

# DOMUS NOVA



Ladbroke Grove W11  
£1,550,000



A unification of elegance and eccentricity, this two-bedroom lateral apartment for sale sits in a prime Notting Hill enclave.

A heritage home creatively reimagined, Ladbroke Grove brings a whimsical air to its sophisticated setting. Featured by House and Garden, considered design by Beata Heuman effortlessly elevates every room.

Energised with decorative detail, a host of textural elements create intrigue across the kitchen and reception room. Considerately crafted to enhance the sense of space, a U-shaped kitchen allows for a natural flow. Cipollino Verde marble from Italy and burnished brassware bring an elevated edge, while mounted cabinetry and integrated appliances keep things practical. Beyond, the lounge space is a light-flooded setting to take in the feature fireplace or leafy views. Bespoke joinery adorns the lofty proportions, allocating areas for books or oddities.









Painstaking attention to detail follows through to the principal bedroom, where a restrained palette inspires a sense of calm. Featuring fitted wardrobes and soft natural light, unwinding comes easily. In the second bedroom, a playful collision of colour and pattern unfolds. Muted beige and green wallpaper extends across the ceiling, illuminated through a small sash window and glass door leading to the garden. At the centre of the apartment, an inky blue shower room is brightened by white Carrara marble.

Accessed via the second bedroom, a private east-facing garden comes paved to create a serene space for alfresco dining. From here, a gate leads directly to the communal Stanley Gardens. The home also benefits from access to Ladbroke Square Gardens – the largest of the Ladbroke estate, which features sprawling lawns and a tennis court.







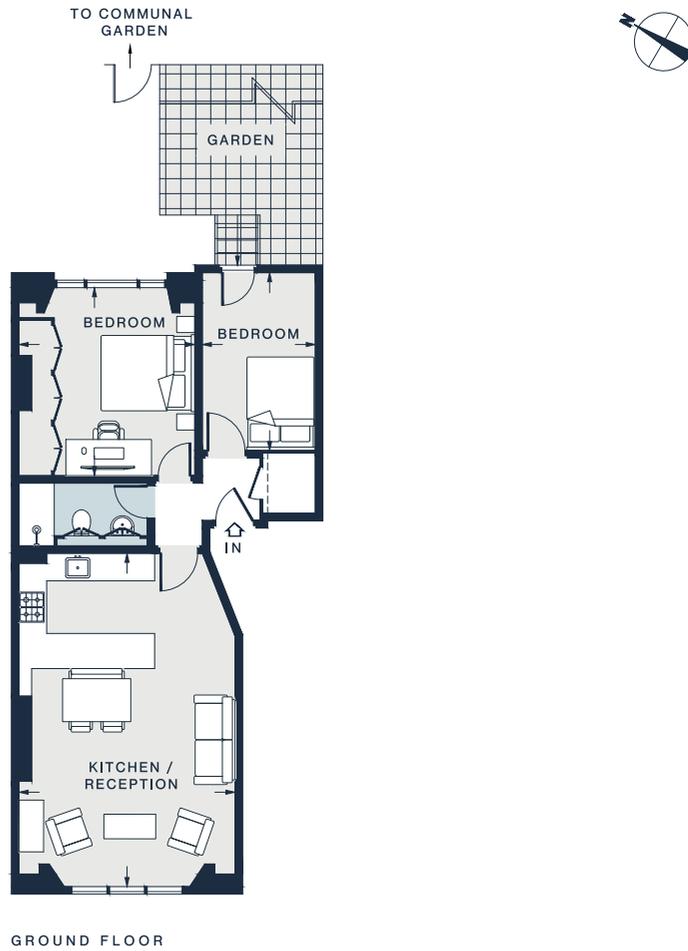












KITCHEN / RECEPTION

21'10 x 14'2 (6.6m x 4.3m)

BEDROOM

12'3 x 11'6 (3.7m x 3.5m)

BEDROOM

11'7 x 7'4 (3.5m x 2.2m)

Approx. Gross Internal Area = 628 sq ft / 58.3 sq m

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

## Property Details

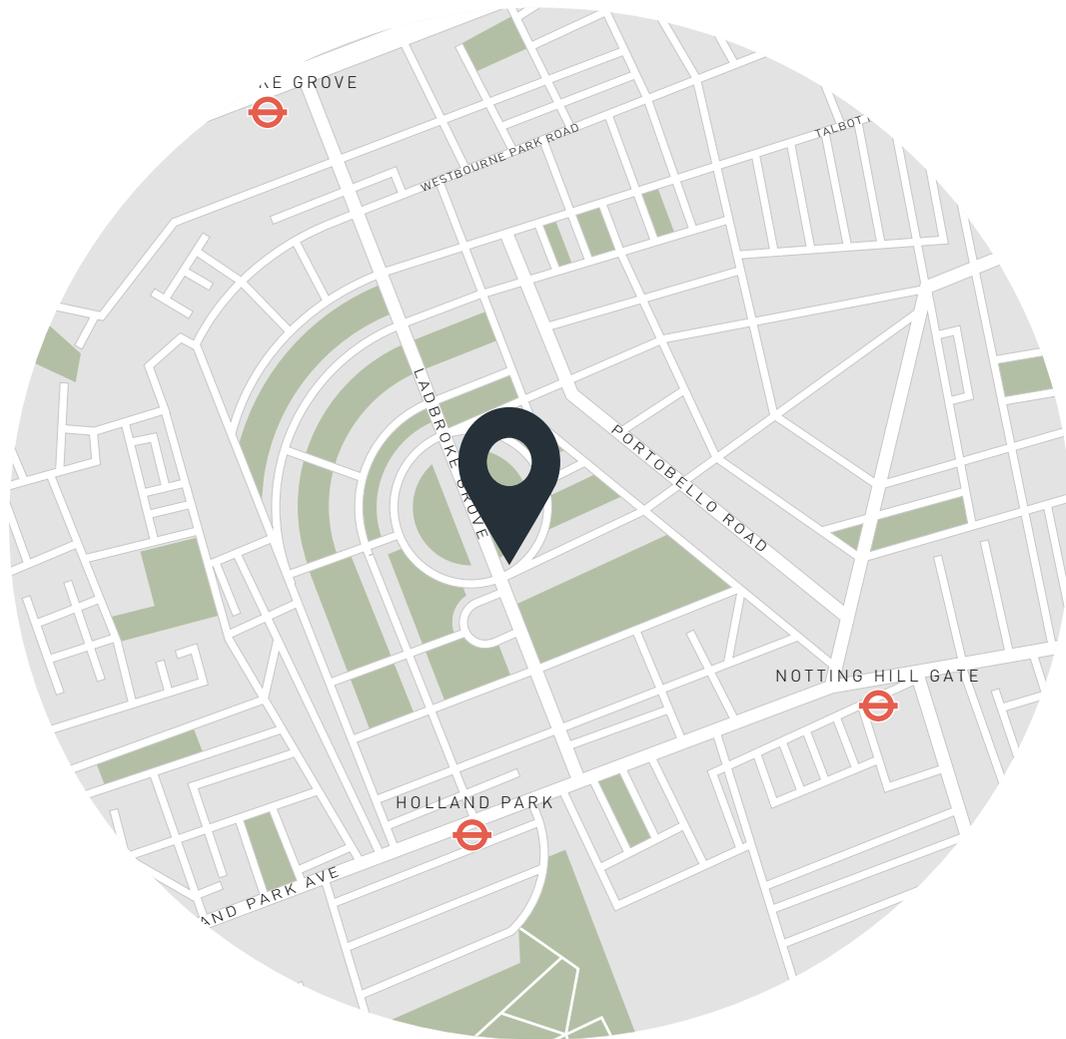
- Open-plan kitchen and reception room
- Principal bedroom
- Guest bedroom
- Shower room
- Private garden
- Communal garden access
- Royal Borough of Kensington & Chelsea

Approx. 628 sq ft / 58.3 sq m

EPC - C

Council tax - E

Share of Freehold - circa 986 years



## 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. Animated 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.

Holland Park – 9 mins (Central)

Notting Hill Gate – 11 mins (Central, Circle, District)

Ladbroke Grove – 11 mins (Circle, Hammersmith & City)

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