

DOMUS NOVA



Ladbroke Gardens W11
£1,295,000



A minimalist colour palette and period features bring an uplifting feel to this one-bedroom apartment on Ladbroke Gardens.

Along Ladbroke Gardens, period townhouses speak of Notting Hill's esteemed architectural heritage. Beyond a towering Victorian façade, this one-bedroom apartment sees heritage proportions energised with modern design.

Reams of light elevate the dining and reception room, an inviting social setting with an air of elegance. Wooden floors draw warmth to a muted colour palette, while ornate original features add a touch of decadence, drawing focus to the room's lofty ceiling height. Draw open a floor-to-ceiling glass door to step out to a serene balcony, an intimate backdrop for a breath of fresh air or alfresco interlude. Elsewhere, bright shades uplift a contemporary kitchen, fitted with integrated appliances, sleek surfaces and overhead cabinetry.







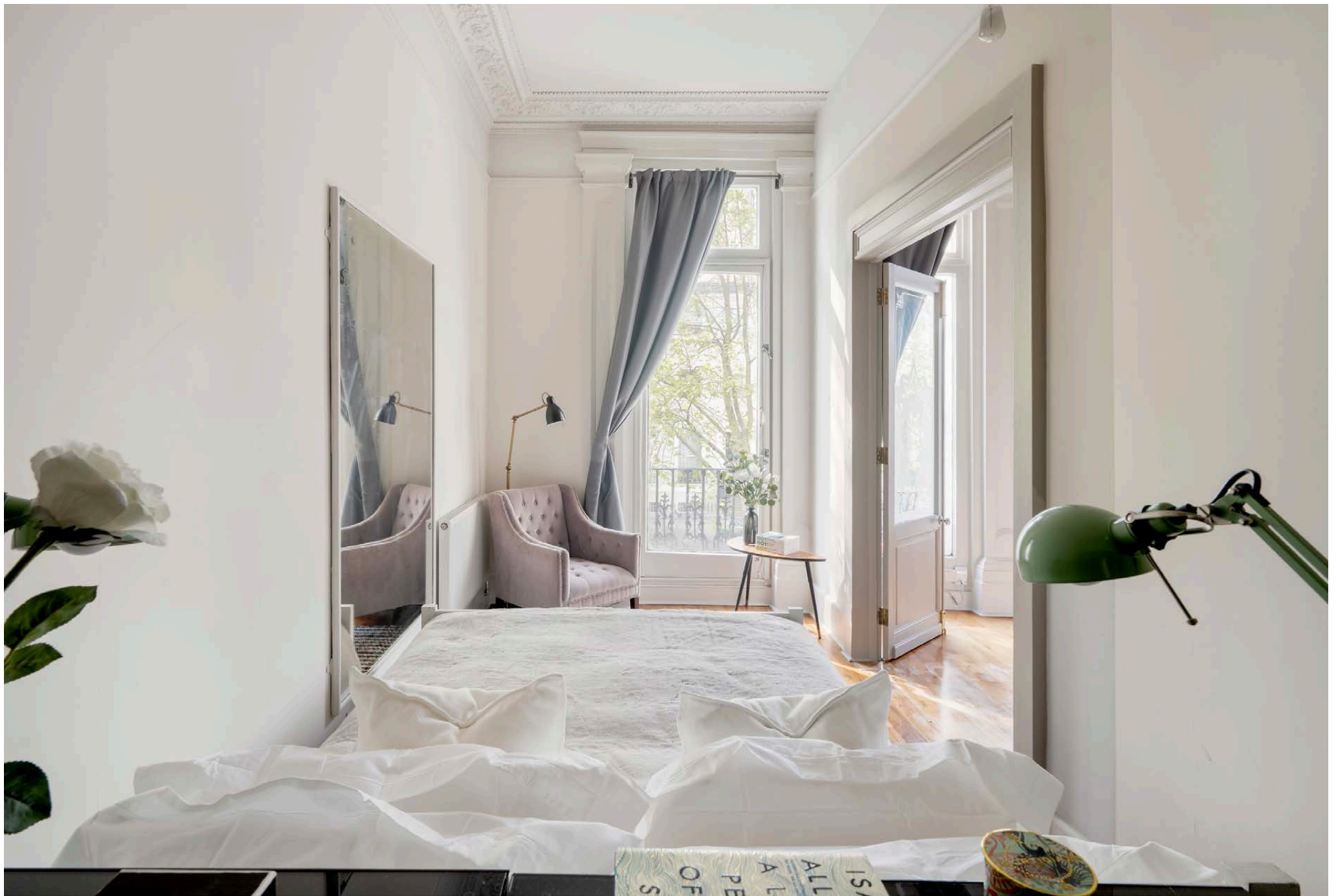


Adjacent to the reception room, double doors lead to a restful bedroom adorned in soothing tones. Casting light inside, a tall glass door offers additional access to the balcony. A spacious family bathroom serves this room.

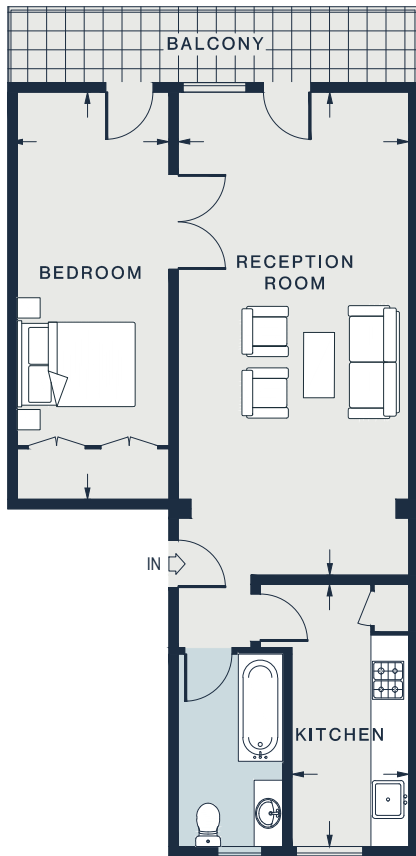
The apartment also comes with access to Arundel and Ladbroke Gardens.











FIRST FLOOR

<p>BEDROOM</p> <p>21'1 x 7'11 (6.4m x 2.4m)</p> <hr/>	<p>RECEPTION ROOM</p> <p>25'2 x 12'0 (7.6m x 3.6m)</p> <hr/>	<p>KITCHEN</p> <p>13'8 x 6'1 (4.1m x 1.8m)</p> <hr/>
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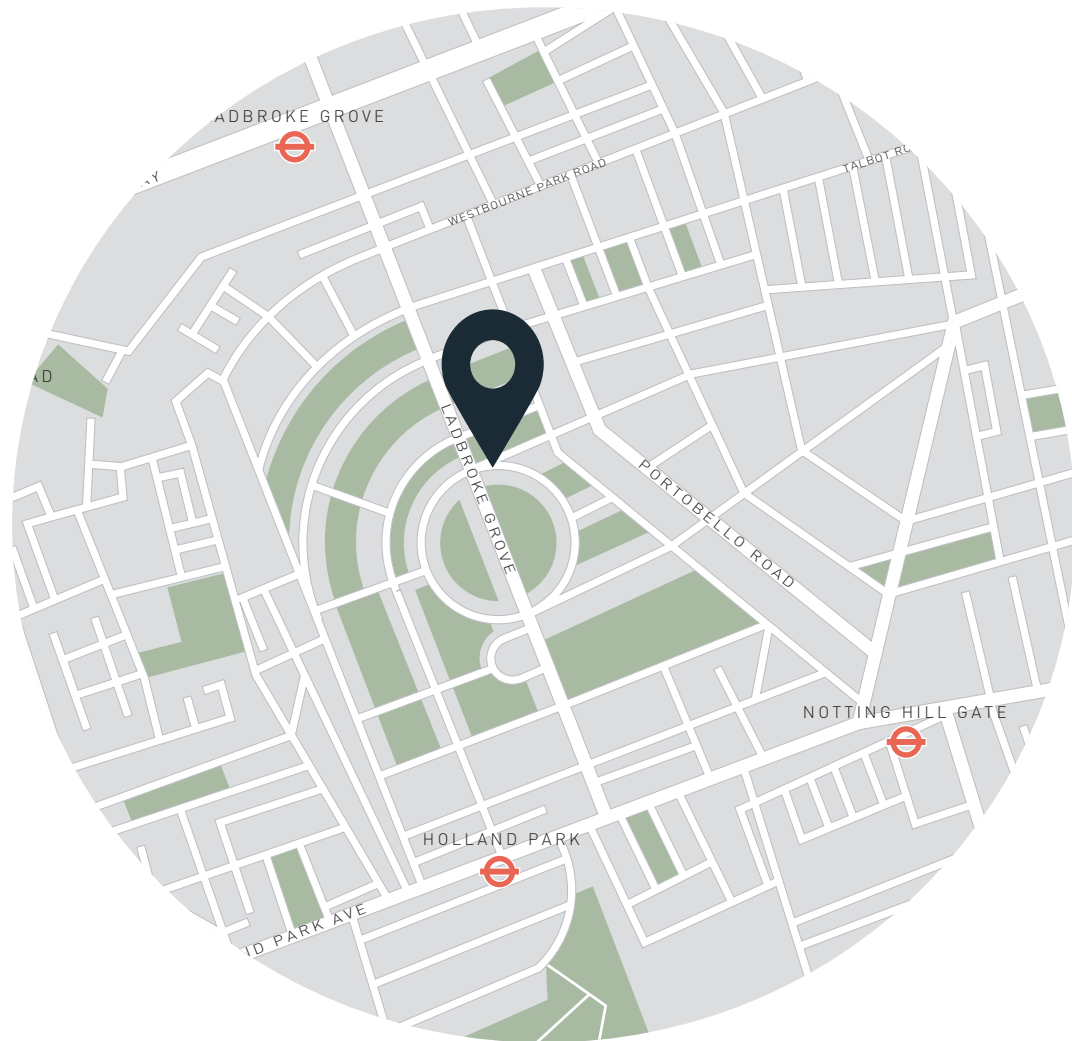
Approx. Gross Internal Area = 654 sq ft / 60.8 sq m

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

Property Details

- Dining and reception room
- Kitchen
- Principal bedroom with built-in storage
- Guest bedroom
- Family bathroom
- Communal garden access
- Royal Borough of Kensington & Chelsea

- Approx. 654 sq ft / 60.8 sq m
- EPC - D
- Tenure: Leasehold
- Lease Length: Circa 90 years
- Council Tax Band: F
- Service charge: Approx. £4,157 pa



Location

One of Notting Hill's peace-and-quiet roads, Ladbroke Gardens epitomises the grandeur of the area's architectural heritage. In a matter of minutes, reach the vibrant thoroughfares of Westbourne Grove and Portobello Road. Head to SoulCycle or Bodyism for a morning workout, followed by brunch at Granger & Co. Groceries are best from Notting Hill Fish + Meat Shop or Daylesford Organic. Spend an afternoon browsing antiques stalls and boutique shops, followed by a film at the Electric Cinema.

Holland Park – 10 mins (Central)

Notting Hill Gate – 12 mins (Central, Circle, District)

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