

DOMUS NOVA



Ladbroke Grove W10
£600,000



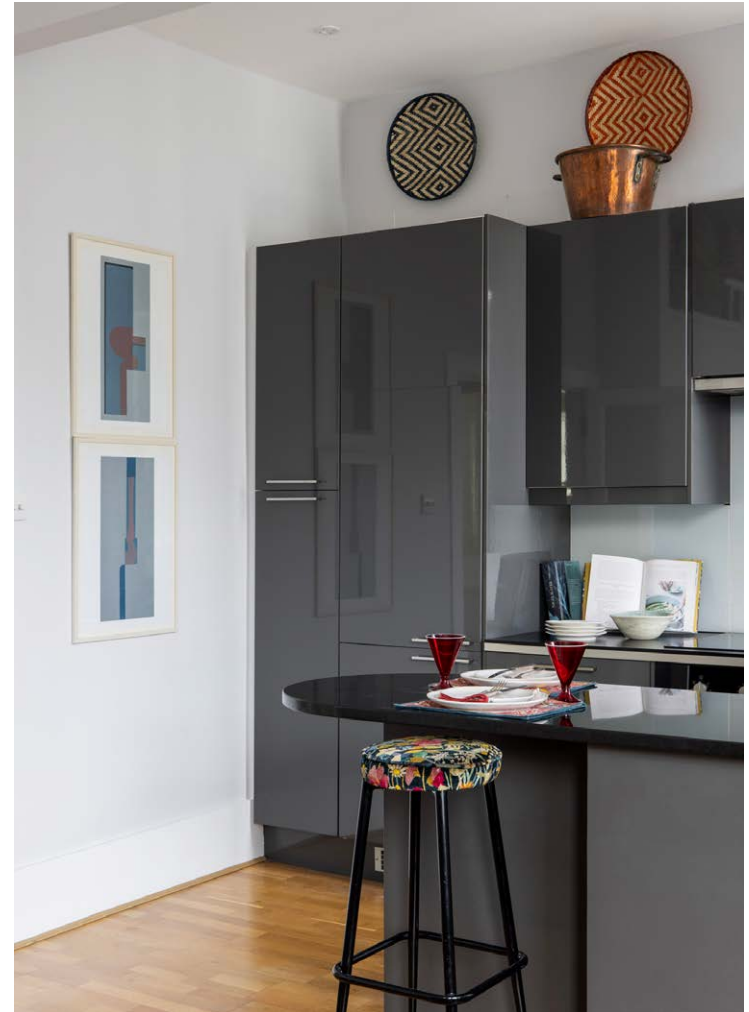
A haven of considered design. This understated one-bedroom home on Ladbroke Grove seamlessly pairs period details with modern interventions.

Behind a handsome brick façade with slate-blue accents, a first-floor apartment speaks of contemporary influences and Victorian origins. A separate entranceway opens into an expansive open-plan kitchen, dining and reception room. Complete with white wooden shutters, a voluminous bay window draws natural light into the space, creating an uplifting feel. Above, the high ceiling is crowned with intricate corning.

The peninsula kitchen combines integrated appliances and glossy grey cabinetry to produce an urbane aesthetic. A breakfast bar delineates the room into cooking and dining zones while hardwood flooring flows into a generous living area. Grounded by an elegant fireplace, the space features enviable views over the iconic Ladbroke Grove.





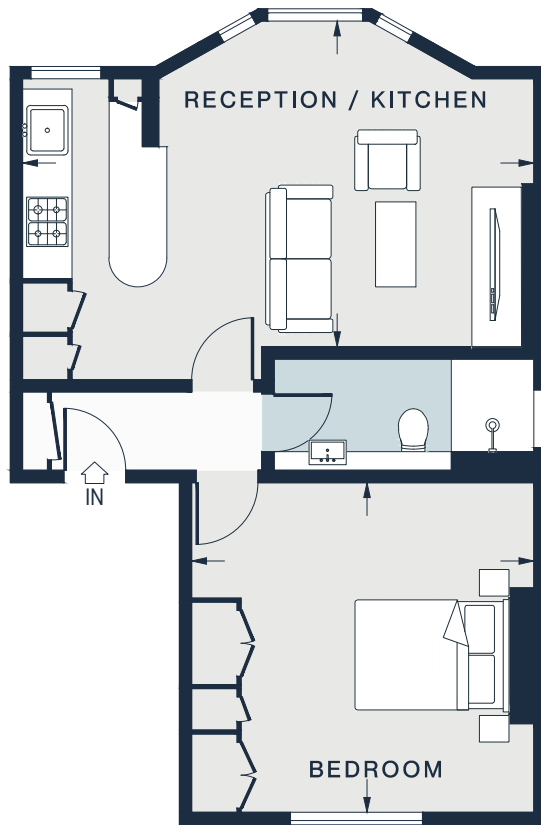


Optimised for relaxation, the bedroom exudes a sense of tranquillity. A large southwest-facing sash window frames leafy views and floods the space with daylight. Meanwhile, high skirting boards nod to the home's period framework. Plush carpet pairs with integrated storage for a calming and comforting atmosphere. Dressed in neutral tones, the bathroom benefits from chrome fixtures and a frameless rainfall shower.









FIRST FLOOR

RECEPTION / KITCHEN

20'5 x 9'1 (6.2m x 3.9m)

BEDROOM

13'10 x 13'4 (4.2m x 4.0m)

Approx. Gross Internal Area = 531 sq ft / 49.3 sq m

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

Property Details

Open-plan kitchen, dining and reception room
 Breakfast bar
 Large bay window
 One bedroom
 One bathroom
 Mezzanine storage area
 Intricate cornicing
 Royal Borough of Kensington & Chelsea

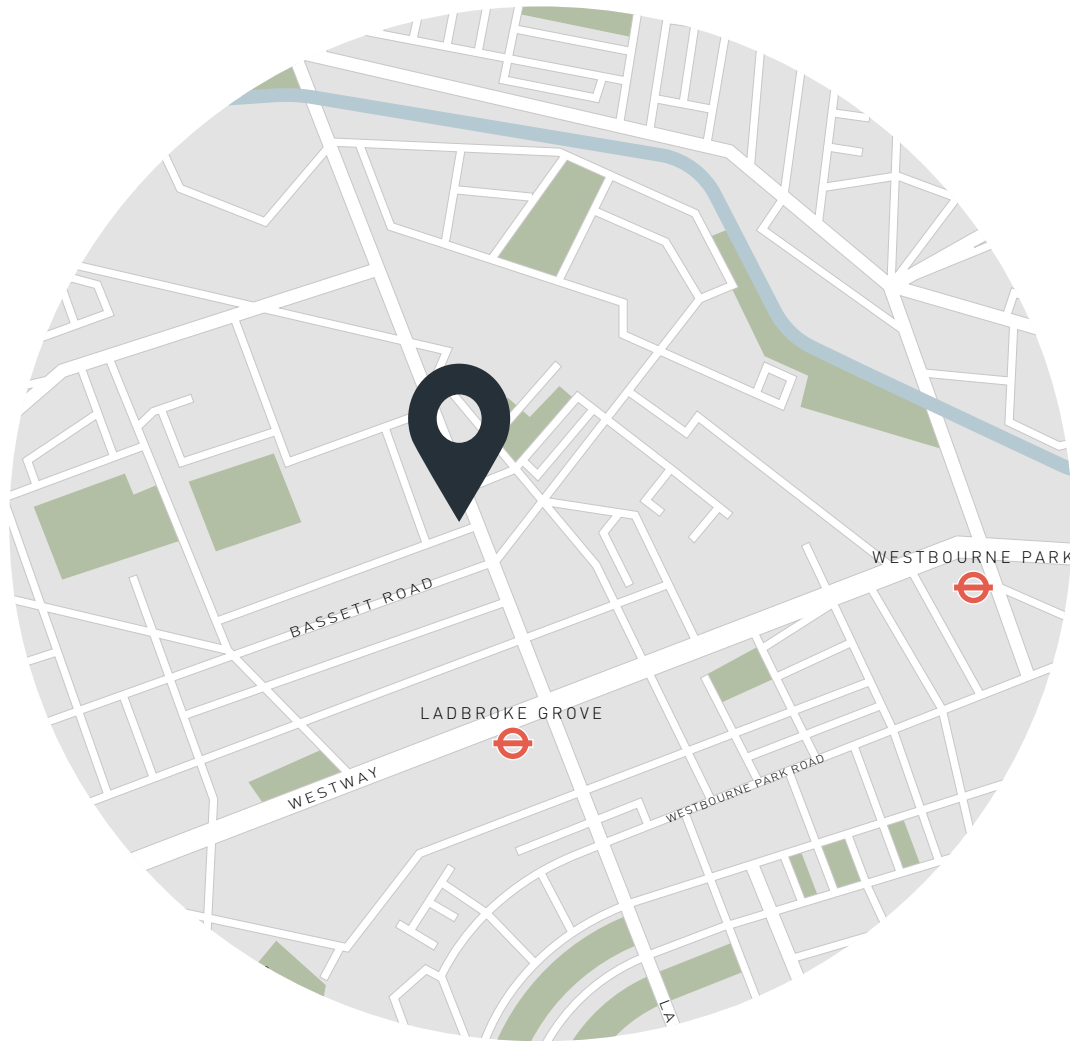
Approx. 531 sq ft / 49.3 sq m

EPC - D

Council tax - D

Share of freehold - circa 87 years

Annual service charge - approx. £3,584



Location

Adjacent to Golborne Road, Ladbroke Grove offers an enviable location just north of the heart of Notting Hill. Kickstart your day with breakfast at Layla or Lowry & Baker before indulging in a treasure hunt among Golborne Road's famous vintage stores. Stroll down to Portobello Market, and recharge with a stop at Daylesford Organic. For those seeking a social brunch, popular options include Granger and Co and Gold. Finally, at the end of Ladbroke Grove, Holland Park Avenue guides you to the lawns and woods Holland Park.

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

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