

DOMUS NOVA



Ladbroke Grove W11 – £12,000 pw/ (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



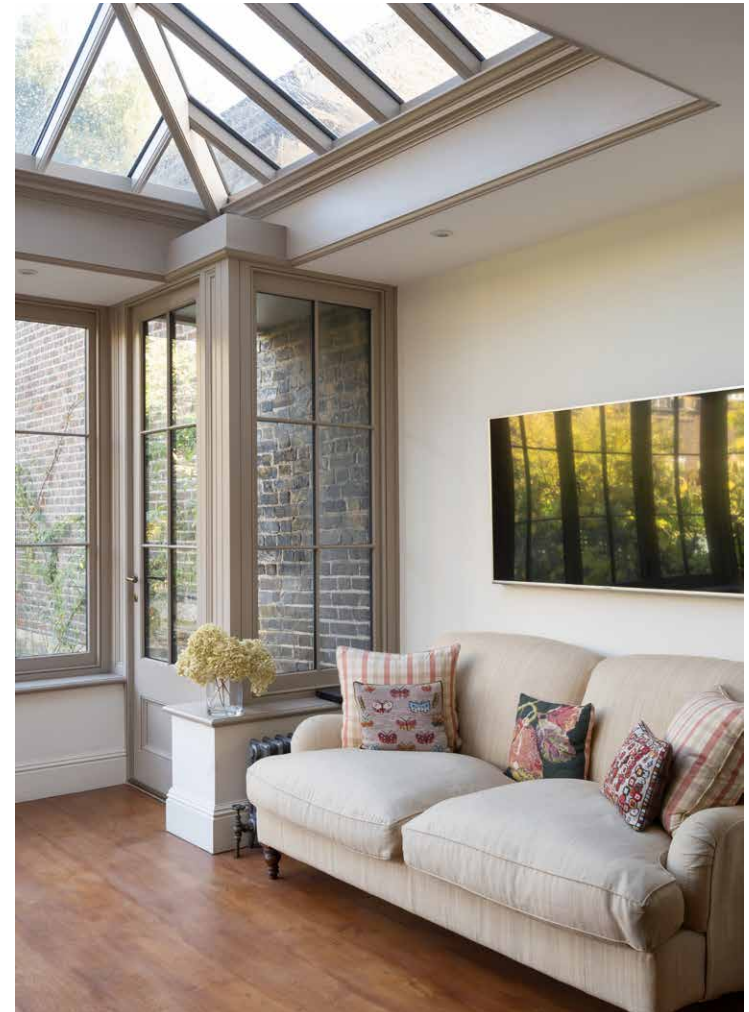
An immaculate four-bedroom home for rent with considered design and a layout attuned to family life.

With its smart façade, iron railings and manicured hedges, the exterior of this townhouse hints at the refined interiors that await on the other side of its olive-green door. Off the raised ground floor entrance hallway, a double reception room is impressive in its proportions and finishes – including two marble fireplaces, wooden floors and intricate corning. To one side, a study with built-in bookcases overlooks the tree-lined street below. To the other, a more formal area to receive guests that leads into a light-flooded sunroom with views out to the 80-foot walled garden.

A thoughtfully landscaped space lined with silver birch trees, there's a rear terrace to catch the morning sun, as well as a lawn, playhouse and bench seating area just beyond the doors of the lower ground-floor snug. Retreat inside to this cosy room for TV evenings. The adjoining shaker-style kitchen sets the scene for hosting, with a Lacanche range cooker and six-seater dining table. Tucked away to the side is a convenient guest cloakroom and utility room.



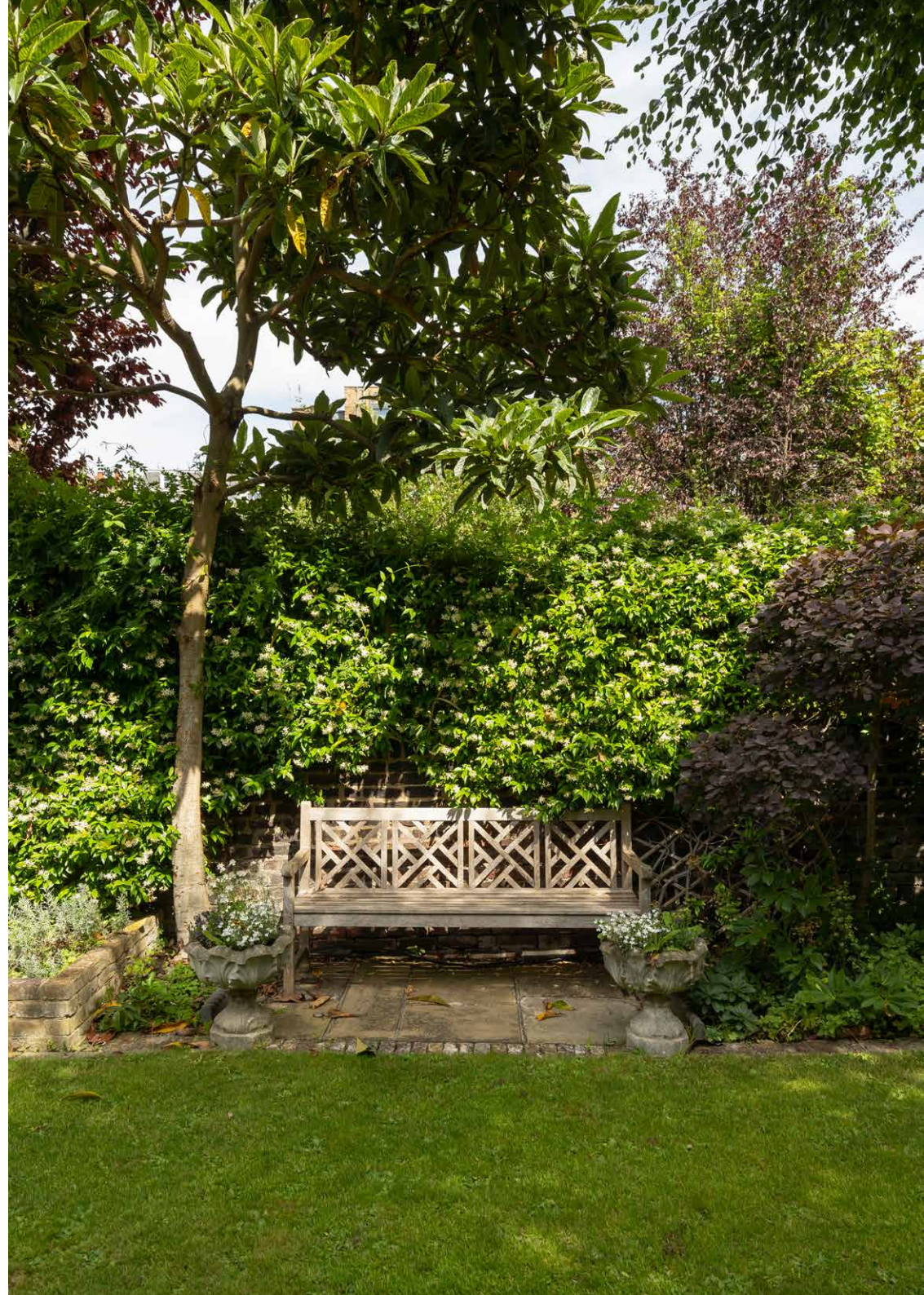
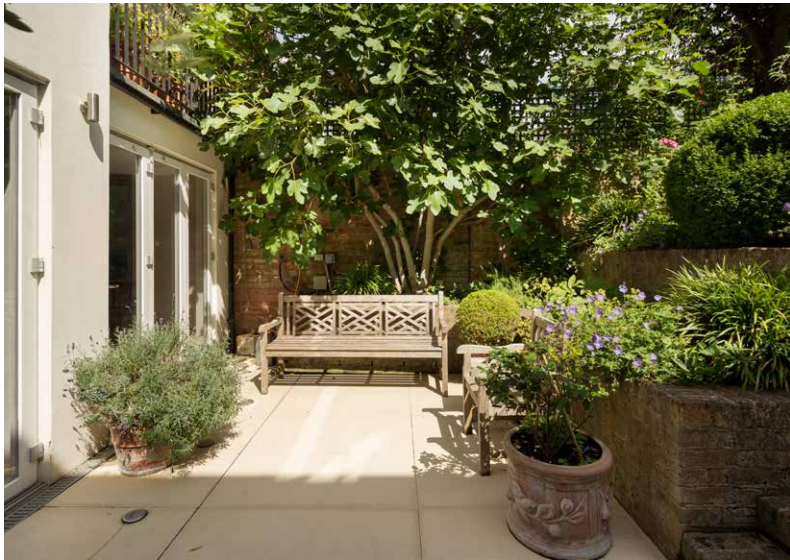




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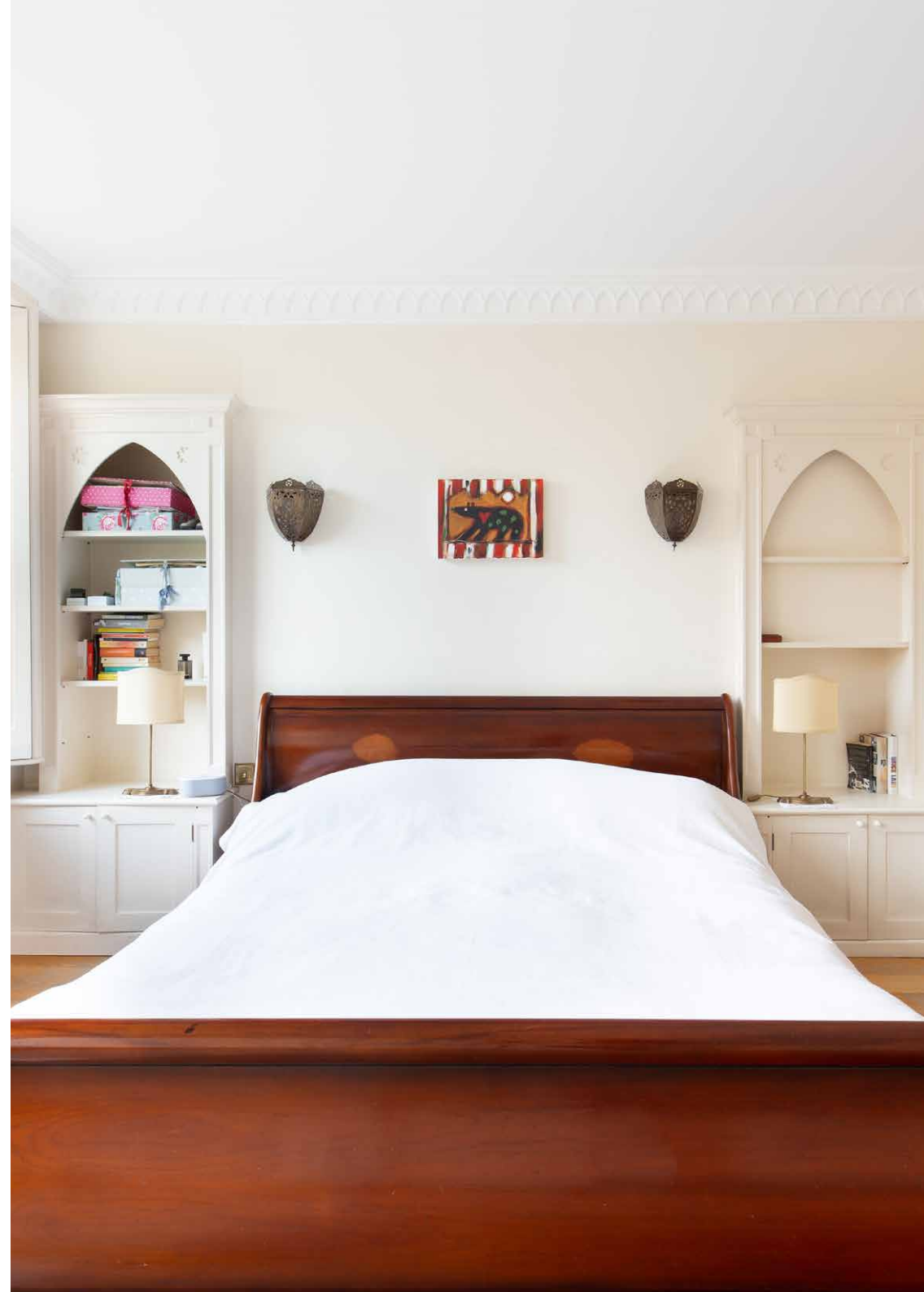








Upstairs, the principal bedroom suite is well-conceived with floor-to-ceiling fitted storage and an inviting sleigh bed. Its family-sized en suite is a spacious affair: think dual sink vanity, double shower and a freestanding bathtub. Also on this floor, two further bedrooms – one with a dressing table and a desk, and the other with a bed positioned under a skylight. Both are served by a shower room. On the second floor, a guest suite in the eaves comes with a feature fireplace. A welcoming space kept bright with windows to three aspects, it's elevated with a clawfoot rolltop bath.

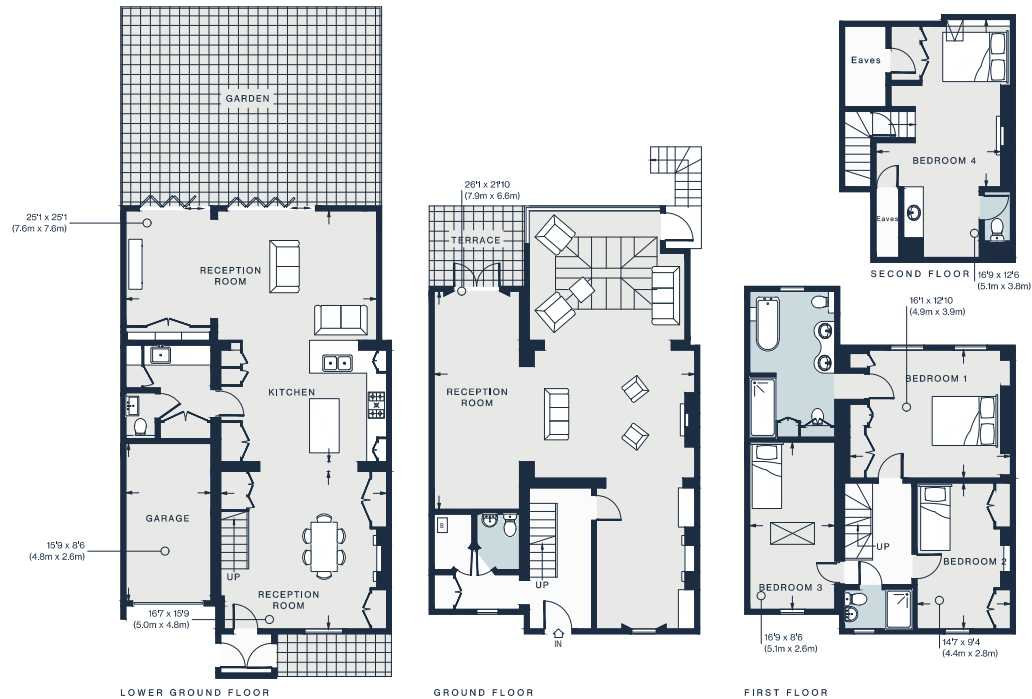












Property Details

4 Bedrooms, 3 Bathrooms
Double aspect reception room
Open-plan kitchen and dining room
Sunroom
Principal bedroom suite
Guest bedroom suite
Two further bedroom
Shower room
Two cloakrooms
Walled garden
Terrace
Utility room
Garage
Royal Borough of Kensington & Chelsea

Approx. 3,123 sq ft / 290.1 sq m

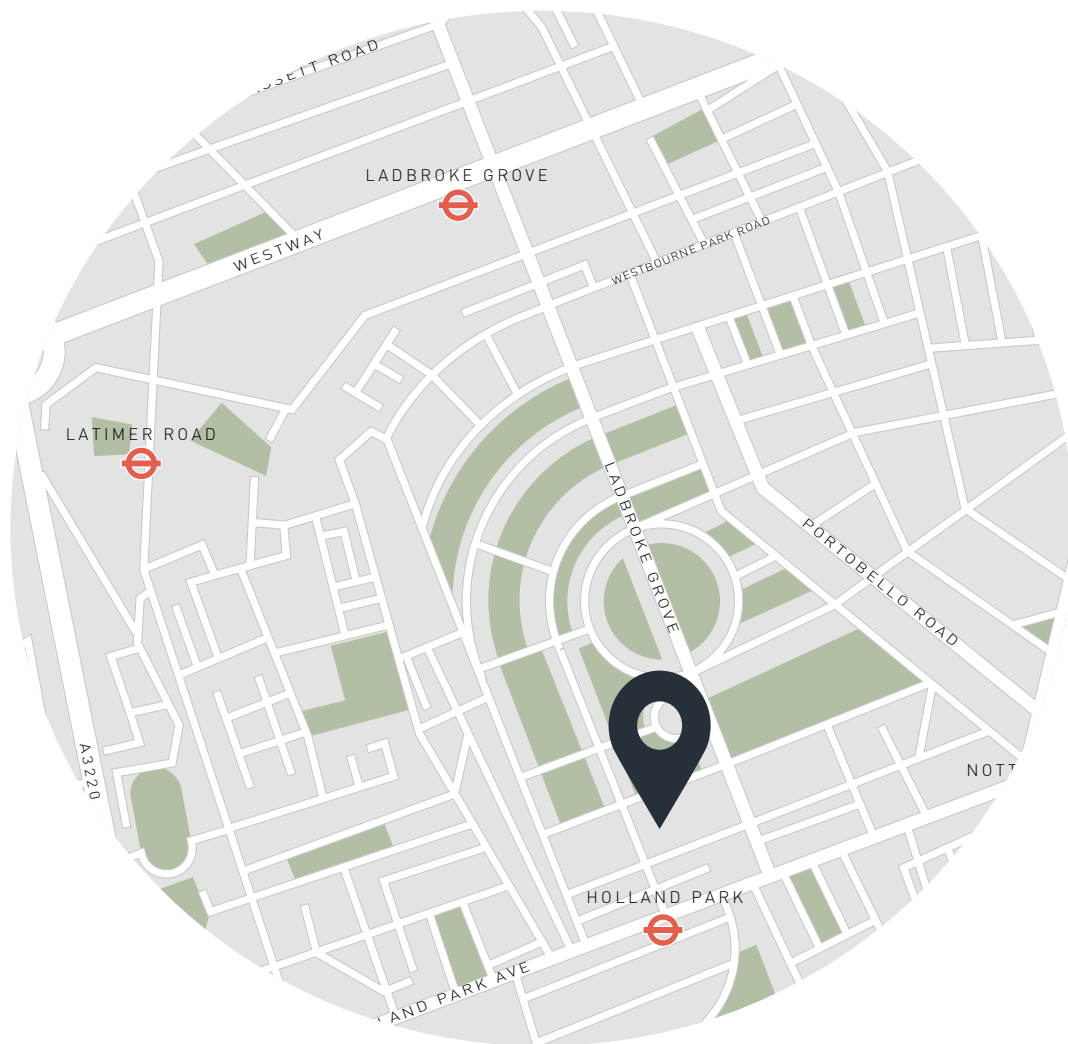
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Deposit: £48,000

Council Tax Band: H

Approx. Gross Internal Area = 3123 sq ft / 290.1 sq m
(Excluding Eaves)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Location

A prime London spot, Ladbroke Grove is your gateway to green spaces, fine dining and culture. On the doorstep: boutiques and all-day brunching on Westbourne Grove and treasure hunting along Portobello Road. By day, the Kyoto Garden of Holland Park and the Serpentine Lake in Hyde Park are there to be explored. Come evening, enjoy drinks at The Hillgate and dinner at favourite local haunts Mazi or Gold – both in walking distance.

Holland Park - 5 mins (Central)

Notting Hill Gate - 7 mins (Central, Circle, District)

Who — we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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