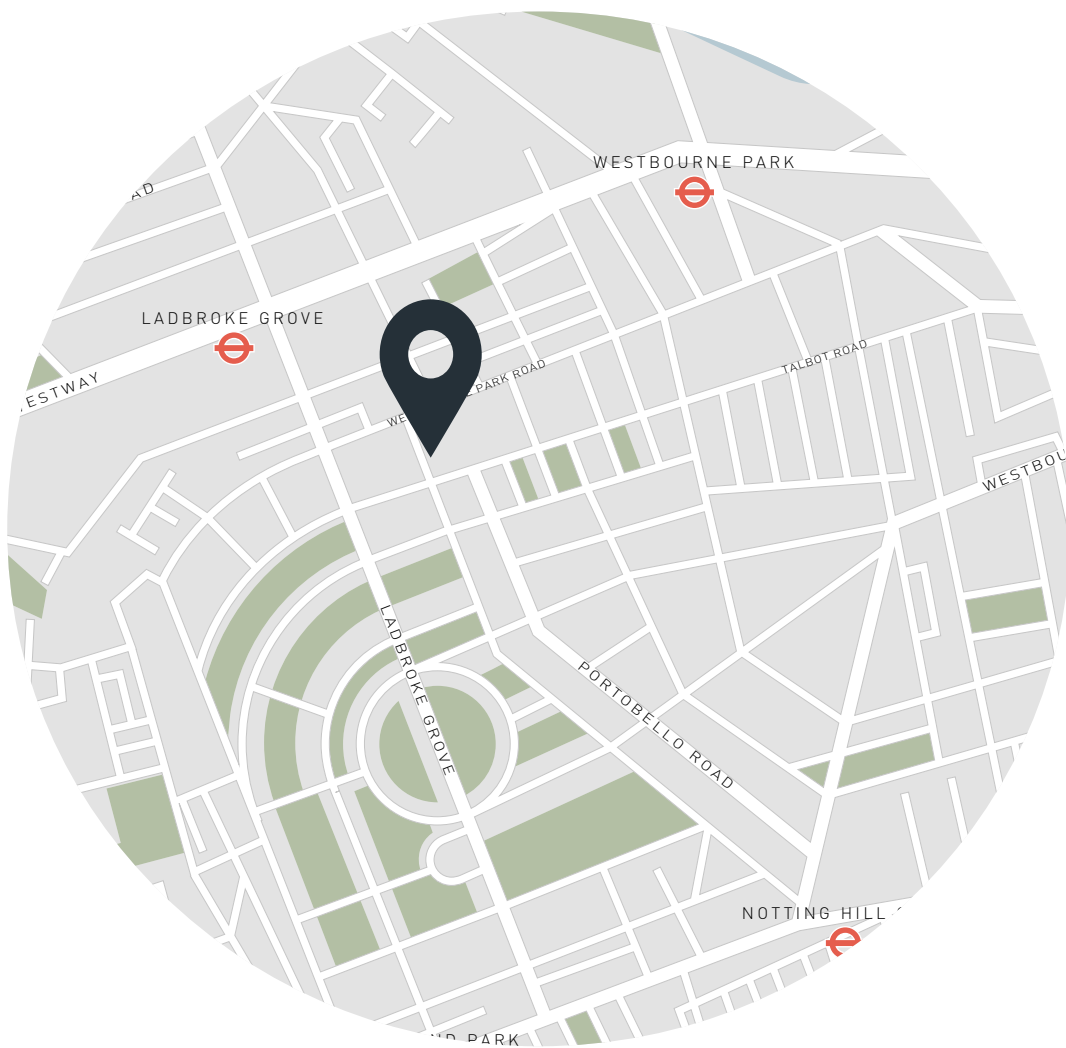
Approx. Gross Internal Area = 1310 sq ft / 122 sq m

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

Property Details

Interior design by Barlow & Barlow
Open-plan reception room and kitchen
Master bedroom with ensuite and dressing area
Two guest bedrooms
Family bathroom
Roof terrace
Royal Borough of Kensington & Chelsea

Approx. 1,310 sq ft / 122 sq m.
EPC - D
Council tax - E
Leasehold - circa 159 years



Location

Sharing the street with some of Notting Hill's best architecture and most exclusive restaurants – including three Michelin-star Core by Clare Smith – Kensington Park Road puts you within easy reach of the neighbourhood's most coveted addresses. It runs parallel to Portobello Road, where bohemian boutiques, bars and market stalls will keep you occupied for hours. Head to Westbourne Grove for brunch at Granger & Co. or Beam, or an uplifting workout at Bodyism and Pscyle. A drink at The Elgin completes a night in the city.

Ladbroke Grove – 5 mins (Circle, Hammersmith & City)

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2023. All rights reserved.