

DOMUS NOVA



Kensington Park Road, W11
£1,500,000



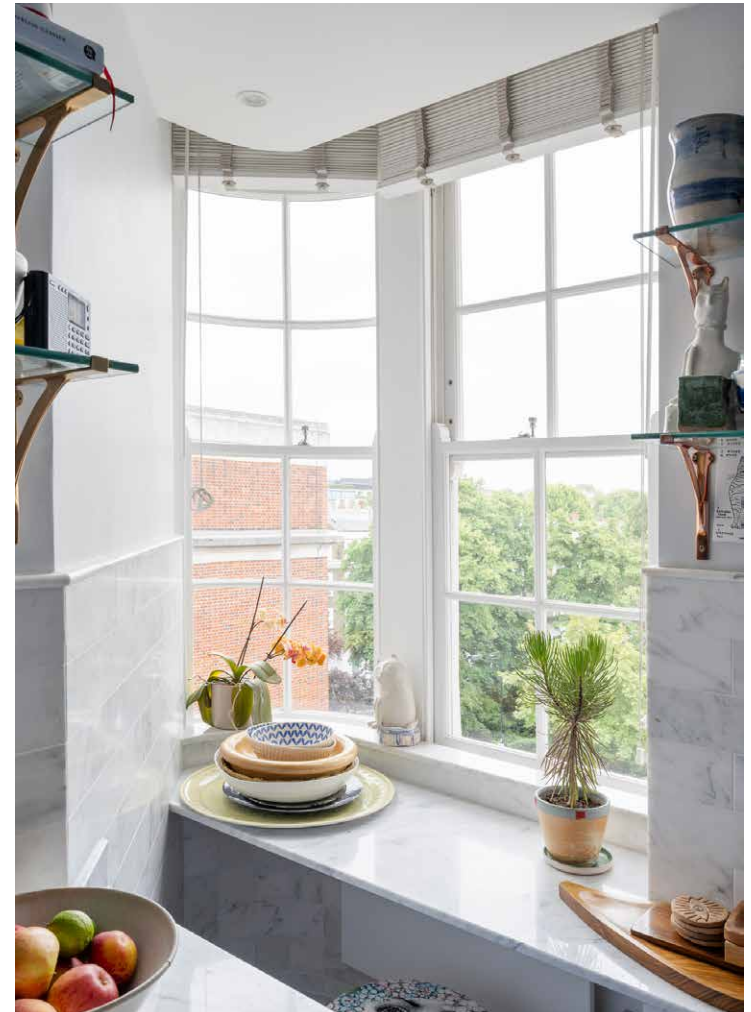
Set on the top floor of a portered mansion block, this Notting Hill apartment is elevated in both outlook and design. With views across Ladbroke Square Garden and direct access to Portobello Road, a thoughtful balance is found between west London's elegance and energy.

The entrance makes a considered first impression. A cantilevered Macassar wood console floats opposite an antiqued mirrored wall – bespoke features that hint at the craftsmanship found throughout. Light leads the way into the reception room: a bright, spacious setting for family life to play out. Oak parquet floors run underfoot, while alabaster ceiling lights set a quietly sophisticated tone.

Thoughtful design meets everyday function in the bespoke separate kitchen, a culinary setting that's both elegant and efficient. Pale blue cabinetry and bespoke brass hardware lend character, topped off with Carrara marble worktops. Integrated appliances are seamlessly tucked away, while a rear-facing breakfast nook offers a peaceful morning perch, backdropped by leafy vistas.



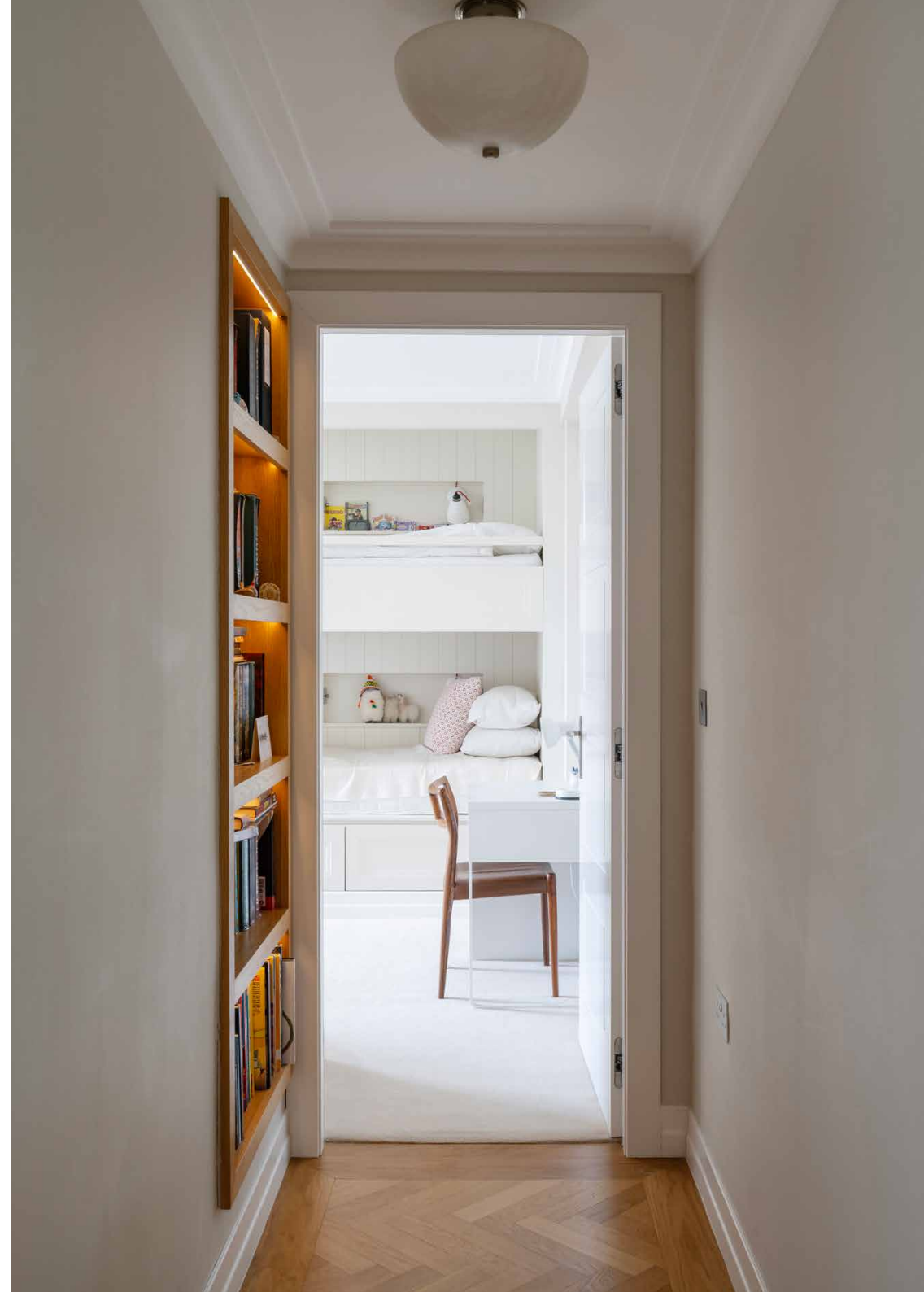






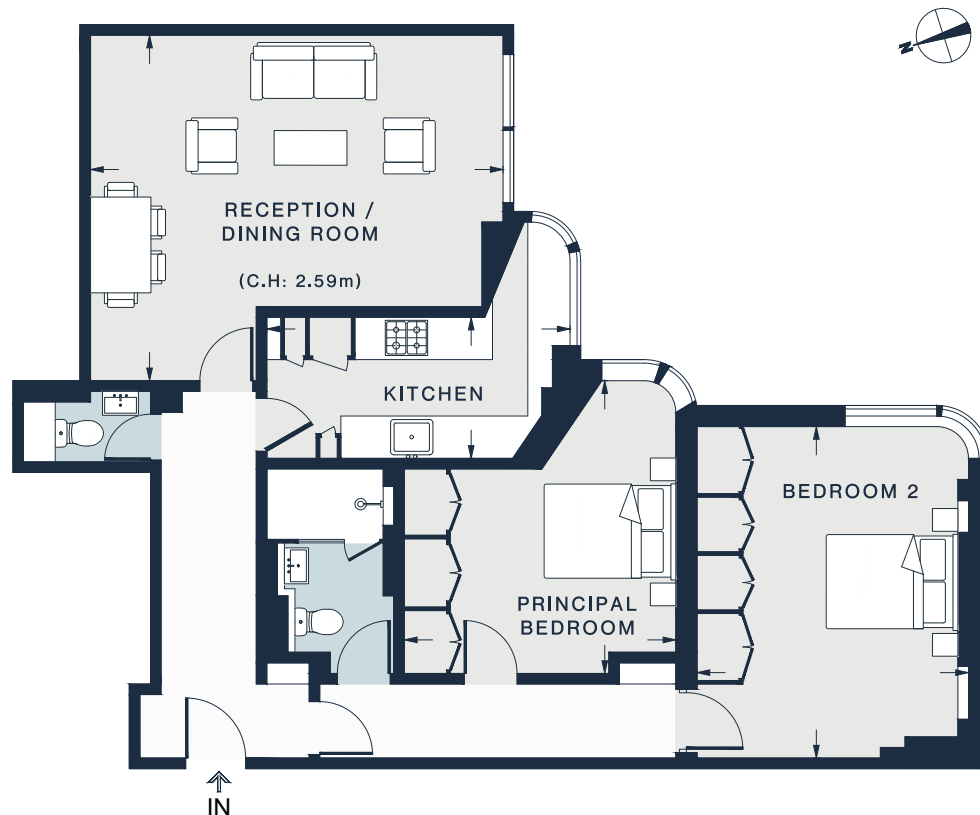
The palette turns restful in the principal bedroom, where fitted oak wardrobes and hushed hues create a space designed for pause. The second bedroom is cleverly configured for family life, complete with bespoke bunk beds and an entire wall of custom storage space. A shared shower room brings cohesion, wrapped in Carrara marble and finished with Lefroy Brooks fittings and underfloor heating.

Elsewhere, considered touches elevate the everyday, from wrought iron and glass doors that soften sound to recessed lighting that lends calm to the hallway and kitchen. Plus, the home additionally enjoys access to Ladbroke Square Gardens – the largest private garden on the estate with a tennis court.









FIFTH FLOOR

RECEPTION / DINING ROOM

19'2 x 16'0 (5.8m x 4.8m)

KITCHEN

14'2 x 6'6 (4.3m x 1.9m)

PRINCIPAL BEDROOM

13'7 x 12'8 (4.1m x 3.8m)

BEDROOM 2

15'6 x 12'7 (4.7m x 3.8m)

Approx. Gross Internal Area = 1,004 sq ft / 93.3 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

Open-plan dining and reception room
Bespoke contemporary kitchen
Principal bedroom
Guest bedroom with bespoke storage
Shower room
Cloakroom
Building porter
Access to Ladbroke Square Garden

Approx. 1,004 sq ft / 93.3 sq m

EPC=D

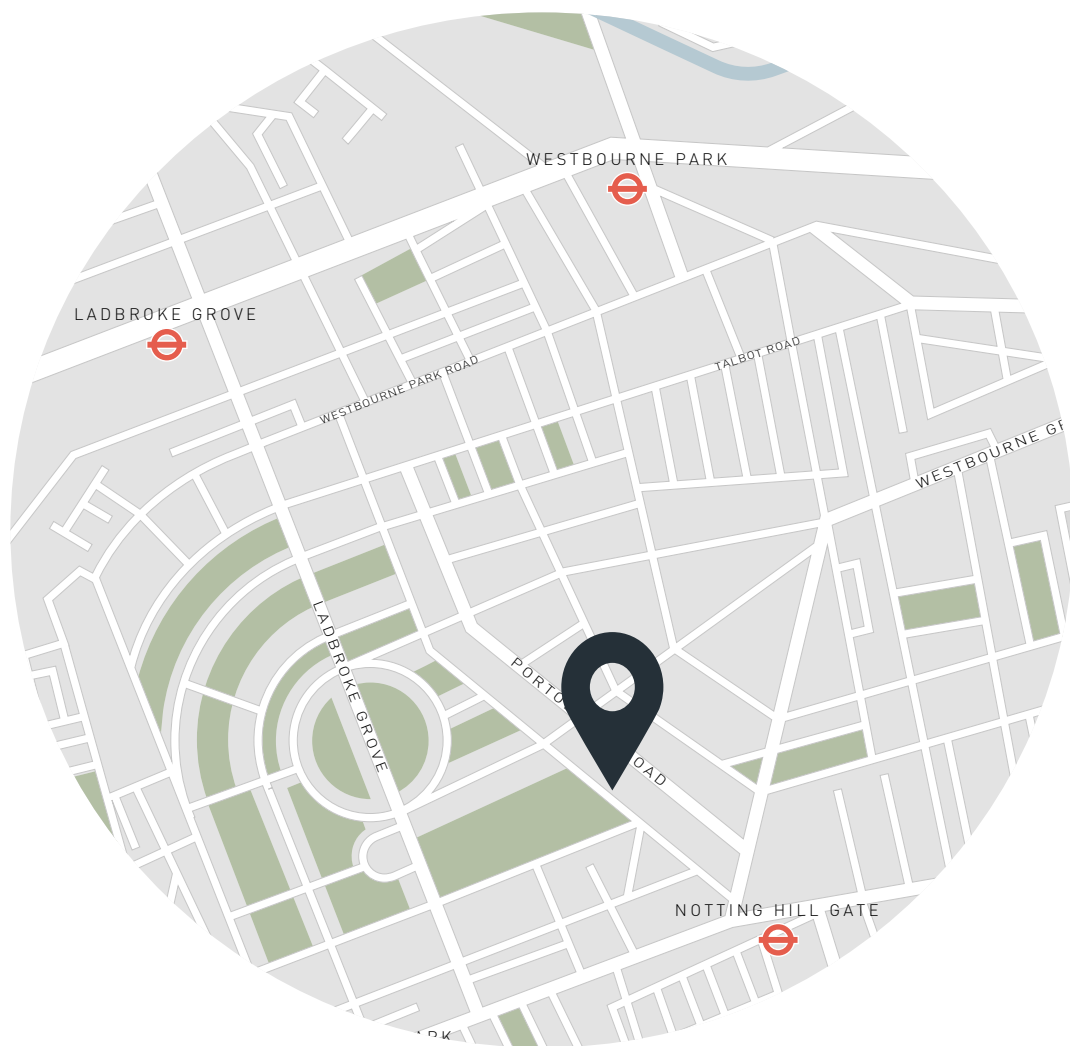
Tenure: Share of Freehold

Council Tax Band: G

Service Charge: Approx. £5,789

Reserve Fund: Approx. £4,274

Ground Rent: £95



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 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 Pscyle.

Notting Hill Gate (6 mins)

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