

DOMUS NOVA



Ladbroke Grove W11 – £4,950,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Outside, a sprawling townhouse catches the eye with its ornate bow windows, decorative cast-iron balconies and handsome portico entrance. Inside, its period proportions have been reimagined with contemporary flair. Spread across the ground and lower-ground floors, this three-bedroom property has a refined feel with reams of sunlight, considered interior innovations and access to residents' communal Stanley Crescent Gardens.

The home opens into a bright hallway, with bi-folding doors revealing a reception room and kitchen on either side. To the left, there's a calming minimalism to the culinary setting, with wood floors, pale blue walls and sunlight pouring in through three arched sash windows. Rows of handleless cabinets and smooth whitewashed worktops are sleek and streamlined, while the Bocci Armature pendant light captures attention above the island. Across the entrance corridor, the reception room has a sunny ambiance with yellow walls. There's an elegant fireplace that harks back to the home's architectural heritage, flanked by open display shelving.





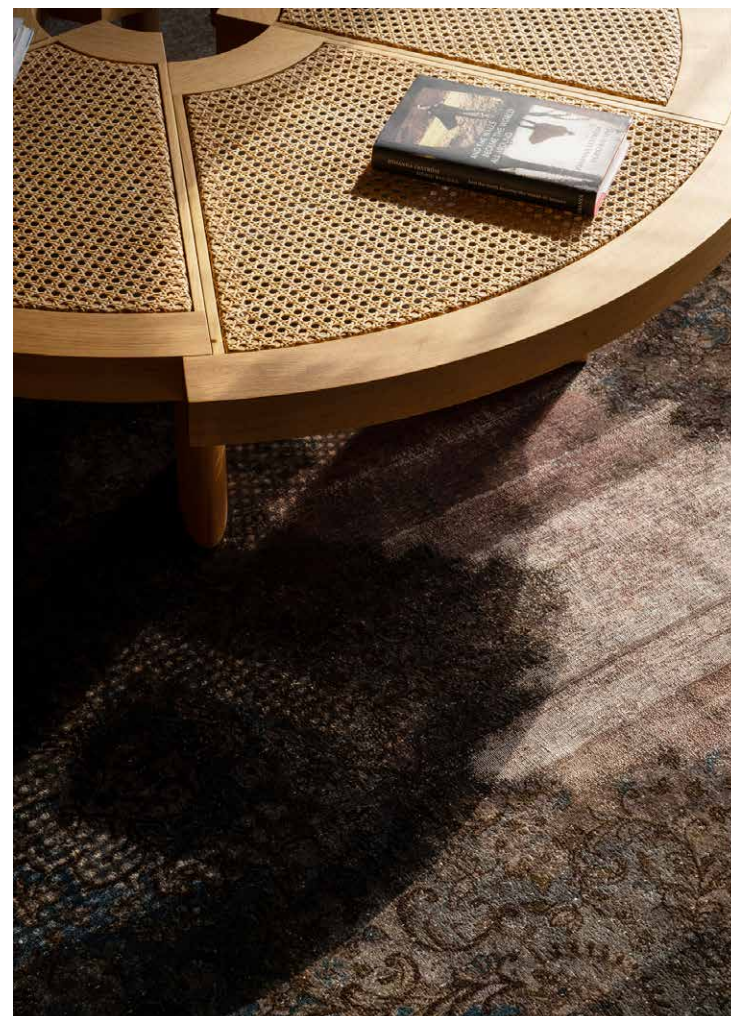






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Downstairs, the principal bedroom suite maintains the home's serene atmosphere. A trio of sash windows filter in natural light, illuminating the light green walls and smart wood floors. Wardrobes are neatly integrated into the walls, framing a marble fireplace surround. There's a playful edge drawn with an elliptical arched doorway, which leads into the en suite bathroom. Wrapped in neutral stone tiles, it's a meditative space with a bathtub, rainfall shower and warm strip lighting.

Currently configured as a stylish office, a second guest bedroom suite is lined with floor-to-ceiling wardrobes.

Through a glass door, there's direct access to the private garden. Artful mosaic tiles and flower beds make for an inviting alfresco setting that's perfect for warm-weather entertaining. Completing this level is an additional bedroom and bathroom.







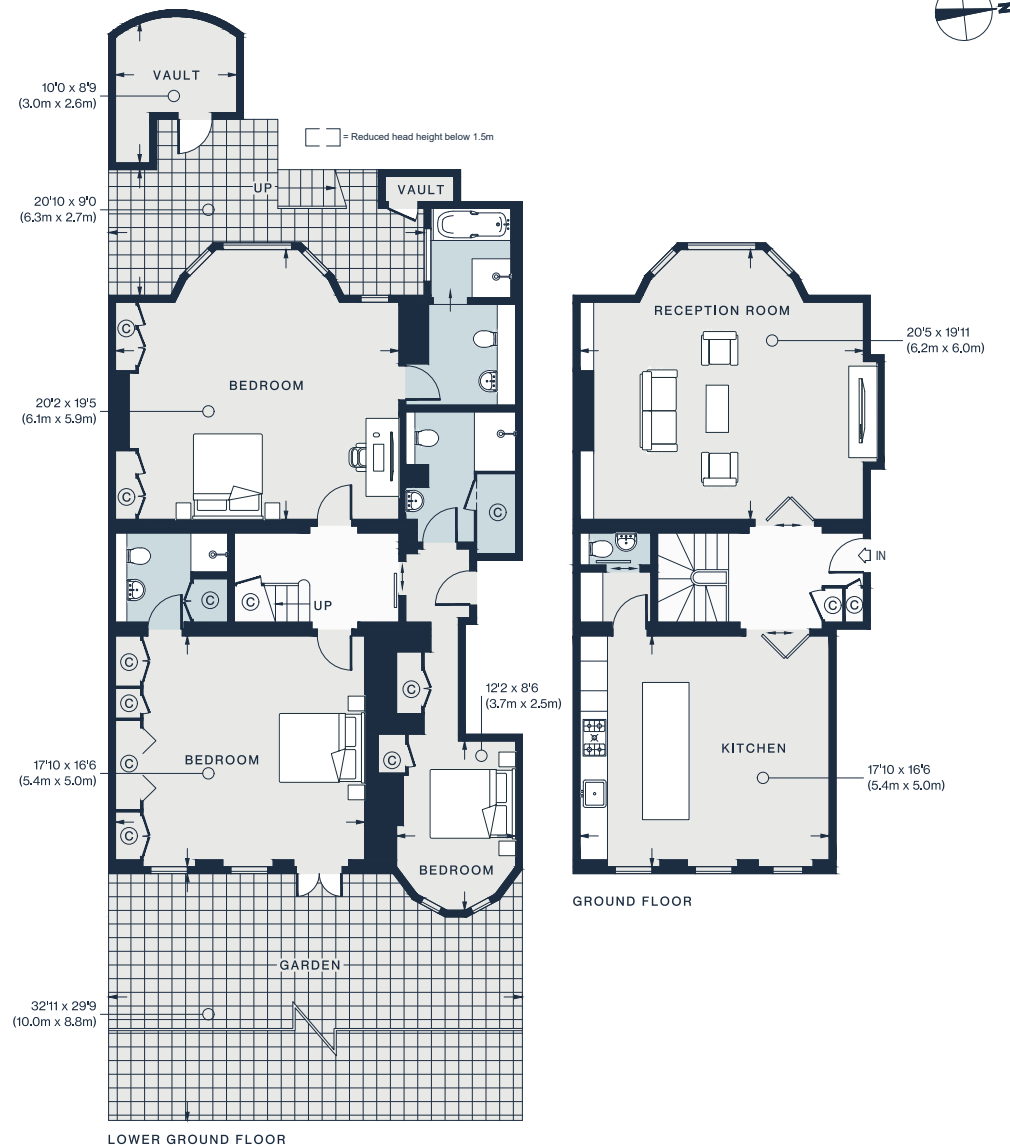












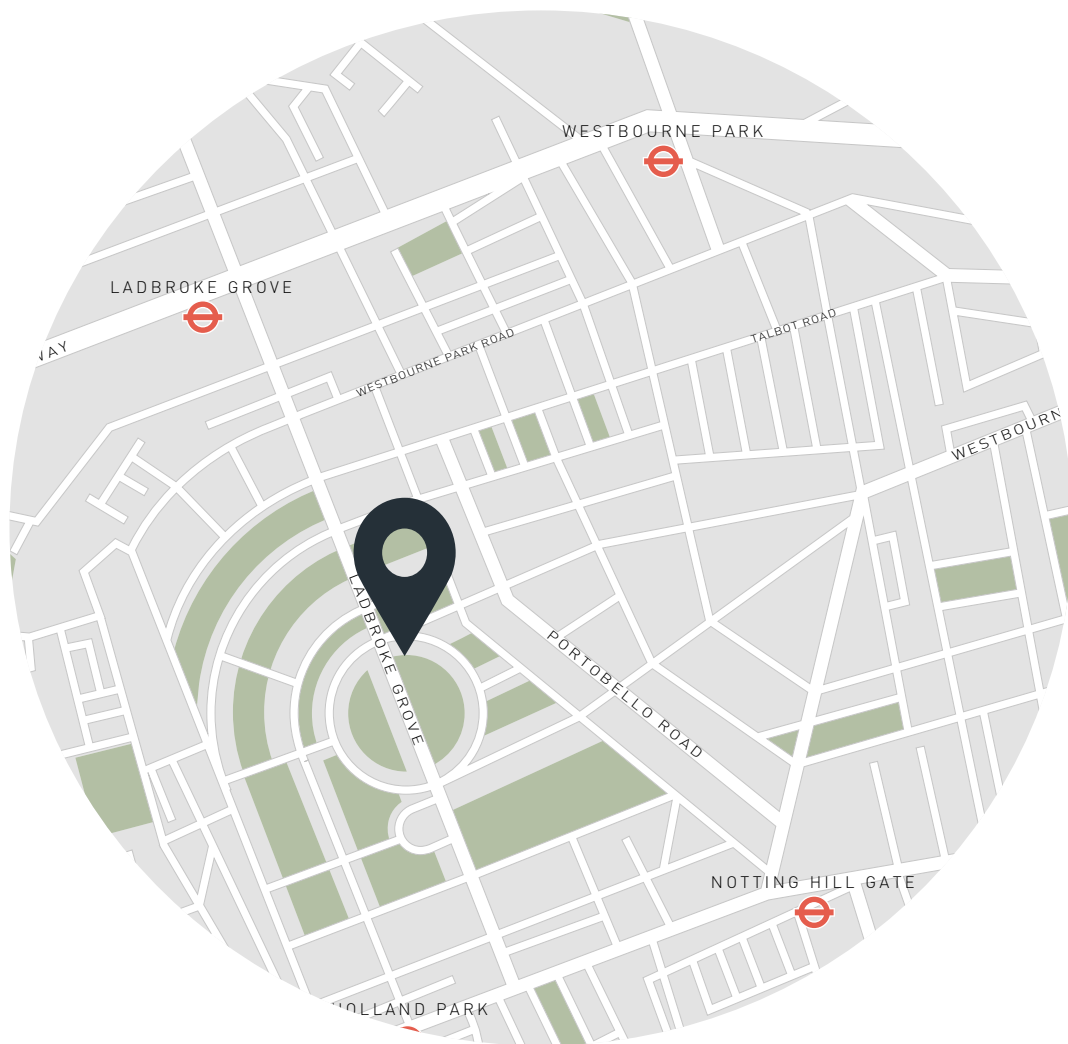
Approx. Gross Internal Area
 2,117 sq ft / 196.7 sq m (Excluding Vaults)
 2,131 sq ft / 198.0 sq m (Including Reduced Headroom)
 2,209 sq ft / 205.2 sq m (Including Reduced Headroom & Vaults)

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

Property Details

Reception room
 Open-plan kitchen and dining room
 Principal bedroom suite
 Guest bedroom suite
 One further bedroom
 One further bathroom
 Private garden
 Access to residents' communal Stanley Crescent Gardens.
 Royal Borough of Kensington & Chelsea

Approx. 2,209 sq ft / 196.7 sq m
 EPC: C
 Tenure: Leasehold
 Lease Length: circa 86 years
 (with shares in the freehold company)
 Council Tax Band: G
 Annual Service Charge: approx. £7,950



Location

This property is located in the heart of Ladbroke Grove, with Notting Hill's best offerings on your doorstep. Moments from upbeat Portobello Road, there's a thriving food market and antiques stalls to explore – as well as the famed Electric Cinema for movie nights. Westbourne Grove is lined with brunch spots and upmarket boutiques, plus a host of exercise and wellness spots. Stroll down to Holland Park for long walks around the landscaped lawns, followed by an exhibition at the Design Museum. For evening dining, indulge in the gastronomical delights of Gold or three-Michelin-starred Core by Clare Smyth and be home in a matter of minutes.

Ladbroke Grove - 9 mins (Circle, Hammersmith & City)

Holland Park - 10 mins (Central)

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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