

# DOMUS NOVA



Ladbroke Grove, W11  
£825,000



Flooded with natural light, large bay windows grace both sides of this raised ground floor home. Bright and airy throughout, warm sandstone tones create a calming atmosphere in the reception room. The bay window forms the perfect nook for a dining table, with views out onto the street below. At the centre of the room, an elegant white French fireplace is anchored in place by a custom mirror that stretches up from the mantelpiece to the ceiling. Sleek, built-in cabinets are positioned either side, flowing seamlessly into the Parisian style wall panelling.

Attention to detail elevates the living experience, from the Google Nest controlled heating system discreetly integrated into the skirting boards to the triple-insulated Impervia floors, custom doors and dimmable ceiling lights that allow you to control the ambiance.

Thoughtfully designed and fully equipped, the kitchen is found off the reception room. L-shape in layout, the footprint makes clever use of the space. The neutral tones continue, with all cabinetry painted in a soft stone colour and the counter tops and splashback fashioned out of highly durable quartz. The effect is polished, with AEG integrated appliances and a built-in filter water tap.









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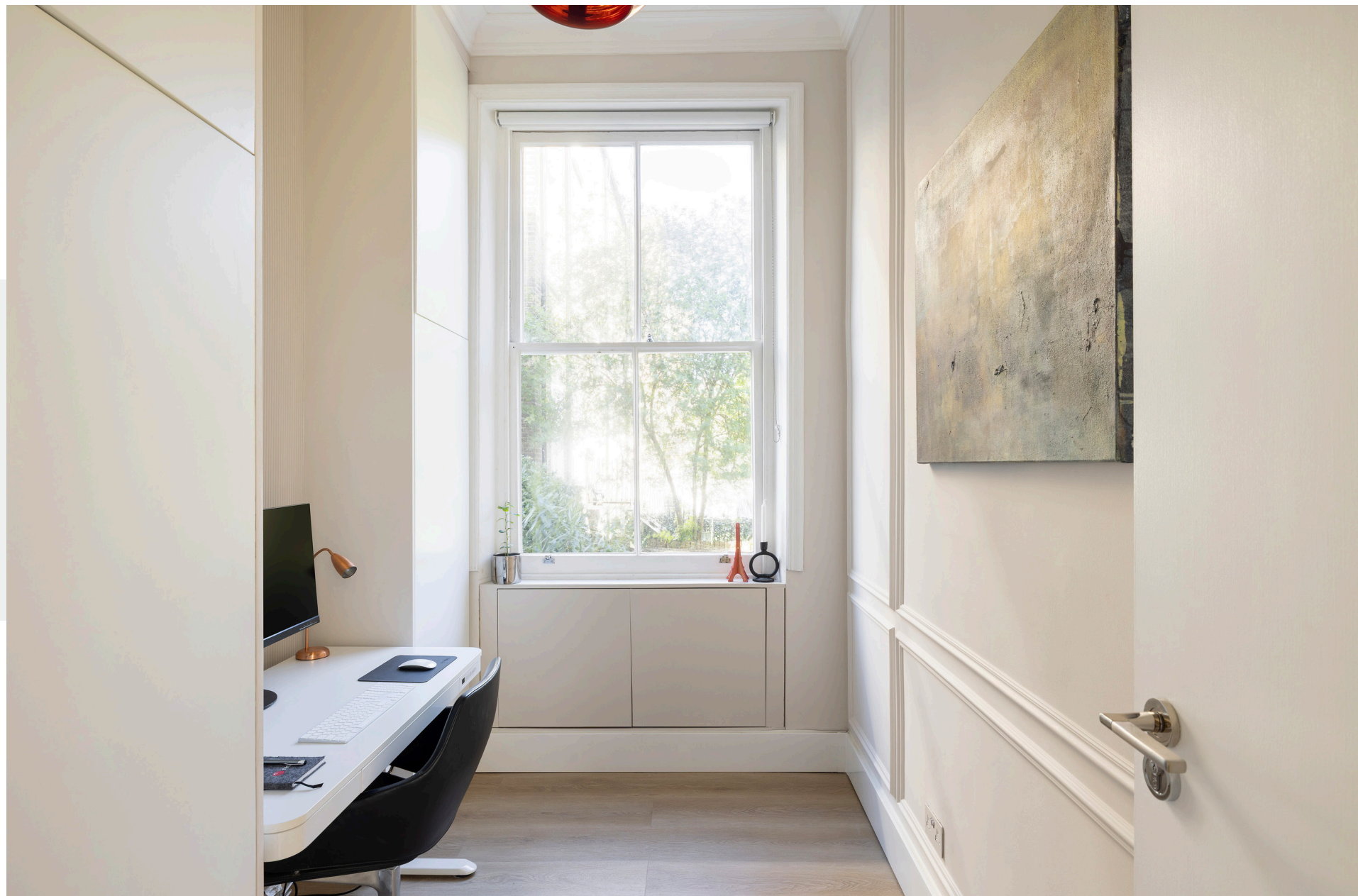


While the living space bathes in the afternoon light, the principal bedroom enjoys the morning sun. Light and fresh in finish, it's a private sanctuary that overlooks the back of the building towards a church. A second bedroom has a similar feel and is also equipped with fitted wardrobes, providing ample storage.

With a three-metre-high ceiling, the bathroom feels spacious. Finished in soothing stone tones, there's a walk-in shower and stylish basin fitted to sit atop an antique chest of drawers. Behind the wall mirrors, find two functional cabinets full of shelves, offering practical space for your essentials.























## RAISED GROUND FLOOR

### RECEPTION / DINING ROOM

17'6 x 14'1 (5.3m x 4.2m)

### KITCHEN

9'0 x 7'0 (2.7m x 2.1m)

### BEDROOM 1

13'9 x 11'9 (4.2m x 3.6m)

### BEDROOM 2

10'9 x 6'9 (3.3m x 2.0m)

Approx. Gross Internal Area = 629 sq ft / 58.43 sq m

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

## Property Details

Large, light-filled reception room  
 Contemporary kitchen  
 Principal bedroom with fitted storage  
 Guest bedroom/study  
 Bathroom  
 Bay windows to the front and back  
 Google Nest system  
 Thermal Skirt heating system  
 Royal Borough of Kensington and Chelsea

Approx. 5629 sq ft / 58.43 sq m

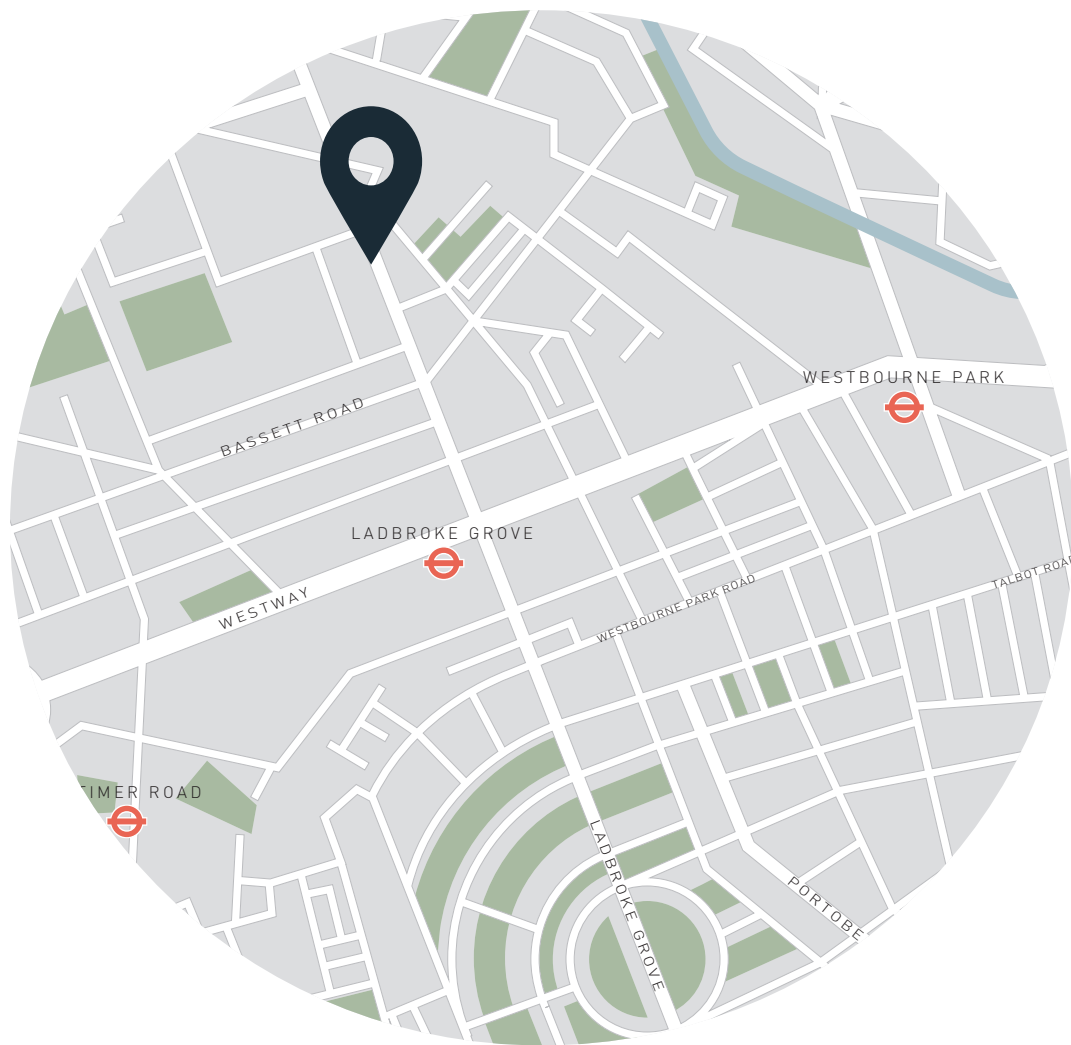
EPC: C

Tenure: Leasehold

Lease Length: circa 123 years

Council Tax Band: D





## Location

At the northern end of Ladbroke Grove, this property is perfectly placed, with one foot in North Kensington and the other in Notting Hill. Vibrant Golborne Road is only a couple of streets away; spend your weekends browsing the artisanal boutiques and sampling the food scene. With Straker's, Layla Bakery and Canteen a short walk from your doorstep, you're spoiled for choice with restaurants and cafés.

Ladbroke Grove – 6 mins (Circle, District, Hammersmith and City Line)

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