

# DOMUS NOVA



Kensington Park Road  
£2,500,000



A stone's throw from upbeat Portobello Road, this three-bedroom duplex apartment has been crafted with a minimalist interior eye.

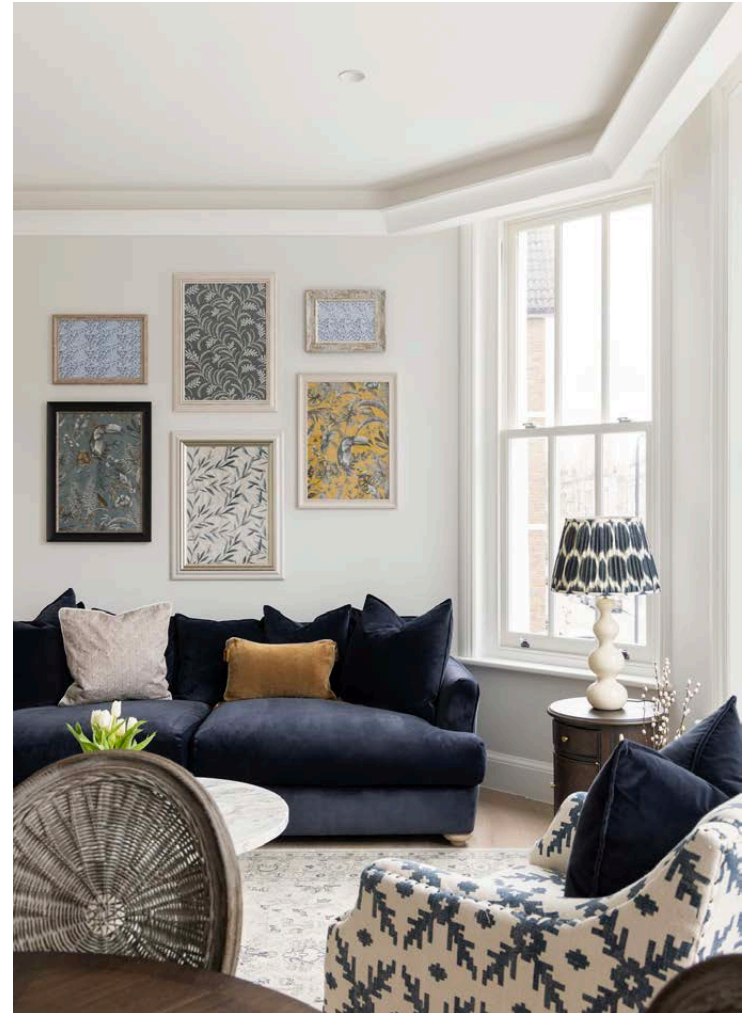
Set on one of Notting Hill's most sought-after streets is a sophisticated three-bedroom duplex apartment, occupying the first and second floors of a classic Victorian terrace. Thanks to a complete redevelopment, the home has been expertly drawn with a palette of contemporary materials, while the ground-level buildings are soon to be transformed into a row of boutique shops.

A staircase leads into the home's social heart, an open-plan kitchen and reception room. A trio of sash windows draw in reams of natural light, gently illuminating the clean-line cornicing, pale walls and wood floors. Handleless cabinets and smooth worktops make for a stylish culinary setting, complete with ergonomic integrated appliances. Come warmer weather, there's a private south-facing terrace perfect for al fresco dining.









Upstairs, the principal bedroom is a refined affair. Sunlight pours through a sash window across the room's muted colour palette while floor-to-ceiling wardrobes are a minimalist storage option. Its en suite bathroom features oversized marble tiling and a walk-in rainfall shower. Also on this floor is a guest bedroom finished in a light green hue, served by an en suite bathroom. Downstairs, one further bedroom and a separate bathroom — finished with an inviting tub — complete the home.





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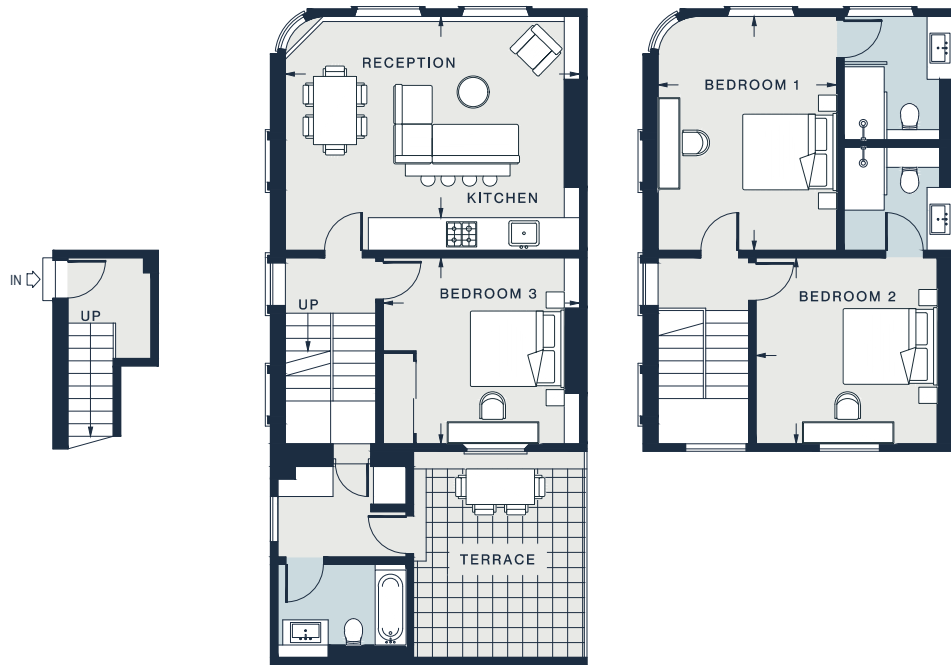












GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

RECEPTION / KITCHEN

19'2" x 13'1" (5.8m x 3.9m)

BEDROOM 3

12'1" x 11'10" (3.7m x 3.6m)

BEDROOM 1

15'3" x 11'8" (4.7m x 3.5m)

BEDROOM 2

12'2" x 11'10" (3.7m x 3.6m)

Approx. Gross Internal Area = 1222.8 sq ft / 113.6 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
- Guest bedroom suite
- One further bedroom
- One further bathroom
- Private terrace
- Royal Borough of Kensington & Chelsea

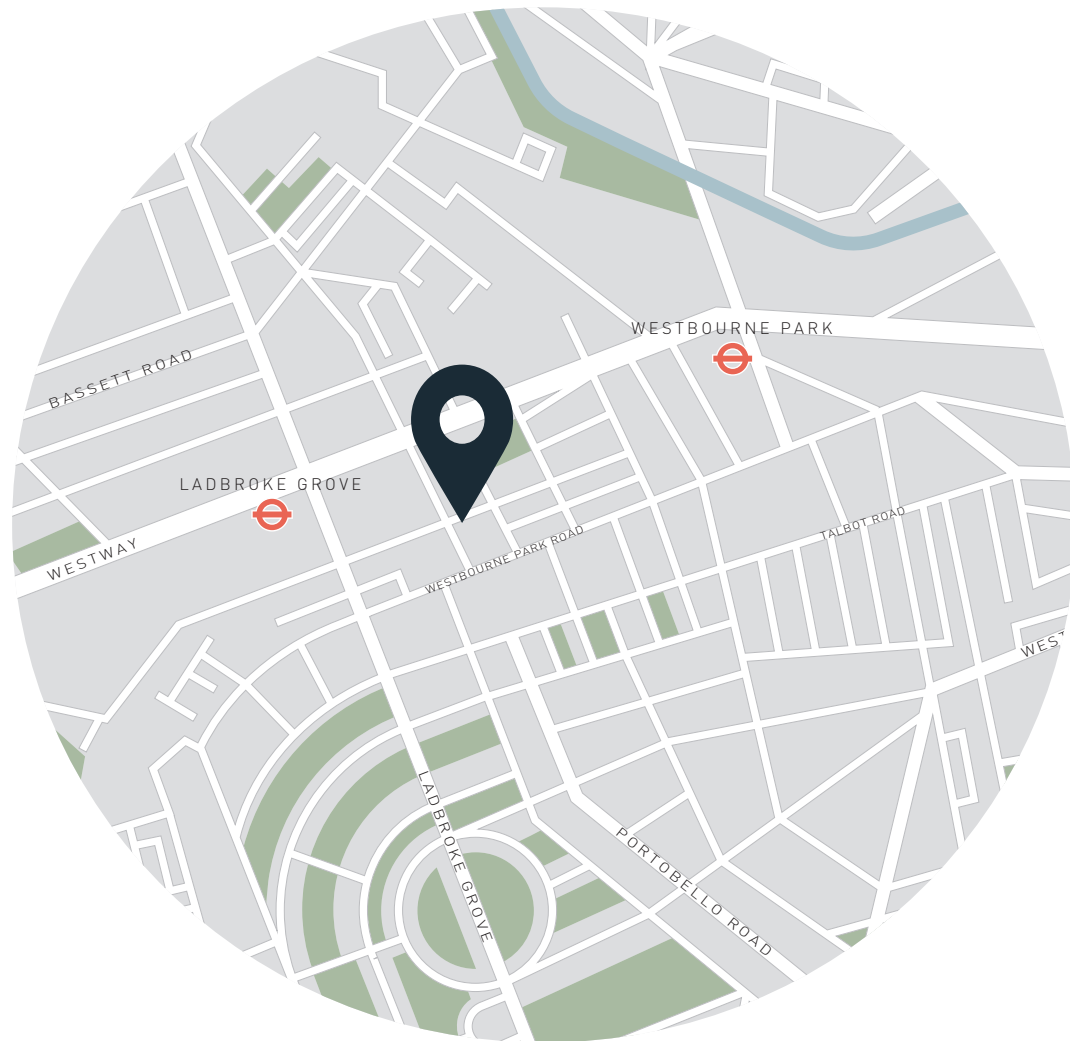
Approx. 1,222 sq ft / 113 sq m

EPC - C

Leasehold: Circa 999 years

Council Tax Band: E

Service Charge: Approx. £4,583 per annum



## Location

Positioned around the corner from West London's most famed market road, Westbourne Park Road is a springboard to Notting Hill at its most vibrant. Spend time browsing Portobello's antiques shops or the boutiques of Westbourne Grove before heading to SoulCycle or Bodyism for an invigorating workout. Family-friendly wellness club Cloud Twelve is close by, as are the highly regarded nurseries Strawberry Fields, Weatherby School and Pembridge Hall. Come evening, locals gather at The Cow for drinks, oysters and its welcoming atmosphere.

Ladbroke Grove - 4 mins (Circle, Hammersmith & City)

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