

# DOMUS NOVA



Ladbroke Grove W11  
£12,000 pw - Short let





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.











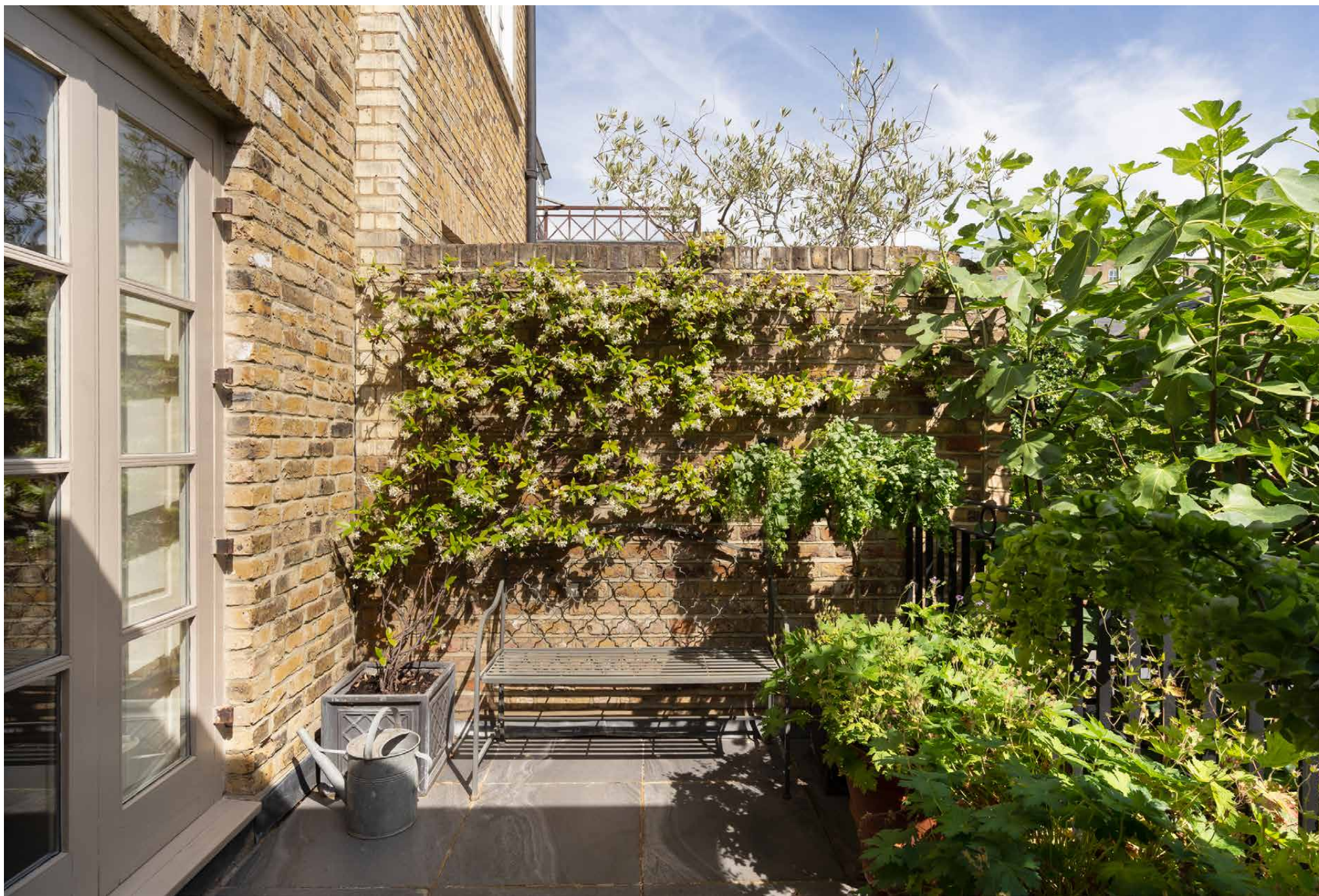
























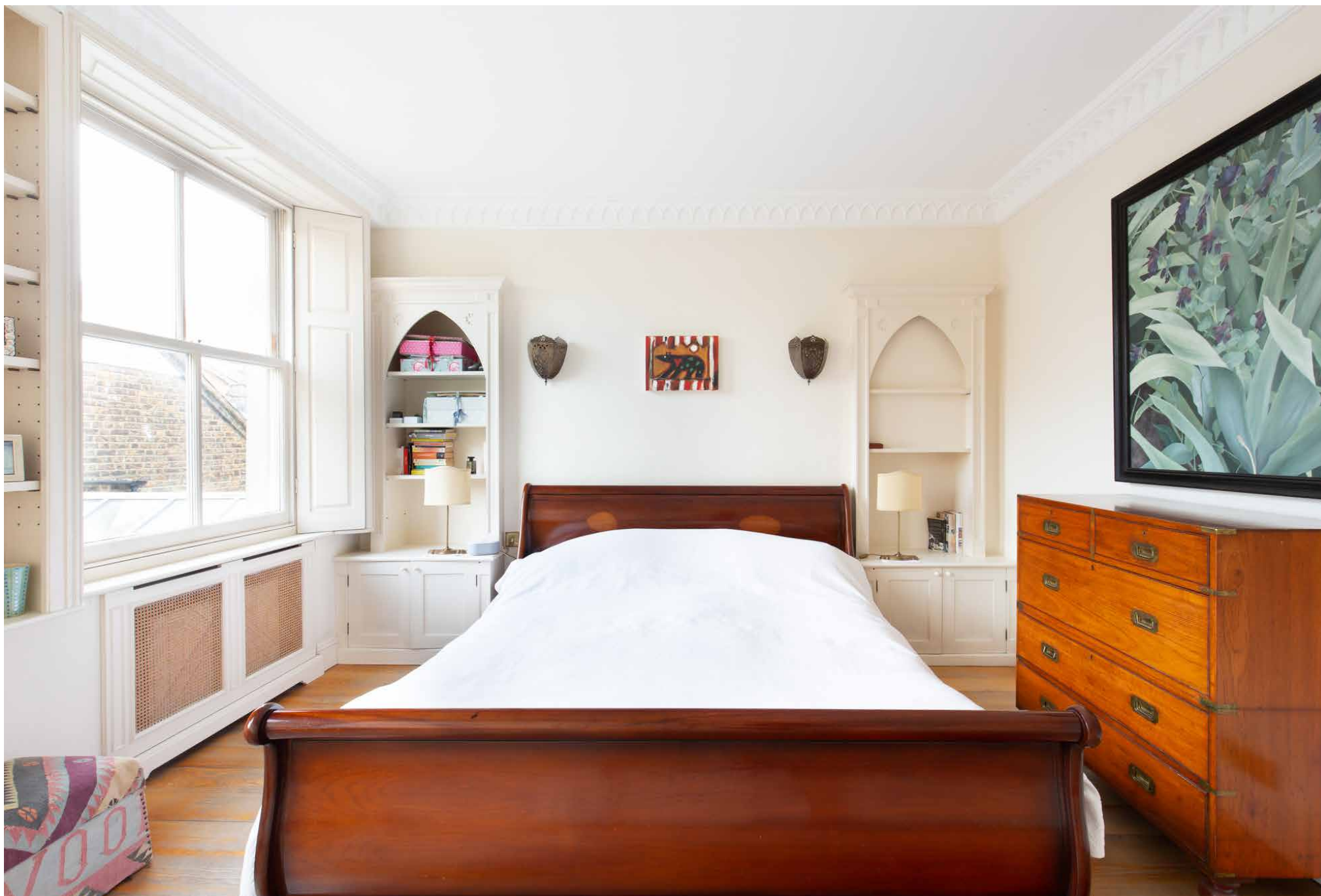


Upstairs, the principal bedroom suite is well-conceived with floor-to-ceiling fitted storage and an inviting sleigh bed. Its family-sized en suite is a spacious affair: think dual sink vanity, double shower and a freestanding bathtub.

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.











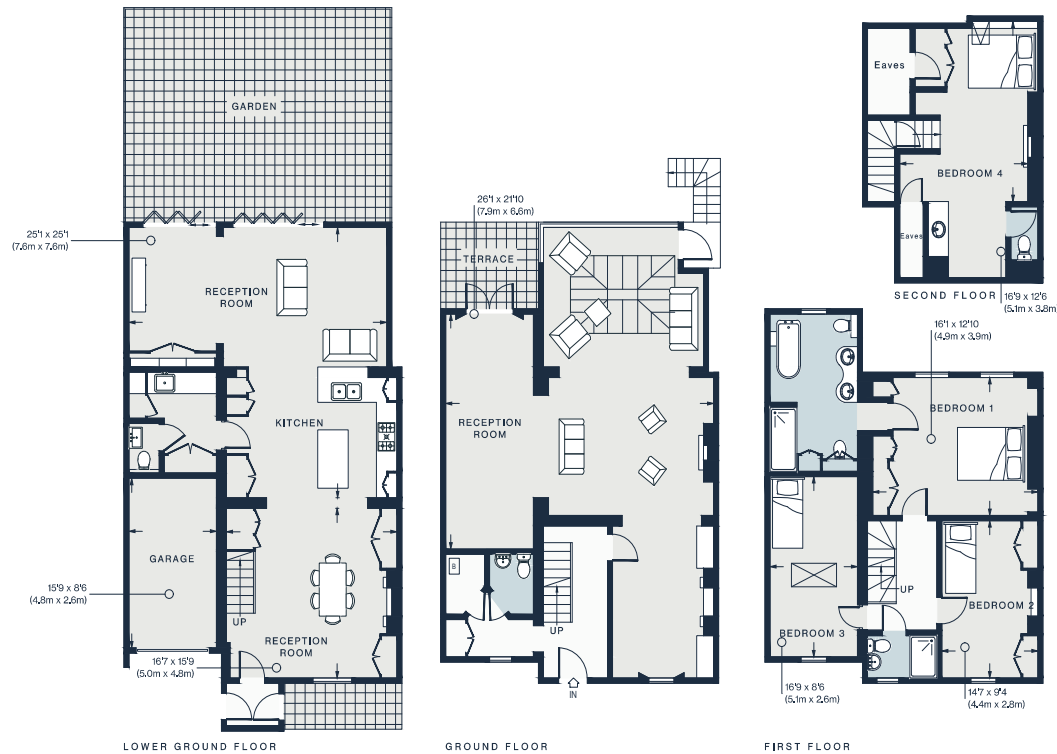












## Property Details

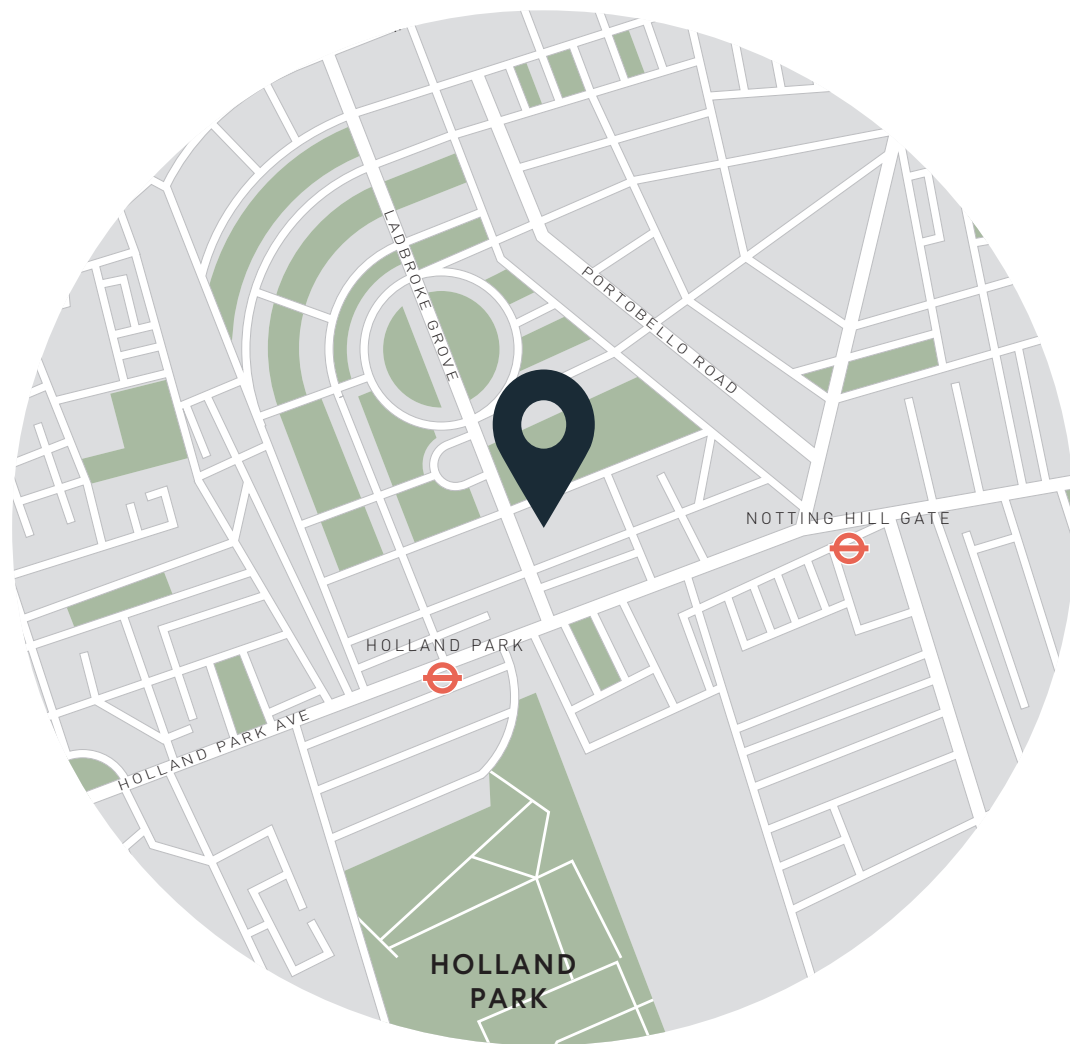
Double aspect reception room  
Open-plan kitchen and dining room  
Sunroom  
Principal bedroom suite  
Guest bedroom suite  
Two further bedrooms  
Shower room  
Two cloakrooms  
Walled garden  
Terrace  
Utility room  
Garage  
Royal Borough of Kensington & Chelsea

Approx 3,123 sq ft / 290.1 sq m  
Council Tax Band - H  
EPC - D  
Deposit Payable - £48,000

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

Notting Hill Gate - 7 mins



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Let's talk  
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