

DOMUS NOVA



Ladbroke Road W11
£11,950,000



Expansive period proportions have been reworked into functional, open-plan living spaces at this sophisticated six-bedroom family home for sale.

Sitting securely within a walled plot, this Ladbroke Road home is elegant inside and out. A hallmark of its original architecture, ornate plasterwork columns embedded into the brickwork add a refined air, while a gated entrance and driveway envelope the exterior in a layer of privacy.

Step inside to classic design choices that favour simplicity, allowing period features to do the talking. To maximise the four-floor footprint, sympathetic contemporary interventions have simultaneously made the house more conducive to family life. The entire ground floor is dedicated to an open-plan kitchen, reception and dining room, where each space flows seamlessly into the next. A fireplace provides a focal point for a formal seating area painted a soothing shade of grey. Just beyond, a curved wall brings impact to a dining section that's crowned by an ornate ceiling. The kitchen has been meticulously planned; streamlined cabinetry, integrated appliances and a custom-made island in two contrasting types of stone contribute to the considered space, which leads to a low-maintenance courtyard garden.

A series of additional domestic areas are tucked away on the floor below (note the utility room and cellar with its custom-made wine rack and wine fridge), which forms the nerve centre of everyday life. Also on this level, a more intimate reception room makes for an atmospheric media hub; a projector and uplighting lend a cinema-like quality. For guests, nannies or older children who want their own space, there's a quiet bedroom suite with access to a patio.













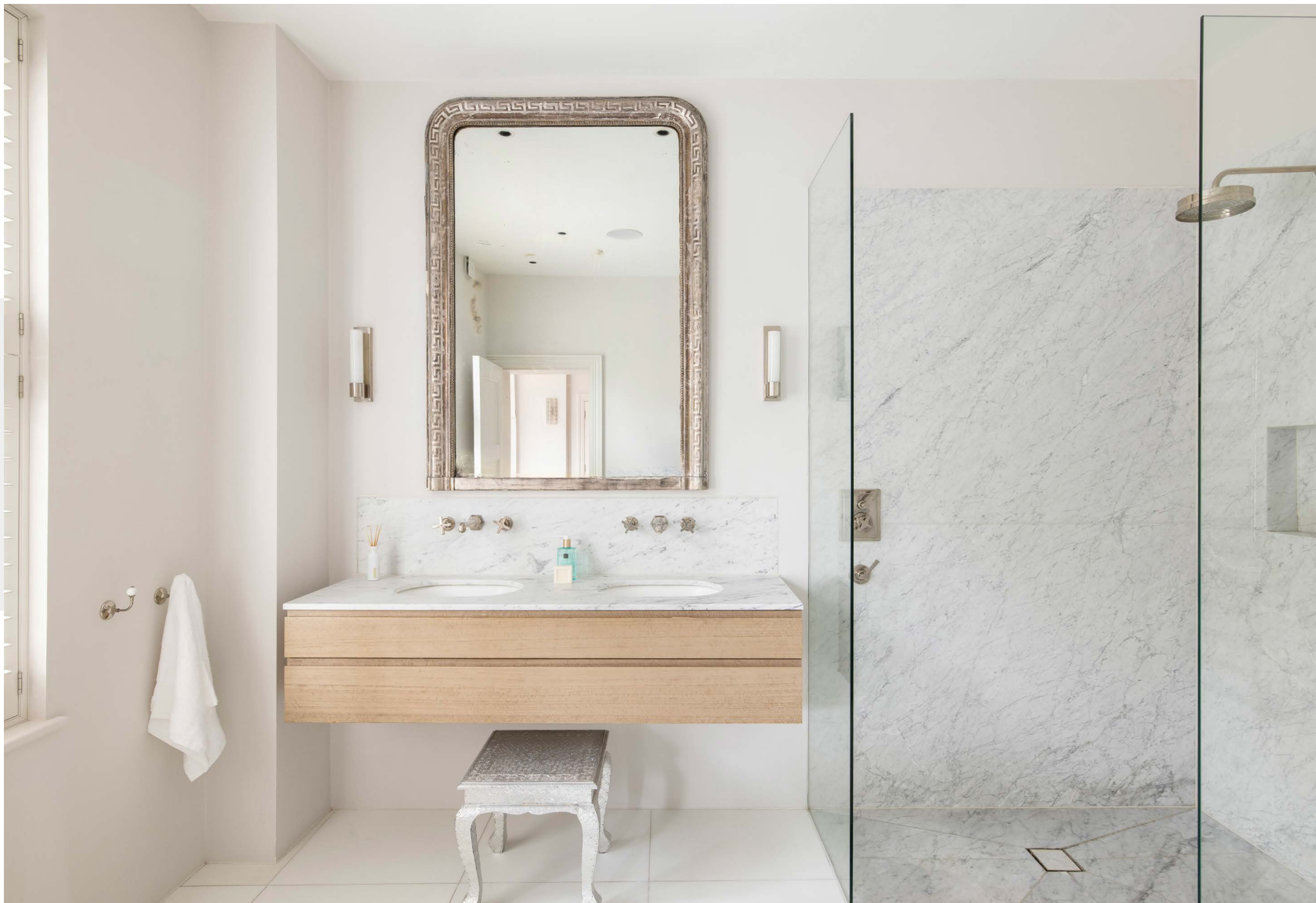
Five additional bedrooms are arranged over the top two floors, each with the luxury of their own en suite bathroom. On the first floor, the principal suite is a work of art. A double-aspect outlook washes the space in both morning and evening light, setting in motion a calming feel. Divided into three distinct areas, a sleeping section leads into a well-appointed dressing room complete with bespoke wardrobes that stretch to the ceiling. A sophisticated bathroom with a marble-wrapped shower and separate bathtub completes the line up. Towards the back of the property, a smart guest room shares the same pared-back aesthetic with fitted storage and a slick shower room.

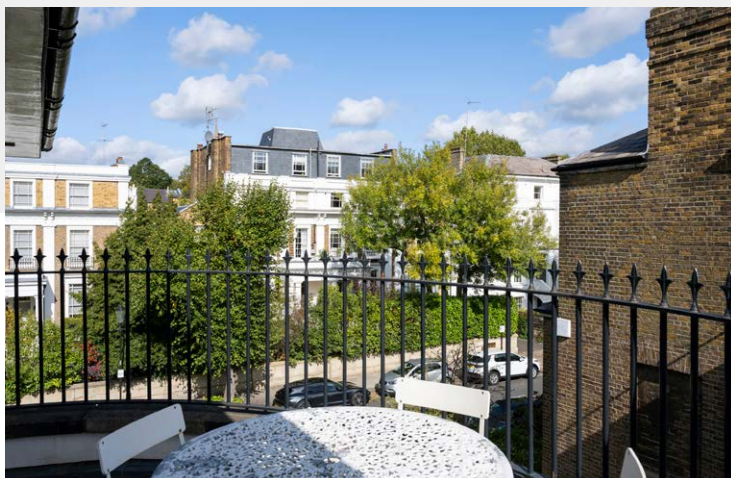
Arranged around a skylit landing on the second floor, you'll find three further bedroom suites – the largest of which opens onto a balcony that's positioned to catch the sunrise. An adjoining bedroom features cleverly integrated furniture, including a desk and a bunk bed, making it a versatile space for the youngest members of the family.







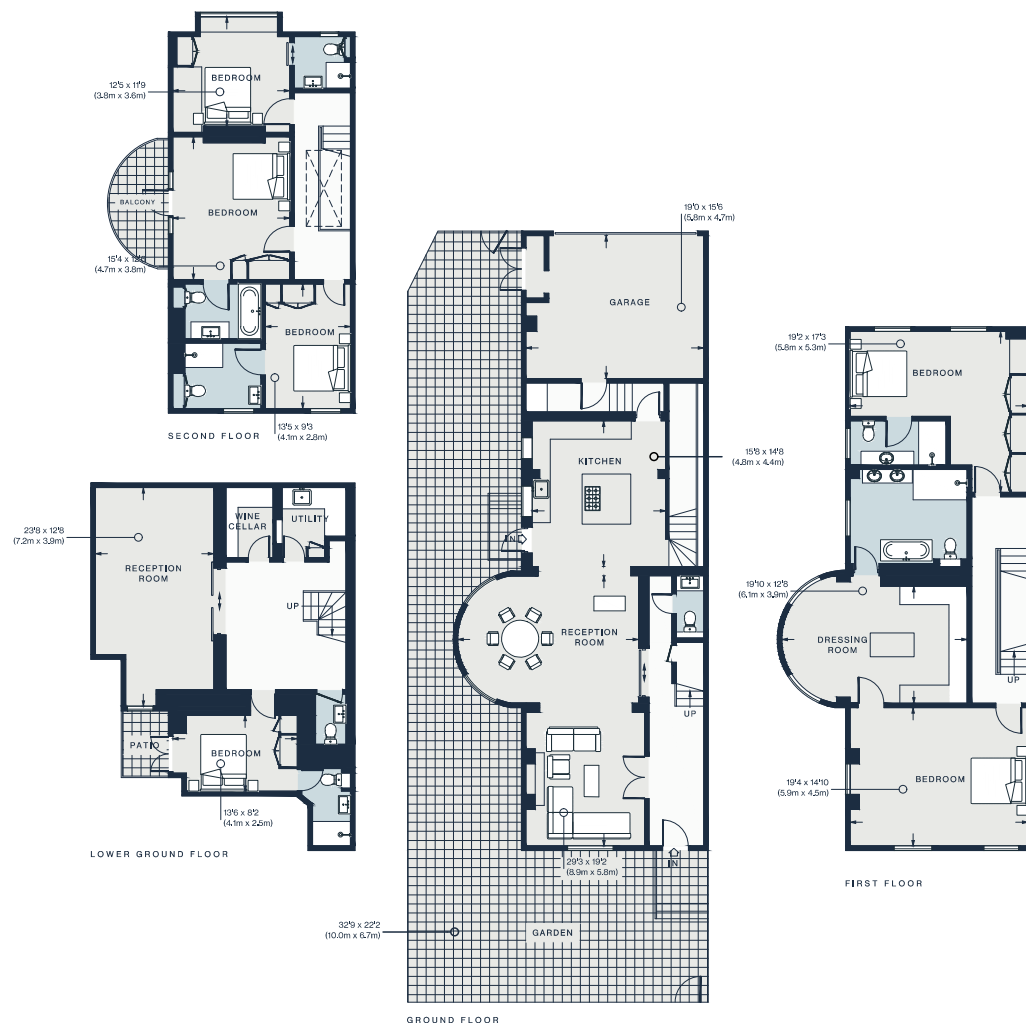












Approx. Gross Internal Area = 4,048 sq ft / 376.0 sq m

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

Property Details

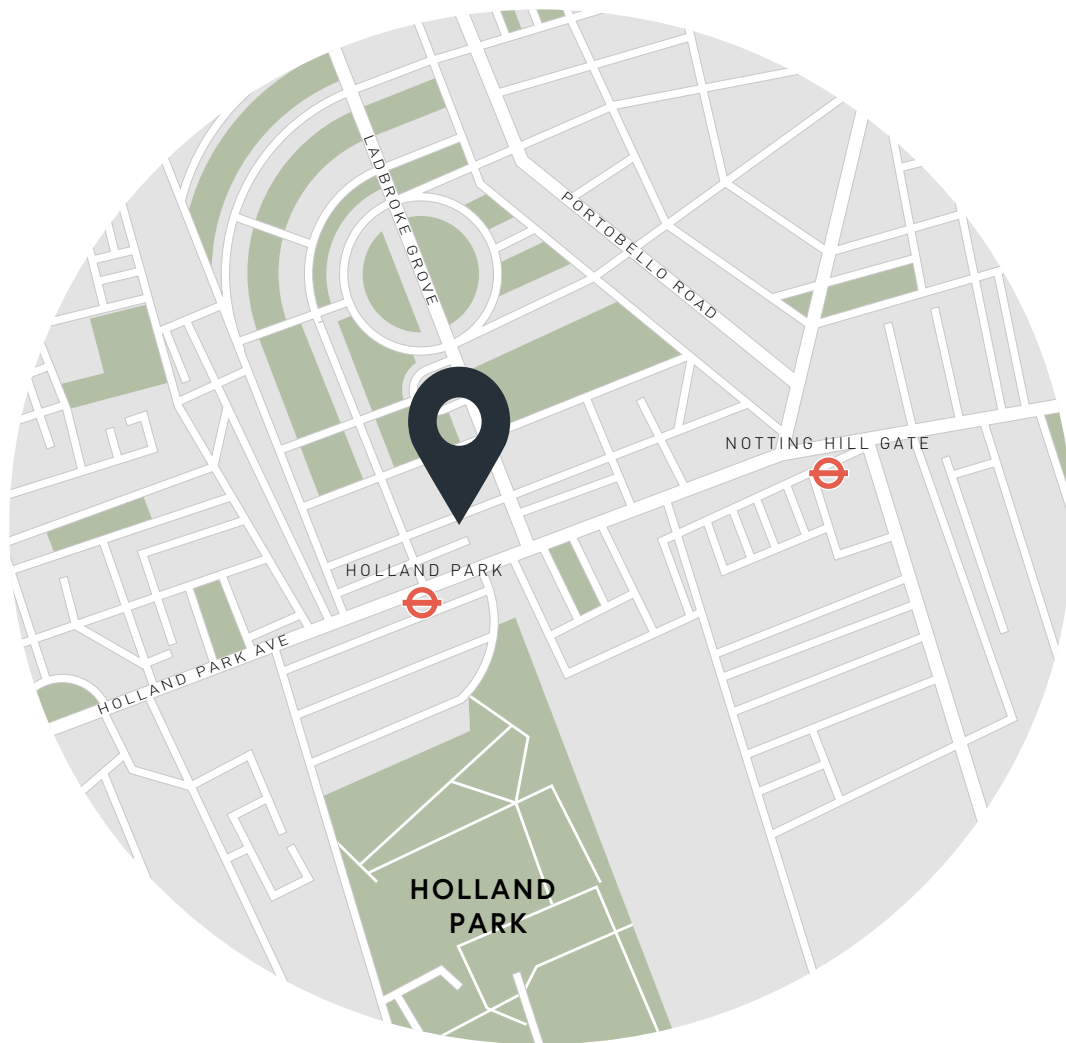
Open-plan kitchen, dining and reception room
 Additional reception room
 Principal bedroom suite with dressing room
 Five additional bedroom suites
 Utility room
 Custom-made wine cellar
 Garage
 Separate cloakroom
 Courtyard garden
 Balcony
 Gated entrance
 Royal Borough of Kensington & Chelsea

Approx. 4,048 sq ft / 376 sq m

EPC - C

Council tax - H

Freehold



Location

Sitting between Holland Park and Notting Hill, Ladbrooke Road is on the doorstep to some of London's most dynamic addresses. In one direction, reach the tranquil Kyoto Garden for a stroll before catching an exhibition at the Design Museum. In the other, Holland Park Avenue's much-loved retailers await – pick up groceries from Supermarket of Dreams, paperbacks from Daunt Books and baked goods from Buns From Home. Stretch the legs further for a film at the Electric Cinema or weekend treasure hunting along Portobello Road. Also on the doorstep, The Village at Westfield Shopping Centre is on hand for any wardrobe reboots.

Holland Park – 3 mins (Central)

Notting Hill Gate – 8 mins (Central, District, Circle)

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