

# DOMUS NOVA



Kensington Park Road, W11  
£3,000,000



Beyond the front door of this raised ground floor apartment, pale parquet flooring leads the way into the heart of this elegant home: a spacious open-plan kitchen, dining and reception room. Lofty ceilings crowned with cornicing lend a sense of grandeur, while a towering sash window channels light deep into the space. Anchoring the living area is a characterful period fireplace – a focal point for the room.

Subtly separated to the rear by a marble-topped breakfast bar, the kitchen is a study in finesse. Designed by the London Kitchen Consultants, it's a bright and functional space, where double doors open onto a southeast-facing balcony. Sleek cabinetry with brass hardware conceals integrated appliances, offering both style and substance. A deVOL undermount sink sits beneath open shelving, with marble worktops and a matching splashback echoing the material palette.

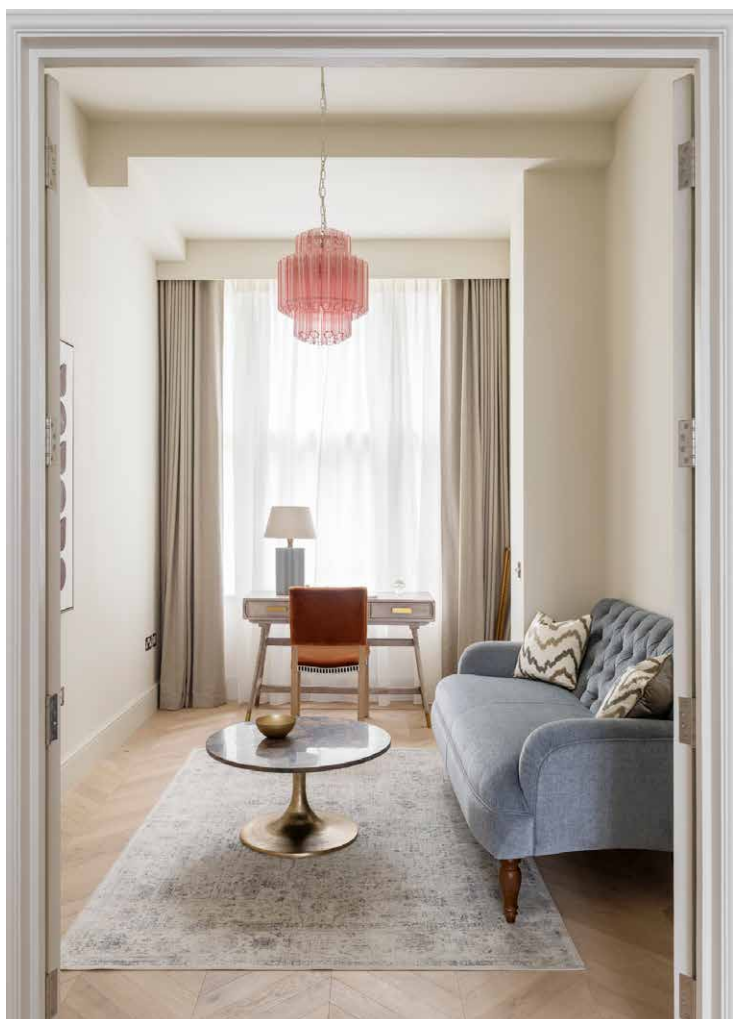
















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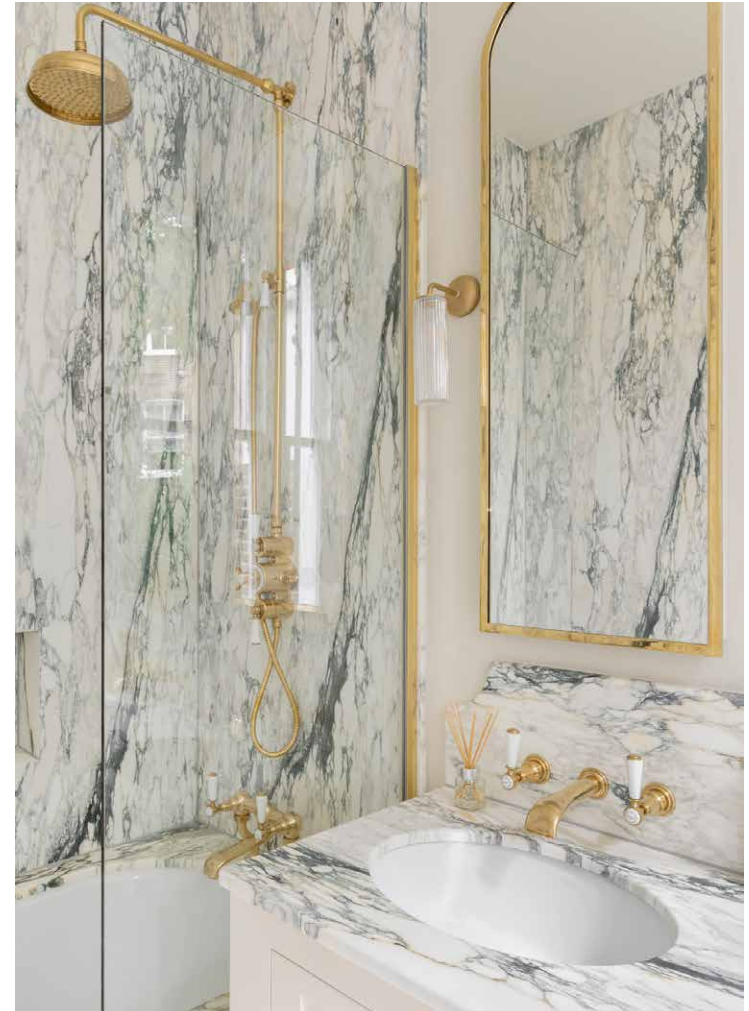


The principal bedroom suite is a serene retreat, complete with its own balcony and a wall of bespoke storage. The adjoining bathroom continues the theme, with a striking marble-clad bathtub shower, plus a dual vanity for effortless morning routines.

A guest bedroom to the front benefits from a large sash window and integrated wardrobes, while a third bedroom sits just off the main living space, enjoying a sunny southeasterly aspect. Both are served by a family shower room by Porter Bathrooms, featuring a rainfall shower and sleek vanity unit – a continuation of the home's considered aesthetic.







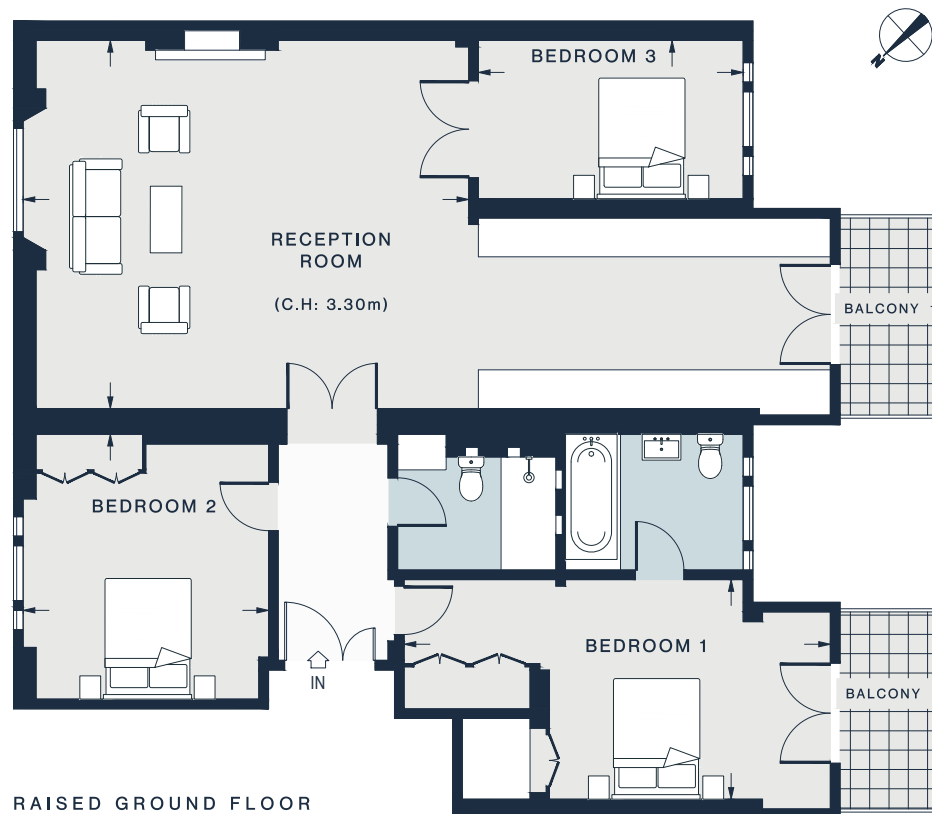












RAISED GROUND FLOOR

RECEPTION ROOM  
22'9 x 18'9 (6.9m x 5.7m)

BEDROOM 1  
21'8 x 10'10 (6.6m x 3.3m)

BEDROOM 2  
13'5 x 12'5 (4.1m x 3.8m)

BEDROOM 3  
13'5 x 9'10 (4.1m x 3.0m)

Approx. Gross Internal Area = 1368 sq ft / 127.0 sq m

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

Recently refurbished to an exceptional standard  
Open-plan kitchen, dining and reception room  
Principal bedroom suite with a balcony  
Two further bedrooms  
A shower room  
Private balcony  
Royal Borough of Kensington & Chelsea

Approx. 1,368 sq ft / 127 sq m

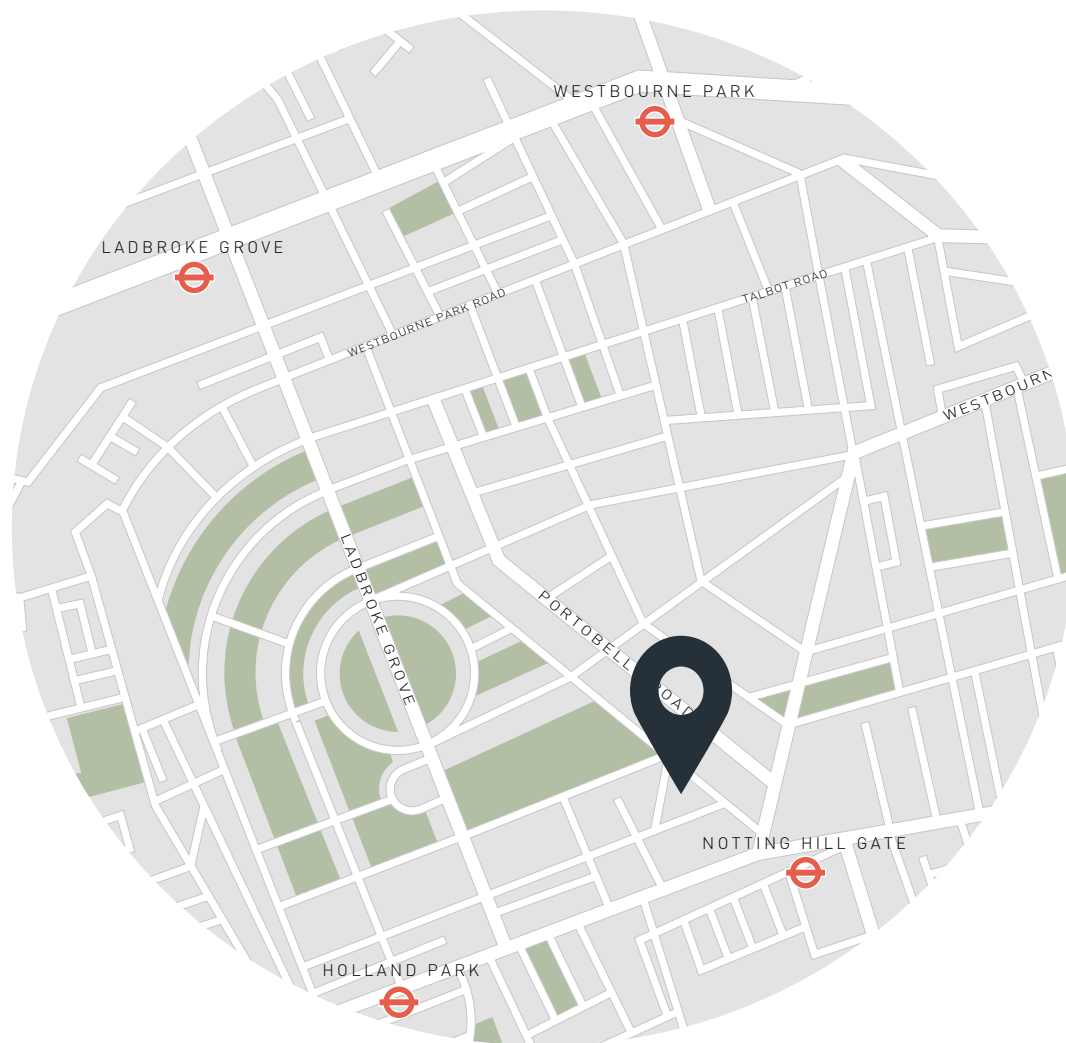
EPC=C

Tenure: Share of Freehold

Length of Lease: circa. 999 years

Annual Service Charge: £8,040

Council Tax Band: E



## Location

Sharing the street with some of Notting Hill's best architecture and most exclusive restaurants – including three-Michelin-star Core by Clare Smyth – Kensington Park Road puts you within easy reach of the neighbourhood's most coveted spots. It runs parallel to Portobello Road, where bohemian boutiques, bars and market stalls will keep you occupied for hours. Pick up fresh provisions from the Notting Hill Fish + Meat Shop, Sally Clarke's or Daylesford Organic Farm Shop. Head to Westbourne Grove for brunch at Granger & Co. or Beam, or an uplifting workout at Bodyism and Psycle.

Notting Hill Gate – 4 mins (Central, Circle and District)

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