

# DOMUS NOVA



Kensington Park Road W11

£550,000



Calming tones and thoughtful spatial innovations. This one-bedroom apartment on Kensington Park Road is a contemporary, light-filled hideaway moments from Portobello Market.

Set on the second floor of an elegant period terrace, a considered home pairs timeless textures with modern design principles.

Playing across the stainless-steel cabinetry of the eat-in kitchen, rejuvenating sunlight pours into the open-plan reception room through a central skylight and two southwest-facing sash windows. The kitchen brings together integrated appliances, a stone worktop and a pale turquoise backsplash.

Rich wood flooring flows into a comfortable living area. From here, a mirrored wall with a sliding door reveals the concealed entrance to the bedroom suite. Characterised by neutral tones and integrated storage, this space leads up to a stylish in-room en suite with a freestanding shower.





The Amazon Superfood Bar

1911 BISCUITEERS Biscuit Boutique & Iceing Cafe

La mia Mamma Deli

THE FIRST DELI RUN BY REAL ITALIAN MAMMAS

BENVENUTI A CASA

Handmade pasta - Fresh deli counter - Popping - Olive-oil & Dressing - Coffee & more

192

La mia Mamma

FIRST RESTAURANT RUN BY REAL ITALIAN MAMMAS

P  
8.30 am - 6.30 pm  
8.30 am - 1.30 pm  
020 7055 8078  
www.biscuiteers.com  
Max stay 2 hours

Parking  
Subterranean

50  
100  
150  
200  
250  
300  
350  
400  
450  
500  
550  
600  
650  
700  
750  
800  
850  
900  
950  
1000

GRAB















**SECOND FLOOR**

KITCHEN/ DINING  
16'9 x 13'7 (5.1m x 4.1m)

BEDROOM  
10'8 x 7'7 (3.2m x 2.3m)

Approx. Gross Internal Area = 366 sq ft / 34 sq m

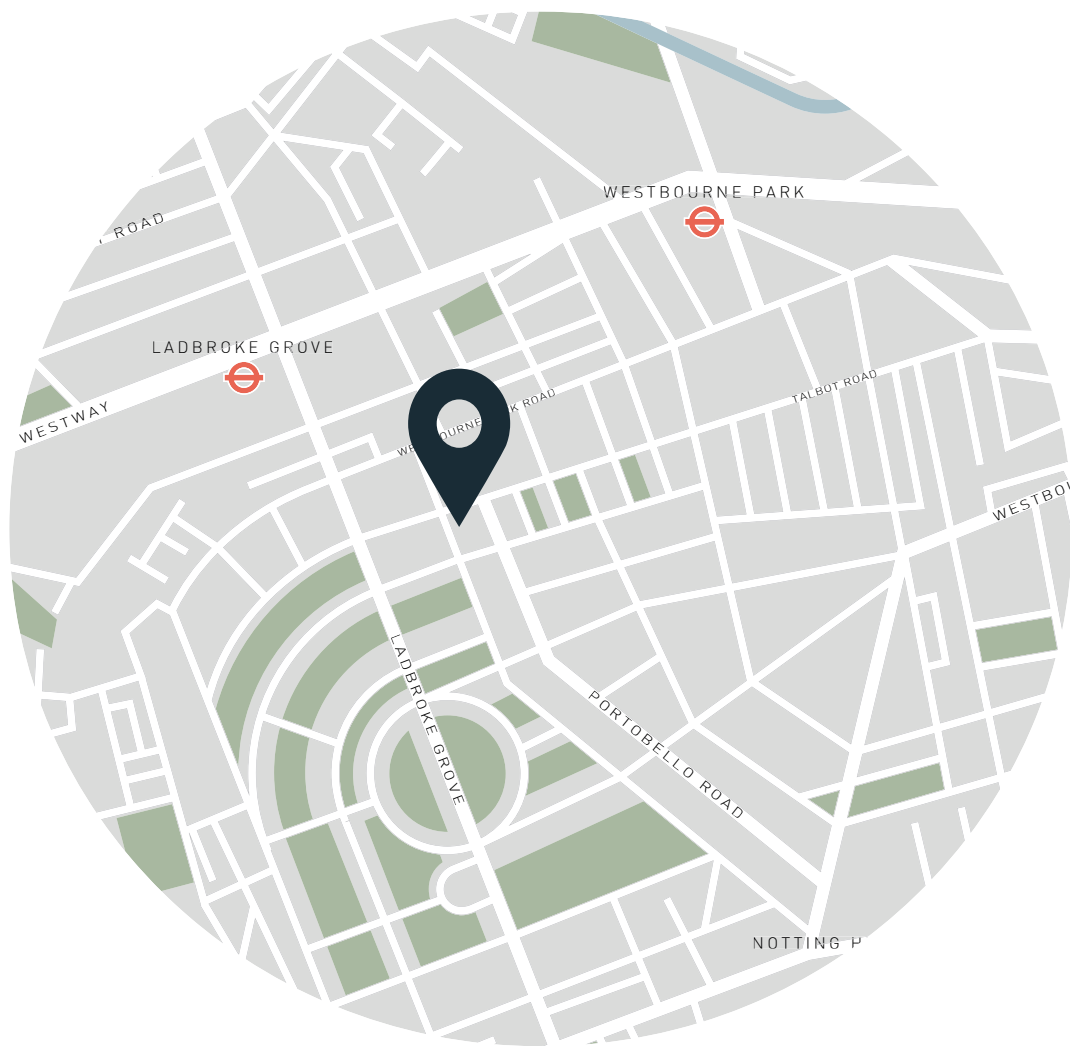
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

- Open-plan kitchen and reception
- Bedroom suite with integrated storage
- Guest cloakroom
- Southwest-facing aspect
- Royal Borough of Kensington & Chelsea

- Approx. 366 sq ft / 34 sq m.
- EPC=D
- Leasehold
- Circa 106 years
- Service charge - £1000 per annum
- Council Tax Band - C





## Location

Footsteps from Portobello Market, Kensington Park Road enjoys an enviable location among Notting Hill's bustling hotspots. Grab some literature from the famed Notting Hill Bookshop then start your day at Hermanos Colombian Coffee Roasters. For retail therapy, check out nearby boutiques Jovonna and Sub Couture. Hyde and Holland Park, with their green open spaces and manicured gardens, are both within easy reach. When making dinner plans, choose between two-Michelin-starred The Ledbury and three-Michelin-starred Core by Clare Smyth. Closer to home, there's a quartet of Italian restaurants, including Osteria Napoletana and La mia Mamma, on your doorstep. Head to any of them and be home in just one minute.

Ladbroke Grove – 6 mins (Circle, Hammersmith & City)  
Notting Hill Gate – 11 mins (Central, Circle, District)

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