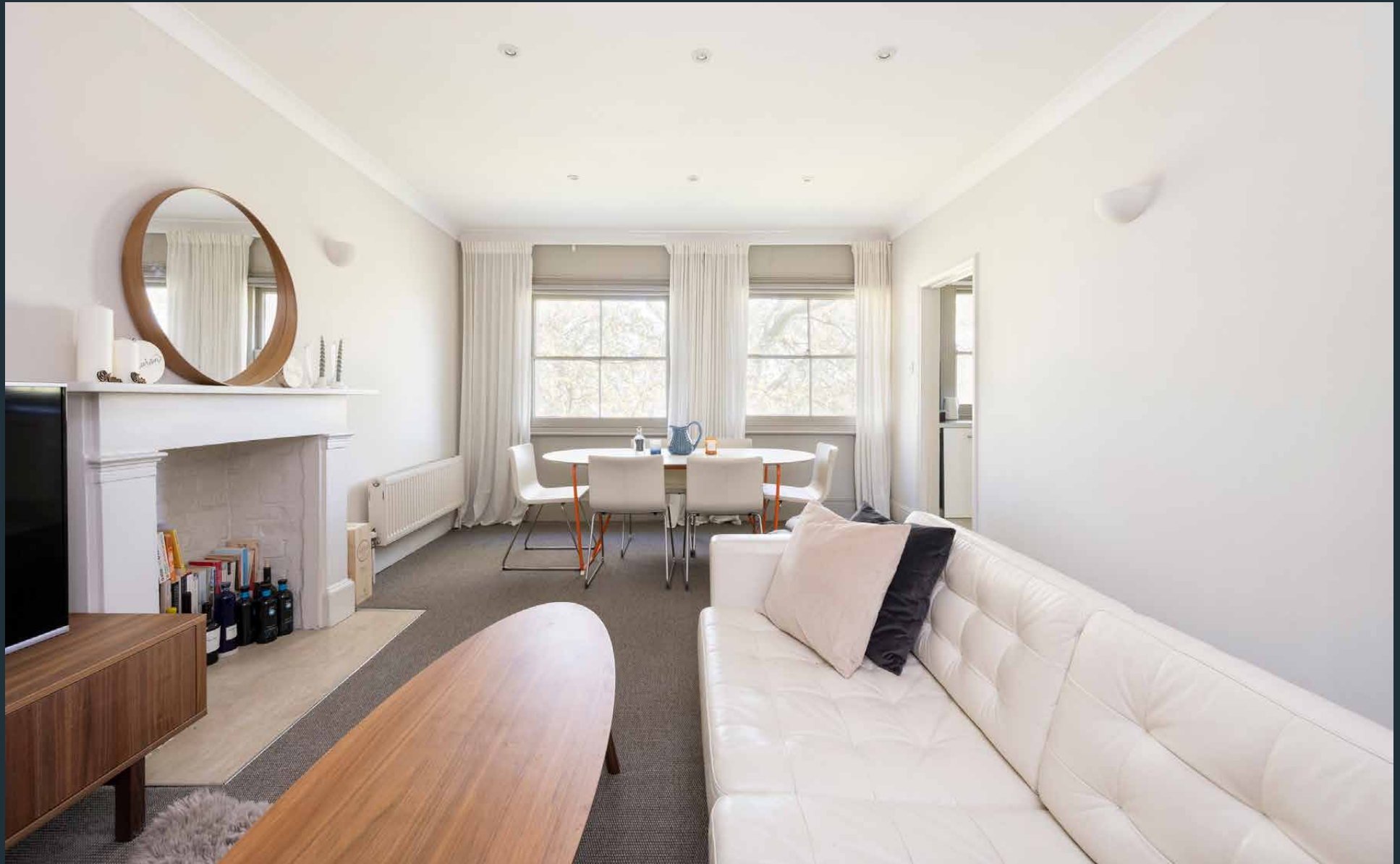


DOMUS NOVA



Ladbroke Gardens W11
£935,000



Minimalist design creates a calming backdrop for Notting Hill living at this two-bedroom apartment.

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

Found on the fourth floor, lateral living spaces are elevated with light. A pared-back canvas for creativity, the dining and reception room is primed to be reconceived as your own. Soothing white walls, a restrained material palette and reams of natural light create a handsome framework for modern design. Sash windows span the width of the space, lending a peaceful feel to this social setting. Connected through an opening to the rear of the room, a kitchen comes backdropped by a mosaic backsplash in tonal olive hues. Stainless steel counters pair with minimalist cabinetry, while a picture window offers a leafy outlook.

Elsewhere, a subtle palette ensues through two calming bedrooms. There's a restful feel to the principal, featuring two generous windows, soothing neutral tones and a wall of fitted wardrobes. A sophisticated family bathroom, featuring a bathtub and overhead shower, completes the apartment.

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



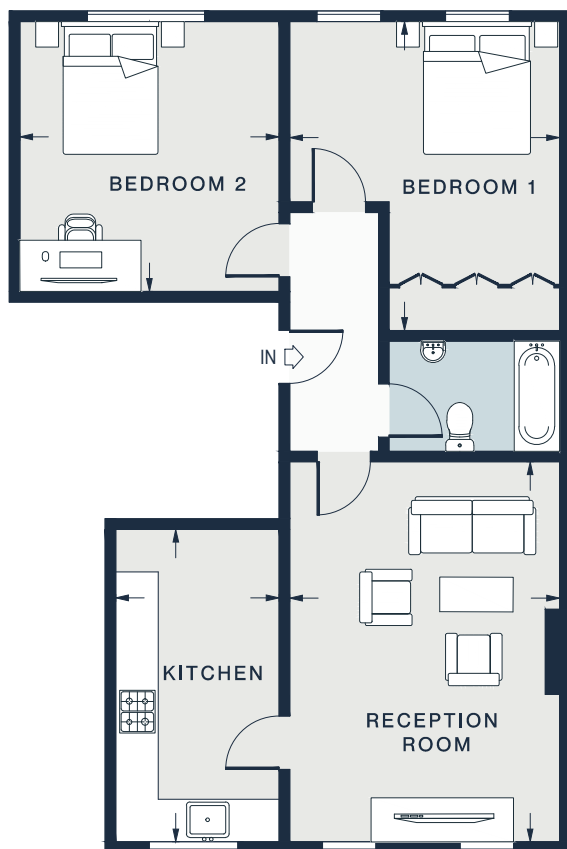












THIRD FLOOR

RECEPTION ROOM
17'6 x 12'6 (5.3m x 3.8m)

BEDROOM 1
14'3 x 12'6 (4.3m x 3.8m)

KITCHEN
14'6 x 7'6 (4.2m x 2.2m)

BEDROOM 2
12'6 x 12'0 (3.8m x 3.6m)

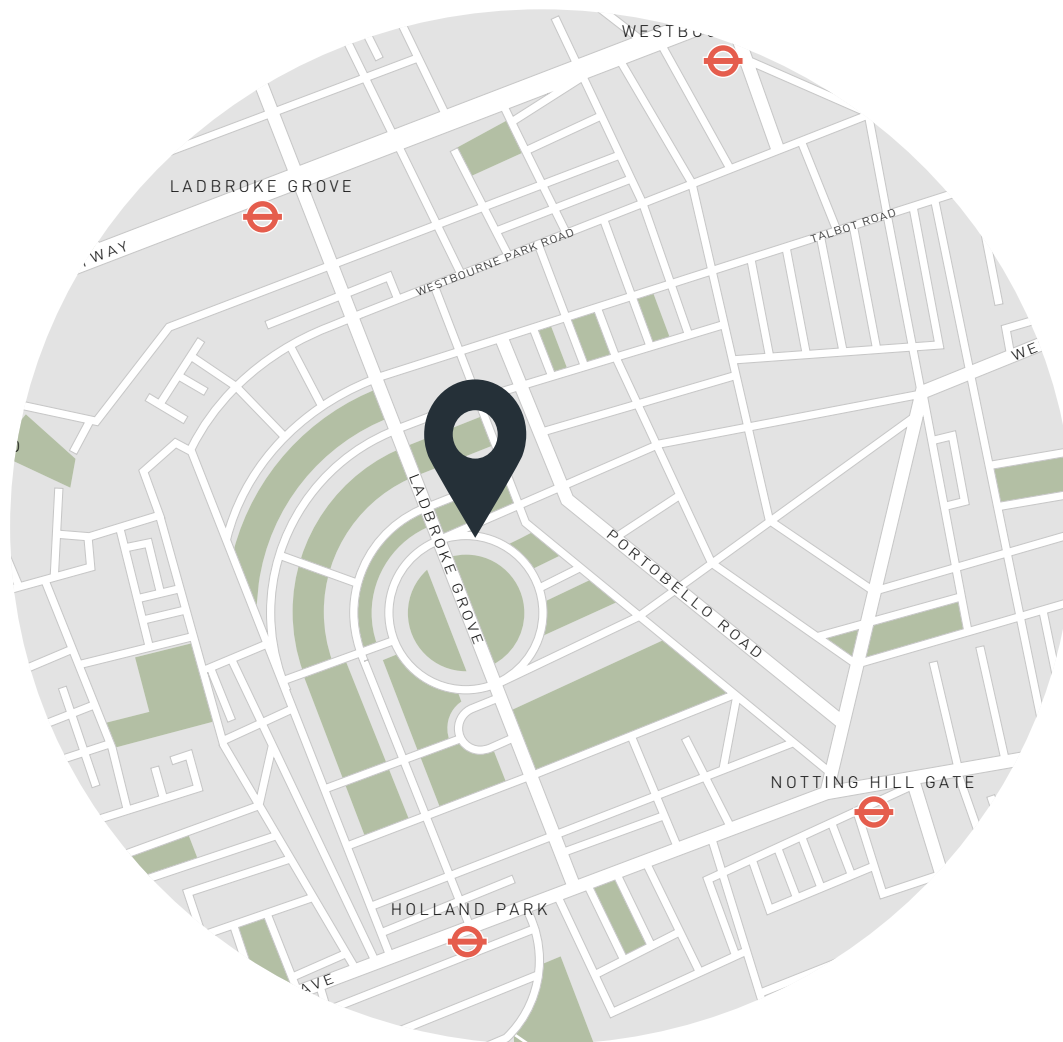
Approx. Gross Internal Area = 648 sq ft / 60.2 sq m

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 fitted wardrobes
Guest bedroom
Family bathroom
Access to Arundel and Ladbroke Gardens
Royal Borough of Kensington & Chelsea

Approx. 648 sq ft / 60.2 sq m
EPC - C
Tenure: Leasehold
Lease Length: Circa 90 years
Council Tax Band: F
Service charge: Approx. £3,655 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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