

DOMUS NOVA



Ladbroke Grove W10
£1,250,000



Neutral tones and natural light create a refined space for living at this three-bedroom duplex for sale in North Kensington.

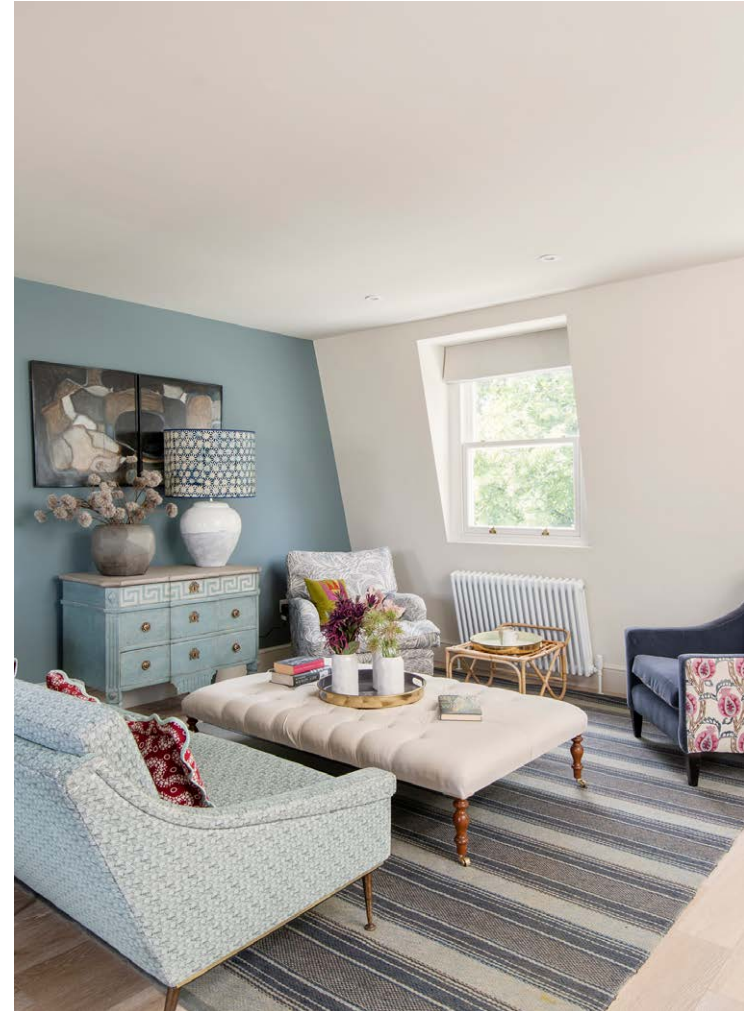
Across the top two floors of an elegant period townhouse, a sophisticated duplex embodies the peaceful nature of its neighbourhood.

A skylit staircase leads up to the open-plan kitchen and reception room, where tranquil cream and blue tones create a space that invites relaxation. From either side, sash windows welcome in reams of natural light and add to an airy ambiance.

The L-shaped shaker kitchen seamlessly integrates into the rear of the room, accentuating the sense of open space. Juxtaposing cream cabinetry, a marble backsplash and brushed hardware leave a refined finish. Illuminating the adjacent dining space – a brass, glass rod chandelier adds an air of sophistication.









Across the lower level, light wood floors lead into a soothing principal bedroom suite. Calming hues take over – an opaline glass pendant bringing warmth to cool cream walls. An expansive sash window generates an uplifting atmosphere. Combining form and function, sleek floor-to-ceiling fitted wardrobes reduce visual noise. In the en suite bathroom, a spotlight alcove gently illuminates pale blue tiles and a generous bathtub.

Two further bedrooms echo a soothing ambiance, each with a pared-back palette and natural rattan lights. Both bedrooms are served by a luxurious deep green bathroom, with a rainfall shower in marble herringbone tiles.

Accessible from the half-landing, a west-facing roof terrace offers an idyllic spot to bask in the afternoon sun.

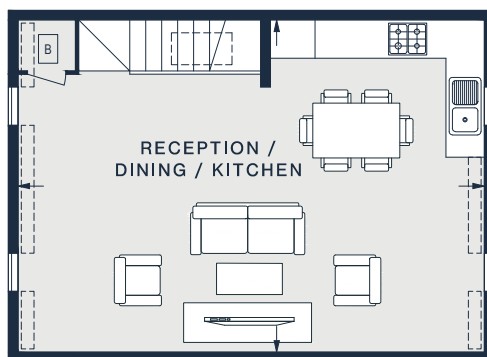




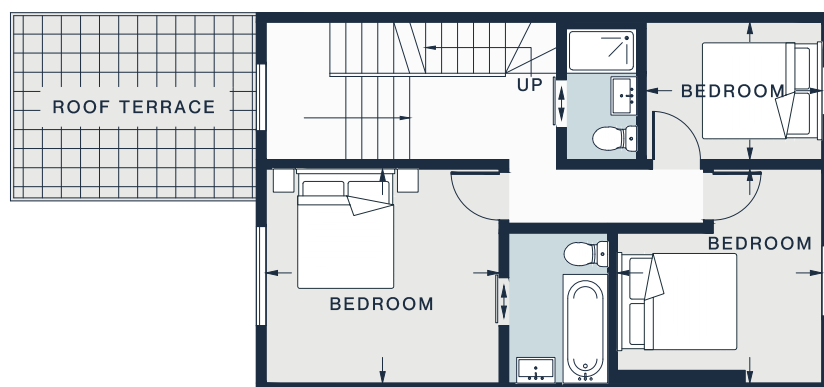








THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

RECEPTION / DINING / KITCHEN

24'0 x 16'11 (7.3m x 5.2m)

BEDROOM

10'11 x 10'5 (3.3m x 3.1m)

BEDROOM

11'11 x 10'11 (3.6m x 3.3m)

BEDROOM

9'0 x 7'0 (2.7m x 2.1m)

Approx. Gross Internal Area = 1,095 sq ft / 101.7 sq m

Property Details

Open-plan kitchen and reception room

Principal bedroom suite

Two guest bedrooms

Bathroom

Roof terrace

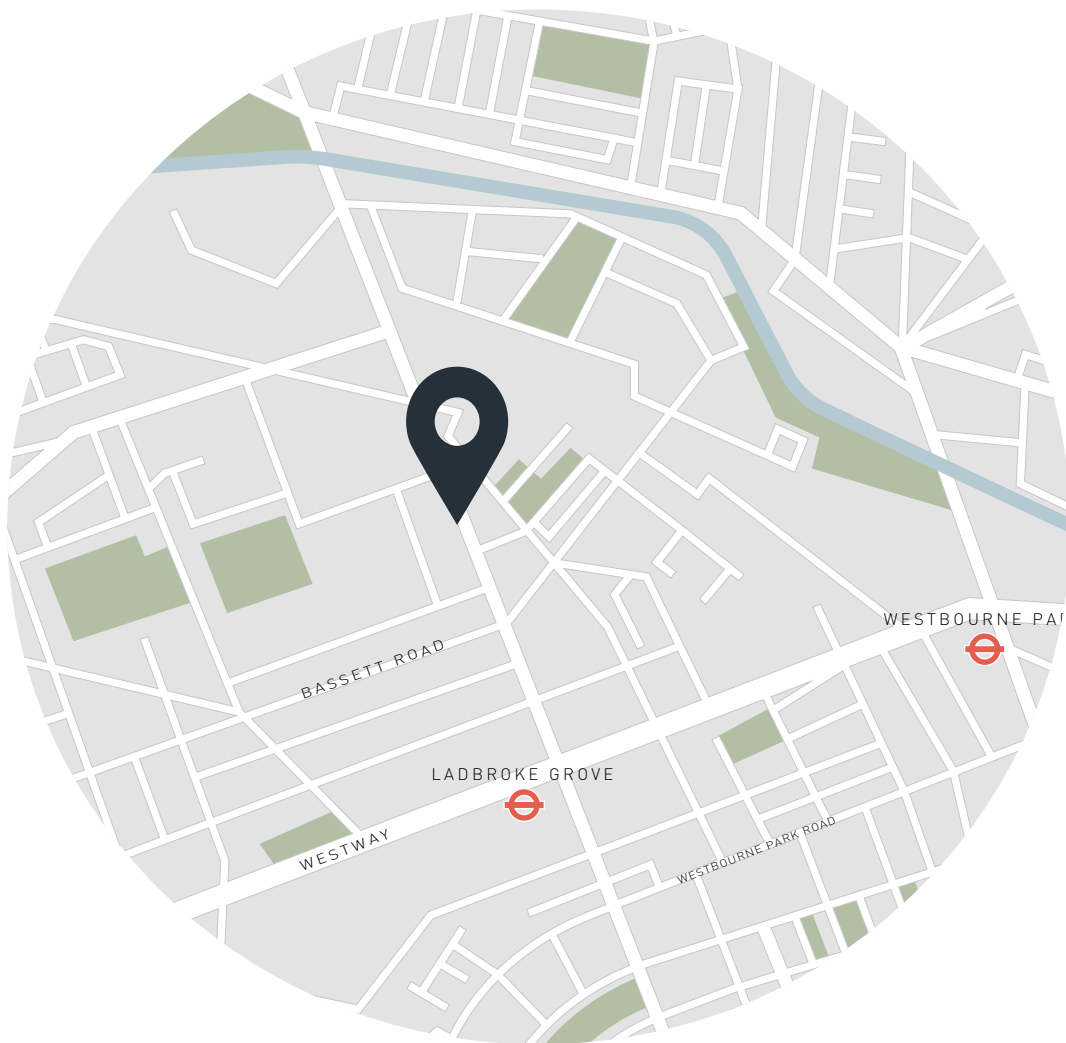
Royal Borough of Kensington & Chelsea

Approx 1,095 sq ft / 101.7 sq m

EPC - C

Council tax - D

Share of Freehold - 999 years



Location

Nestled between lively Notting Hill and upbeat Shepherd's Bush, there's a certain tranquillity to North Kensington. Head to Lowry and Baker for breakfast, then browse the vintage stores on Golborne Road. Wander down through nearby Portobello Road, perusing eclectic stalls and curiosities at the market. Stop in at E&O for pan-Asian delights. On sunny afternoons, bask in the serenity of Holland Park's Kyoto Garden. Catch a film at The Electric Cinema en route home.

Ladbroke Grove – 5 mins (Circle, Hammersmith & City)

Holland Park – 20 mins (Central)

Notting Hill Gate – 24 mins (Central, Circle, District)

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