

# DOMUS NOVA



Ladbroke Grove W10 – £750,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Behind an elegant, stucco-fronted façade on one of West London's most sought-after streets, this one-bedroom apartment makes the most of its heritage framework. The portico entryway offers a smart initial impression, continued as you enter the home on the first floor.

With its pale colour scheme and restrained material palette, there's an uplifting feel as you enter the open-plan kitchen, dining and reception room. Reams of natural light pour through large south-facing sash windows, illuminating the ornate cornicing that wraps around the high ceilings. To one side, a decorative fireplace is a cosy focal point for the living area; to the other, brushed brassware pops against a white marble splashback in the kitchen.















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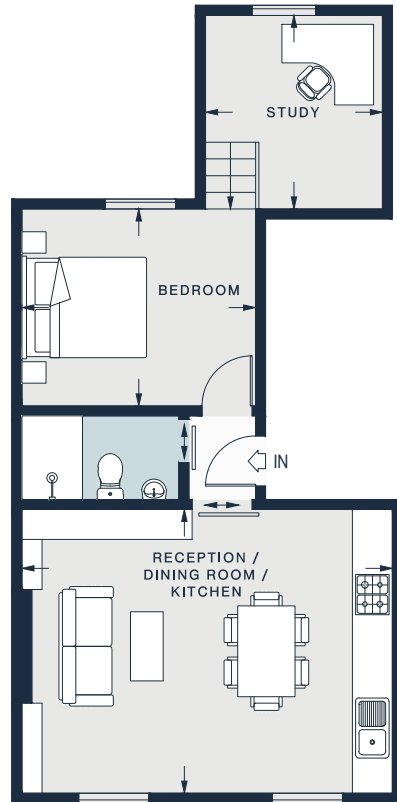
Symmetry and serenity unite in the principal bedroom. Fitted storage stretches over the bed, while sunlight brightens the room through a large window. Down a short set of steps, there's a study space with versatility to be used as an additional dressing room or gym space. In the bathroom, charcoal-blue walls contrast with gilded hardware and vertical metro tiles that wrap around the shower.











FIRST FLOOR

RECEPTION/ DINING ROOM/  
KITCHEN

18'3 x 14'0 (5.5m x 4.2m)

BEDROOM

11'5 x 9'8 (3.4m x 2.9m)

STUDY

9'7 x 8'8 (2.9m x 2.6m)

Approx. Gross Internal Area = 552 sq ft / 51.28 sq m

## Property Details

Open-plan kitchen and reception room  
One bedroom  
One bathroom  
Study  
Fitted storage  
Royal Borough of Kensington & Chelsea

Approx. 552 sq ft / 51.28 sq m

EPC=C

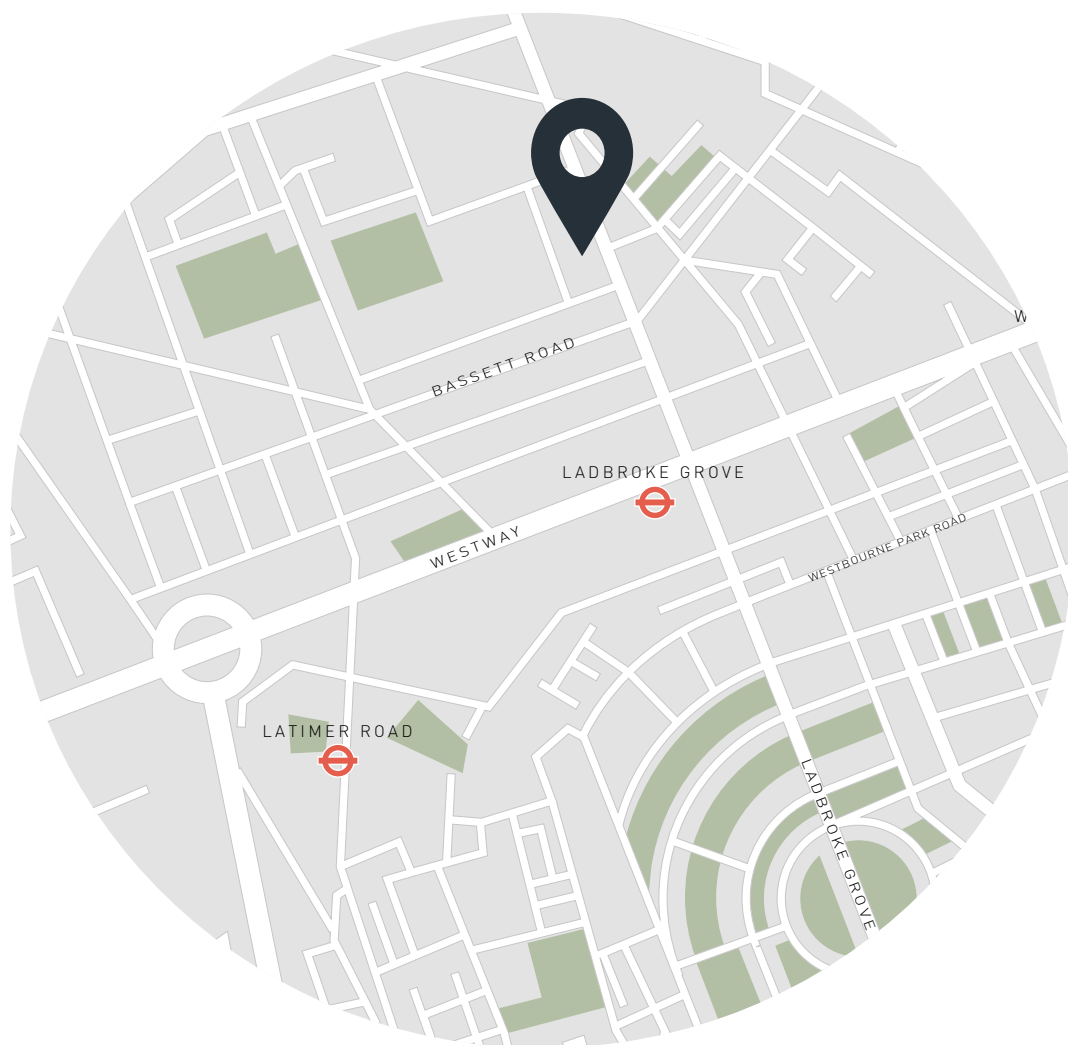
Tenure: Share of Freehold

Lease Length: circa 996 years

Annual Service Charge: Approx. £3,754

Council Tax Band: D





## Location

Ladbroke Grove is an arterial road connecting some of West London's most desirable enclaves, with one foot in North Kensington and the other in Notting Hill. Vibrant Golborne Road is close by, with an exciting food scene including Straker's, Layla Bakery and Fat Badger. Portobello Road is iconic with its antiques shops and food markets, as well as the coveted Electric Cinema. Venture down to Holland Park with its manicured lawns and charming Kyoto Garden. Complete an evening with dinner and drinks at local favourites: Gold, Julie's and The Ledbury.

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

# 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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