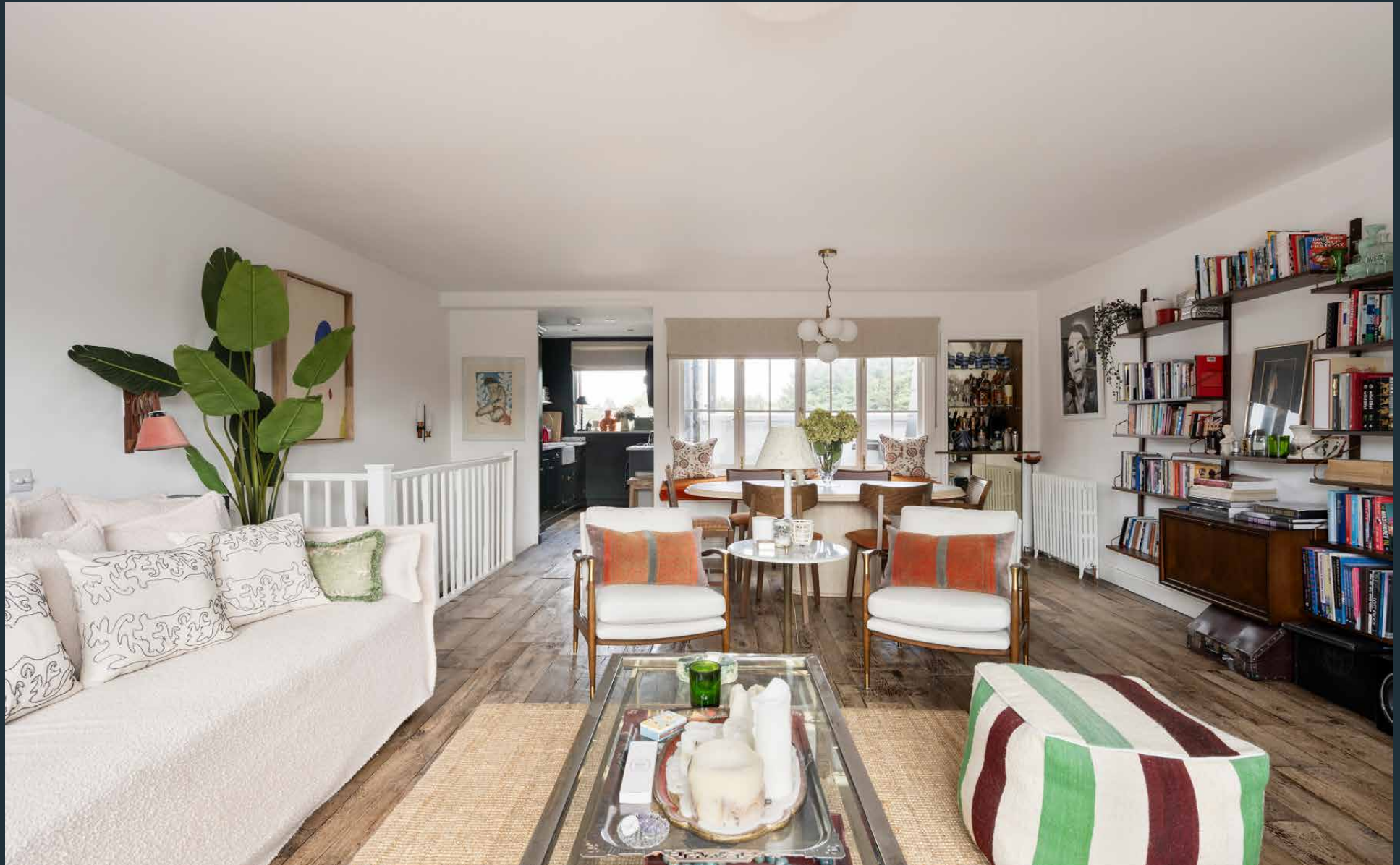


DOMUS NOVA



Lancaster Road, W11
£1,500,000



A blueprint for classic meets contemporary design. The period framework of this two-bedroom duplex apartment in Notting Hill sets the stage for interior creativity. Characterised by its wealth of natural light and engaging styling by Izzy Hamilton-Fairley of IHF Interiors, this two-bedroom duplex home is uplifting and elegant in its design. Occupying the second and third floors of a heritage Notting Hill townhouse, the refined exterior is a precursor to the fine-tuned apartment within.

The home's social heart unfurls across the top storey, capitalising on its high vantage point with a wealth of expansive glazing. Reclaimed wooden floorboards stretch across the open-plan kitchen, dining and reception room, adding an organic warmth to the setting. The spacious footprint can be zoned between sitting and dining areas; it's a fantastic place to host intimate gatherings. Note the bespoke walnut and distressed-mirror home bar, positioned next to the window seat.

Things take a moodier turn in the newly fitted deep-green deVOL Kitchen, where smart cabinetry is topped with smooth marble. A traditional edge is offered by the butler sink and range oven. Framing the large French windows are two storage cupboards and Penny Morrison fabric curtains. On sunny days, fold back the panels to reveal a private terrace. Come colder weather, there's underfloor heating on this level.



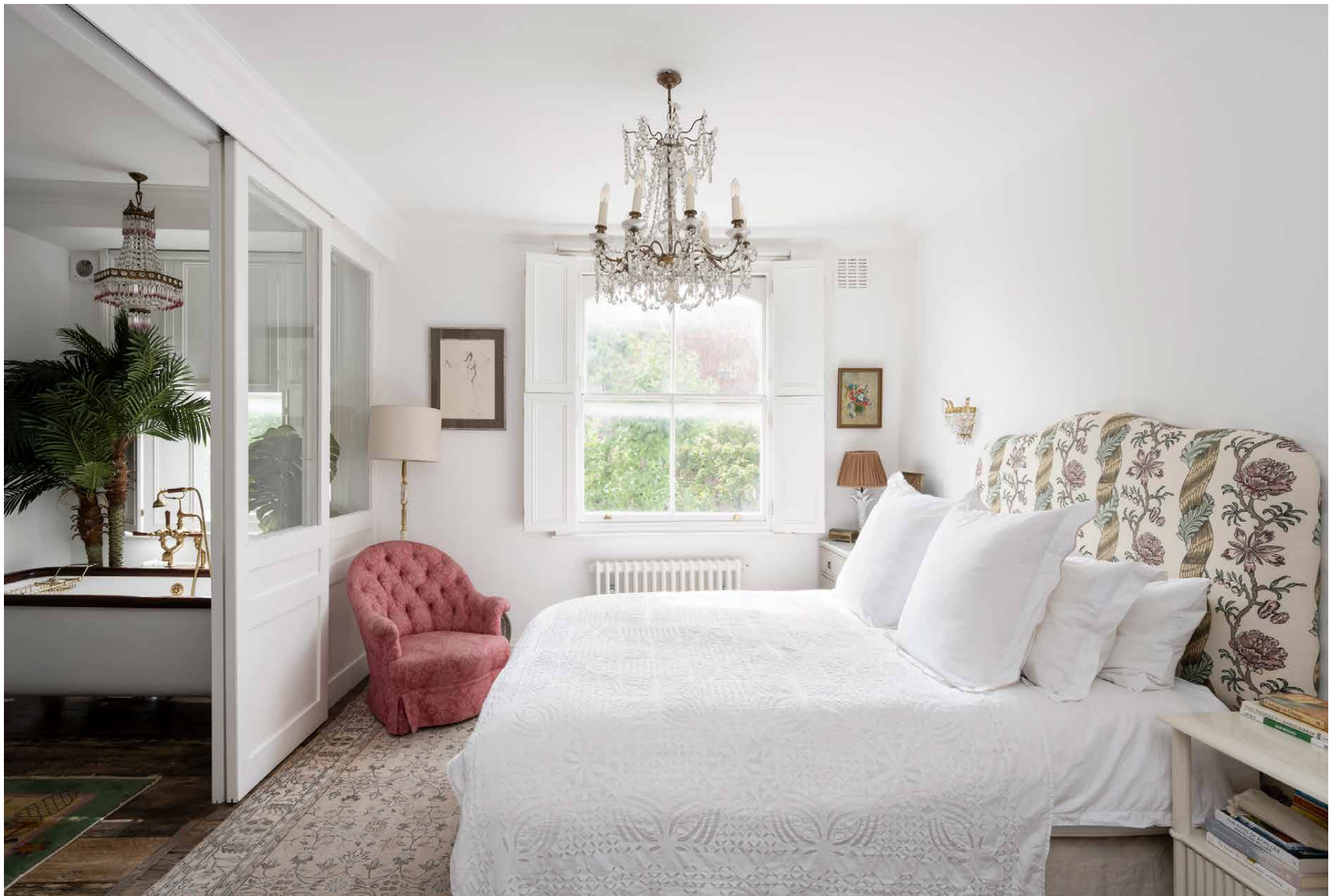






The two bedrooms are located on the second storey, each crafted with calming tones and sophisticated finishes. There's a boudoir feel to the principal bedroom suite: an ornate antique chandelier hangs over the bed, while sliding glass doors open into the bathroom, complete with a freestanding vintage bathtub, dual vanity and relaxing shower. The second bedroom suite is currently configured as a dedicated dressing room, with built-in mirrored wardrobes that stretch from the floor to the ceiling.



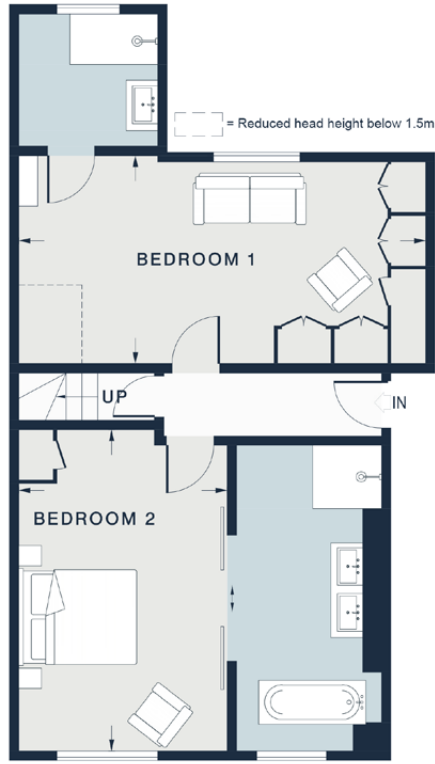




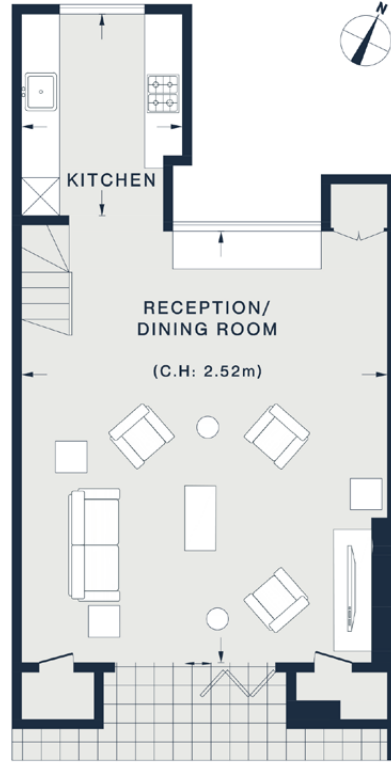








SECOND FLOOR



THIRD FLOOR

RECEPTION/DINING ROOM
22'6 x 18'6 (6.8m x 5.6m)

KITCHEN
10'6 x 8'4 (3.2m x 2.5m)

BEDROOM 1
21'5 x 10'9 (6.5m x 3.2m)

BEDROOM 2
16'8 x 10'11 (5.0m x 3.3m)

Approx. Gross Internal Area = 1,207 sq ft / 112.1 sq m

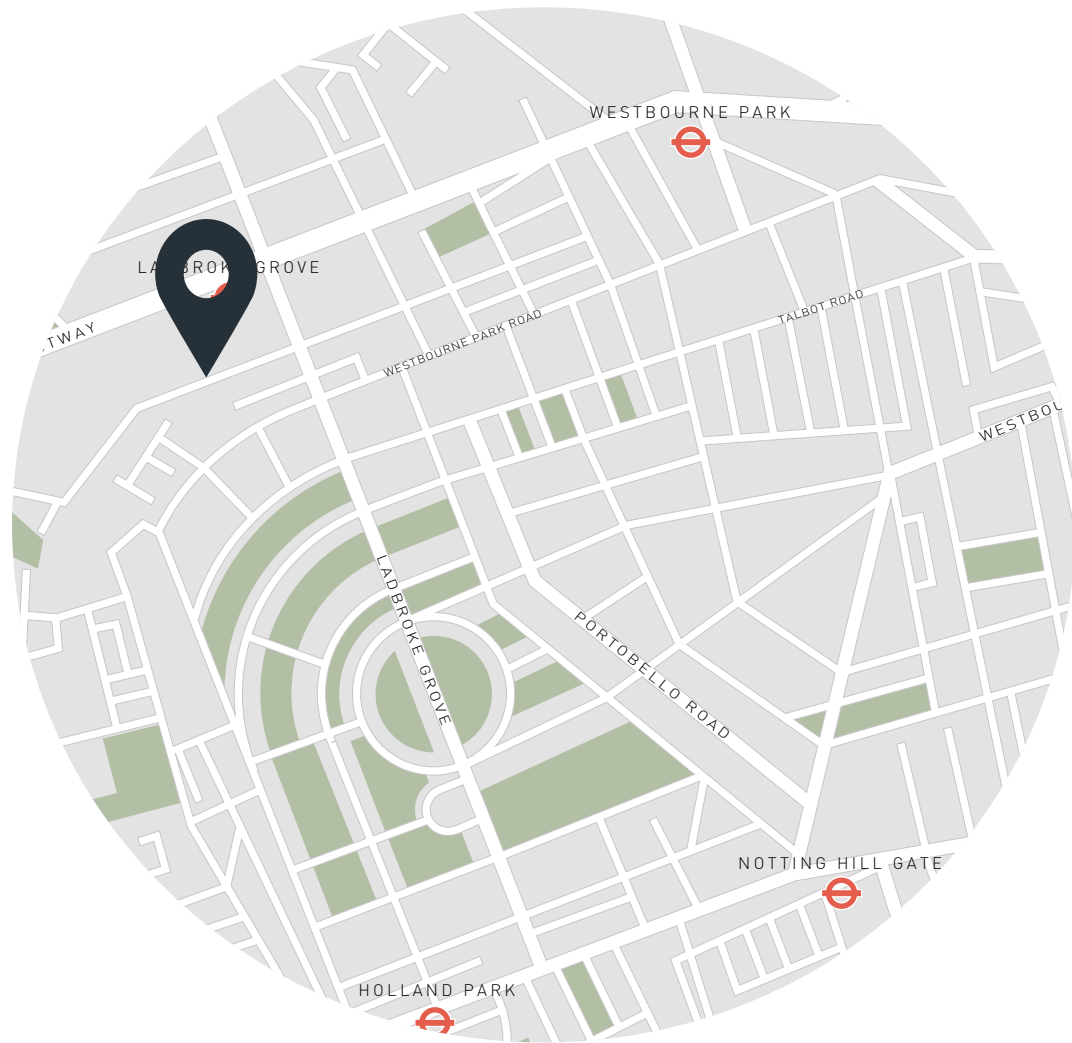
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Interior-designed duplex apartment
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom suite / dressing room
Private terrace
Royal Borough of Kensington & Chelsea

Approx. 1,207 sq ft / 112.1 sq m
EPC=D

Tenure: Leasehold
Lease Length: circa 87 years
Service Charge: £2,000 per annum
Ground rent: £10
Council Tax Band: G



Location

In spite of its peaceful residential atmosphere, Lancaster Road has fantastic proximity to the best eateries, shopping and amenities this West London neighbourhood has to offer. The bohemian buzz of Golborne Road is a ten-minute walk away, with its wealth of great food spots: Lisboa and Layla serve up morning pastries, while Straker's and Caia call for evening meals with friends. Make your way down to Portobello Road's rows of antiques stalls or stop in at the iconic Electric Cinema, or one of the nearby fine-dining institutions: Dorian, The Ledbury or Caractère. With Ladbroke Grove tube station just a short walk away, there's easy access into central London and beyond.

Westbourne Park – 3 mins (Circle, Hammersmith & City)

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