

DOMUS NOVA



Ladbroke Grove W11
£1,100,000



A masterclass in understated design, this two-bedroom apartment for sale sits within a prestigious locale of Notting Hill.

A contemporary spin on its traditional setting, this two-bedroom home has been meticulously renovated with modern living in mind. Accessed via its own private entrance, interiors strike a balance between subtle and inspiring.

Against a palette of cool muted hues, solid wood floors draw warmth across the open-plan living space. Natural light pours in to illuminate a wall of bespoke joinery – combining storage and space for a TV. Subtly set back, a cream shaker kitchen invites culinary creativity with smooth surfaces and integrated appliances.



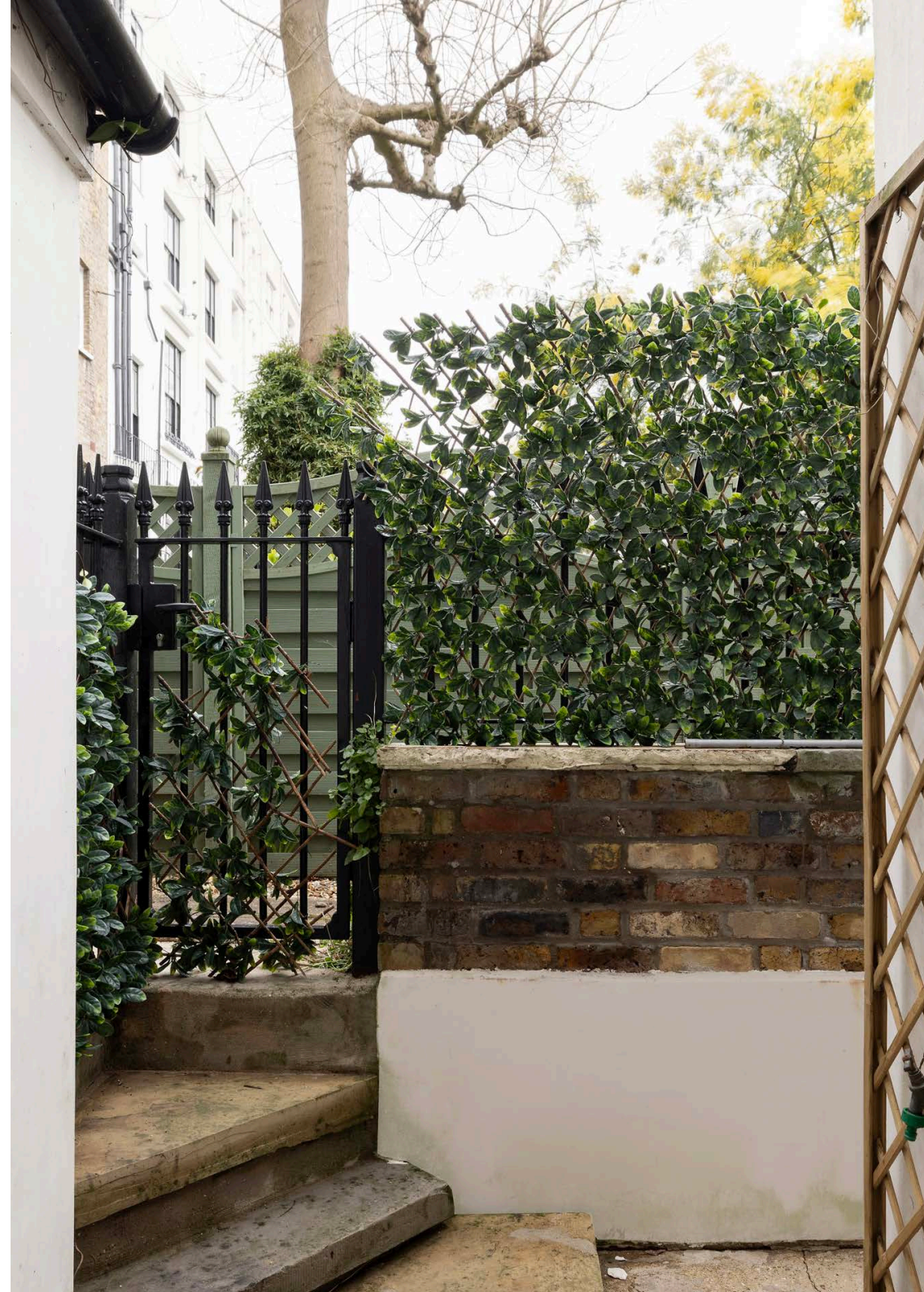






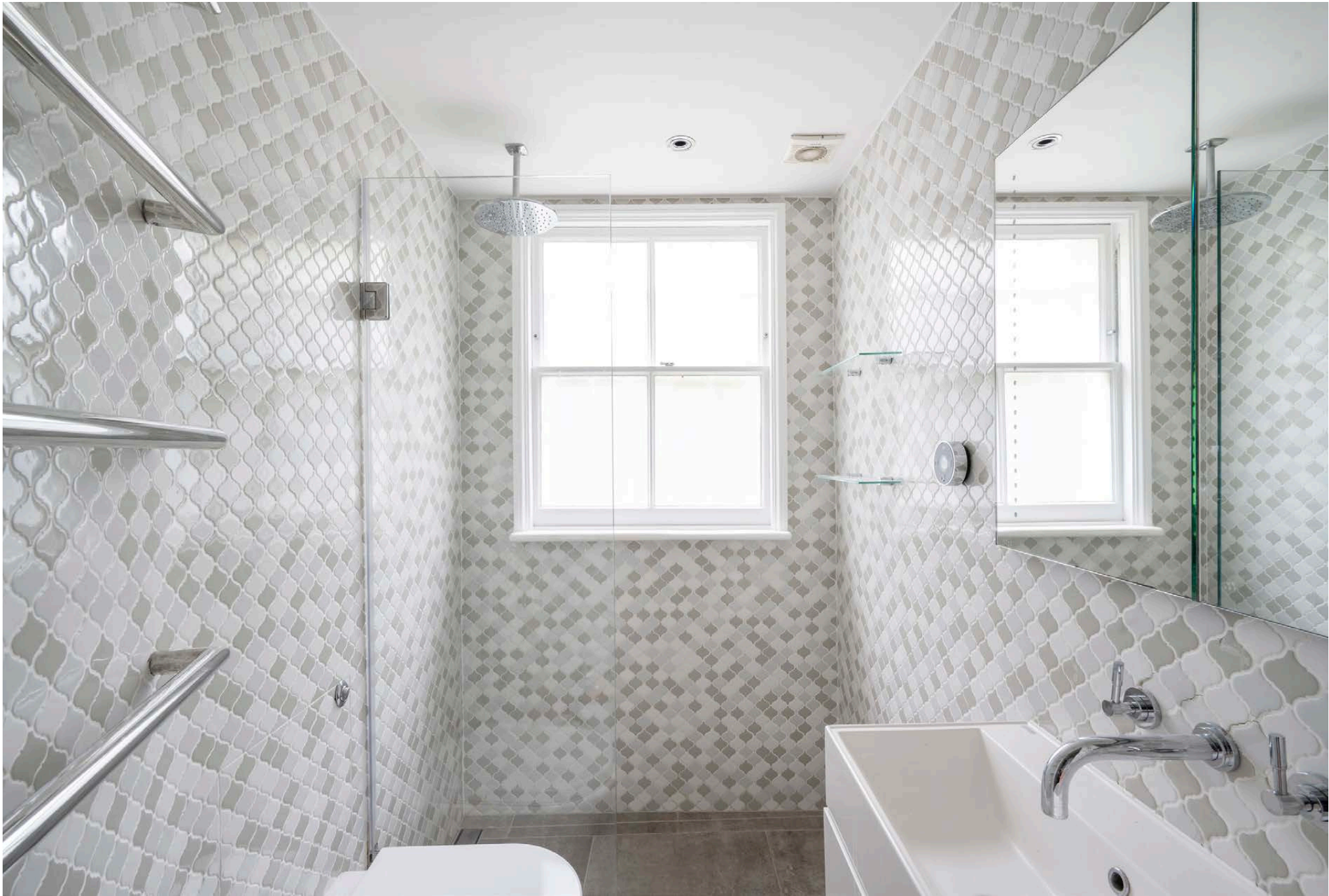
An enclave of understated elegance, the principal bedroom suite comes styled to soothe with muted beige tones and natural light. Both sophisticated and functional, bespoke white wardrobes fit seamlessly in the space. A glass door opens into a mosaic tiled en suite shower room, while doors adjacent guide out to a small private patio. From here, ascend steps for direct access to the communal gardens.

A small study space leads through to a considered second bedroom, served by an en suite with a generous bathtub and overhead rainfall shower.

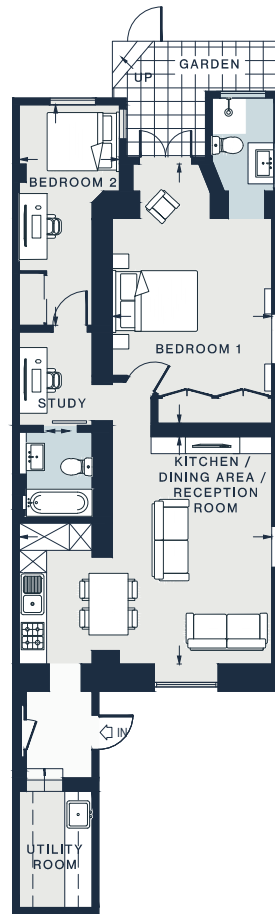












LOWER GROUND FLOOR

KITCHEN / DINING AREA /
RECEPTION ROOM
18'8 x 16'4 (5.7m x 4.9m)

BEDROOM 2
15'11 x 7'0 (4.8m x 2.1m)

BEDROOM 1
19'0 x 11'9 (5.8m x 3.5m)

Approx. Gross Internal Area = 808 sq ft / 75.1 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 and reception room
Principal bedroom suite with fitted storage
Guest bedroom suite
Utility room
Study space
Royal Borough of Kensington & Chelsea

Approx. 808 sq ft / 75 sq m
EPC - D
Tenure: Share of Freehold
Lease Length: Circa 954 years
Council Tax Band: E



Location

A prime Notting Hill postcode with enviable proximity to west London's finest offerings. Take your pick of brunch plates at Sunday in Brooklyn or stop by the boutiques on Westbourne Grove. Portobello Road is just a stone's throw away, host to an eclectic array of antique stalls and vintage treasures. Take a break from browsing to choose from the thriving street food selection. Complete your evening with dinner and drinks at Gold or celebrate an occasion in style at three-Michelin-starred Core by Clare Smyth.

Ladbroke Grove – 6 mins (Circle, Hammersmith & City)

Notting Hill Gate – 13 mins (Central, Circle, District)

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2024. All rights reserved.