

# DOMUS NOVA



Ladbroke Gardens W11  
£2,500 p/w - Short Let



Formerly home to a Spanish ambassador, there's a sophisticated and stylish feel to this two-bedroom Notting Hill apartment – overlooking verdant private gardens below.

Outside, the period façade of Ladbroke Gardens has been preserved through skilful preservation. Inside, innovative contemporary design makes the most of space, light and angles in this end-of-terrace plot. Double-height ceilings, soaring windows and a mezzanine level impress the moment you step into the open-plan reception room. Its former use as a ballroom is evidenced in a spacious footprint, zoned between a formal dining area and living space arranged next to the built-in television. Storage is stylish and understated, concealed by handleless joinery.

Through the nearly full-length windows, a balcony overlooks the manicured communal garden. Complete with awning and cast-iron railings, it's a quiet spot for morning coffees and afternoon tea. Through a decorative archway – indicative of the home's stately heritage – the kitchen is a bright and ergonomic space. Light pours in through floor-to-ceiling glazing, casting a sheen on navy-toned cabinetry.







Nestled on the mezzanine level, the master bedroom benefits from the light-flooded proportions of the reception room, whilst enjoying a feeling of serene privacy. Blonde wood floors bring warmth to the room's whitewashed palette.

Choose between a long soak in the freestanding bath, or an invigorating shower in the stone-tiled ensuite bathroom. Find a guest bedroom suite on the ground floor, with pared-back tones for a calming atmosphere. A striking black metro-tiled shower and separate WC serves this room.



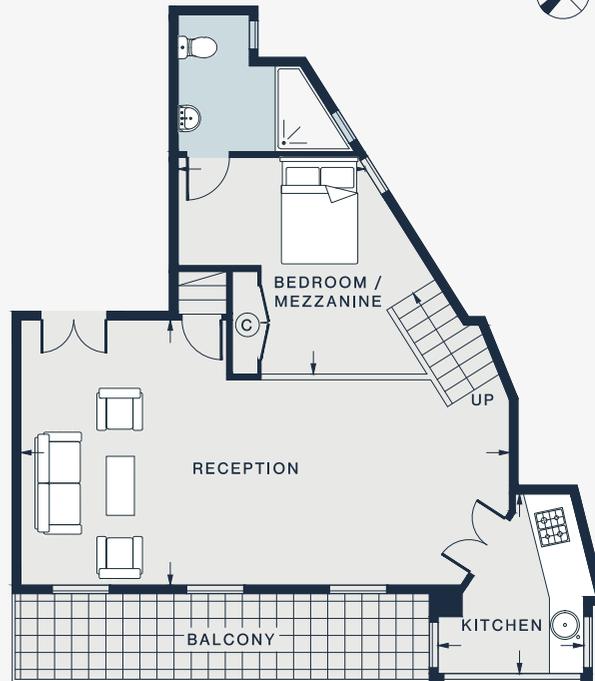








GROUND FLOOR



FIRST FLOOR

BEDROOM  
14'2 x 8'3 (4.3m x 2.5m)

RECEPTION ROOM  
28'2 x 15'4 (8.5m x 6.5m)

BEDROOM / MEZZANINE  
12'7 x 10'5 (3.8m x 3.1m)

KITCHEN  
10'5 x 8'5 (3.1m x 2.5m)

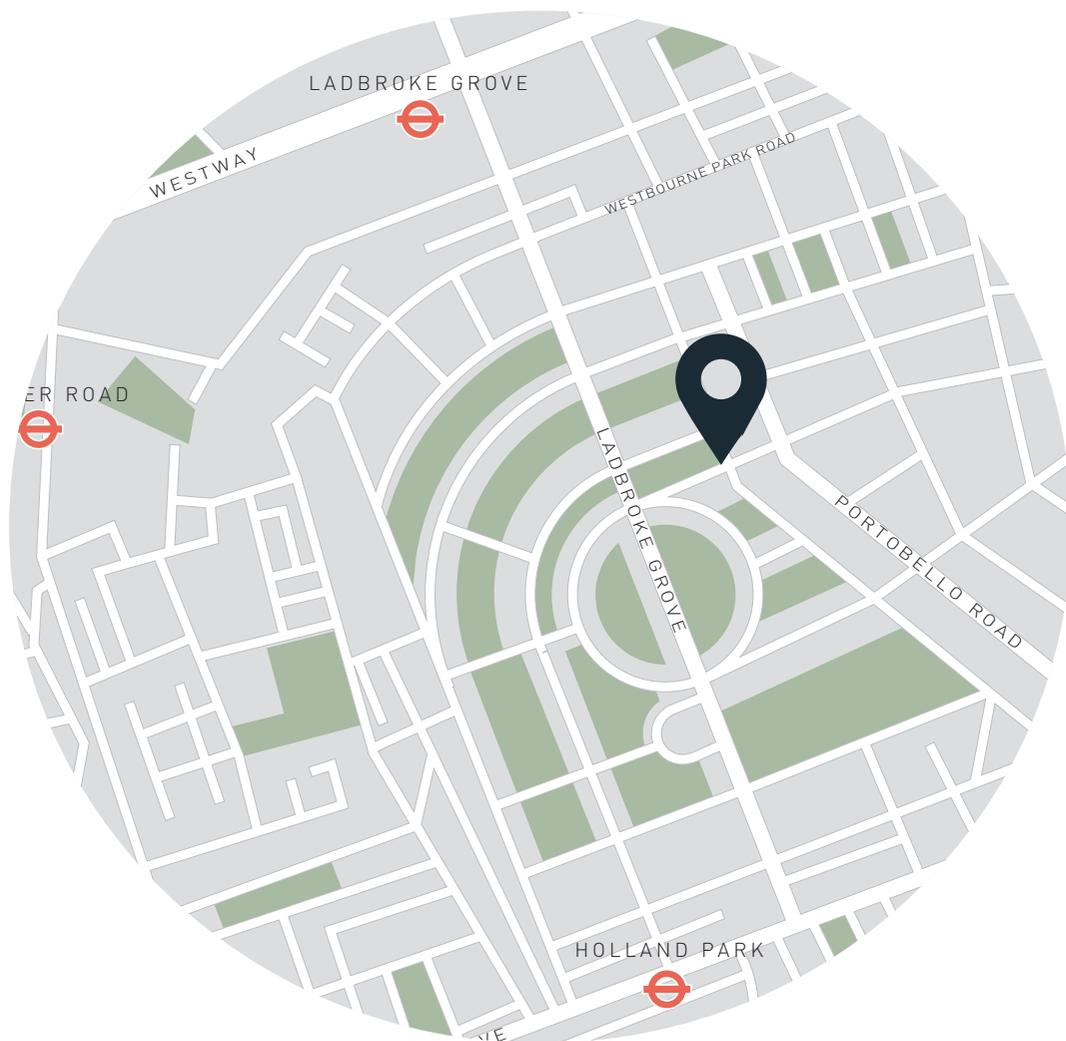
Approx. Gross Internal Area = 863 sq ft / 80.1 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

## Property Details

- Open-plan reception room
- Contemporary kitchen
- Master bedroom suite on mezzanine level
- Guest bedroom suite
- Private balcony
- Access to private gardens
- Royal Borough of Kensington & Chelsea

Approx 863 sq ft / 80.15 sq m  
EPC = E  
Council Tax Band = G  
Deposit payable = £10,000



## Location

One of Notting Hill's peace-and-quiet crescents, Ladbroke Gardens epitomises the grandeur of Notting Hill's architectural heritage. Stroll past storied townhouses and reach Westbourne Grove – your go-to for leisurely brunches, uplifting workouts and boutique shopping. Groceries are best from Notting Hill Fish + Meat Shop or Daylesford Organic Farm. A film at Electric Cinema followed by a meal at Core by Clare Smyth – home in just one minute

### Nearest tube:

Notting Hill Gate - 8 mins

Ladbroke Grove - 8 mins

Holland Park - 10 mins

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Let's talk

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