

# DOMUS NOVA



Latimer Road W10  
£1,000,000





Vibrant tones and open-plan living create uplifting spaces in this two-bedroom house for sale, with planning permission for a loft extension.

Concealed behind a dark wooden fence, a paved front garden creates a picturesque welcome to Latimer Road. Inside, contemporary design enlivens the home's heritage framework.

A vibrant open-plan living space unfurls from the entrance, designed for family life. Subtly zoned by a palette of cool colours, denim blue walls wrap around the reception room, a cosy space centred by a feature fireplace in the same hue. Uniting the neighbouring room – wooden floors sweep through a flat archway. A transition to soft green shades provides a soothing backdrop for dining, while gold accents add a refined touch.

Taking on a palette of cool cream and sage, an elevated culinary space sits at the rear. Light cabinetry pairs with whitewashed wooden floors, accentuating a bright and airy ambiance. A skylight overhead draws light over marble worktops, while spotlights illuminate a breakfast bar.

















Upstairs, tall sash windows bring life to hushed tones in the principal bedroom. Recessed alcoves create stylish spaces for storage, while bespoke fitted wardrobes combine elegance with practicality. A second bedroom is enveloped in deep navy, a calming room complete with contrasting white wardrobes. Adding to the sense of space, wooden shutters open to a sunlit decked balcony. Serving both bedrooms, a beige marble bathroom features a spacious bathtub and brushed gold fittings.

Additionally, planning permission has been approved for the creation of a loft extension. This includes increasing the height of the roof ridge, adding a dormer window to the rear, and three conservation type flush Velux rooflights on the front roof slope.







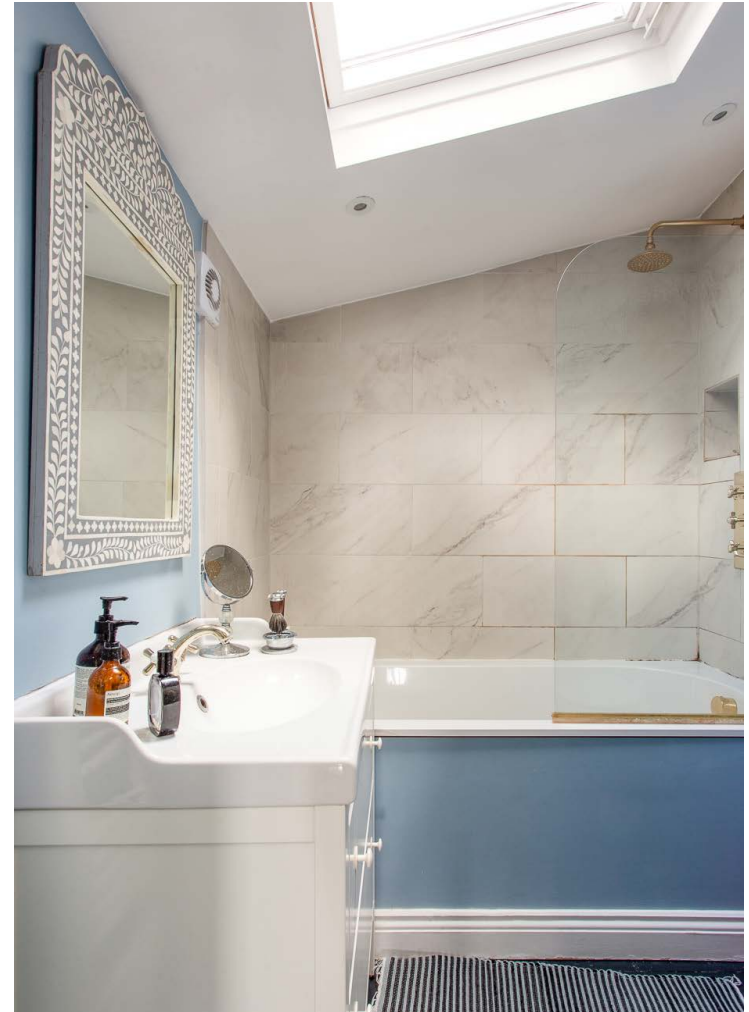








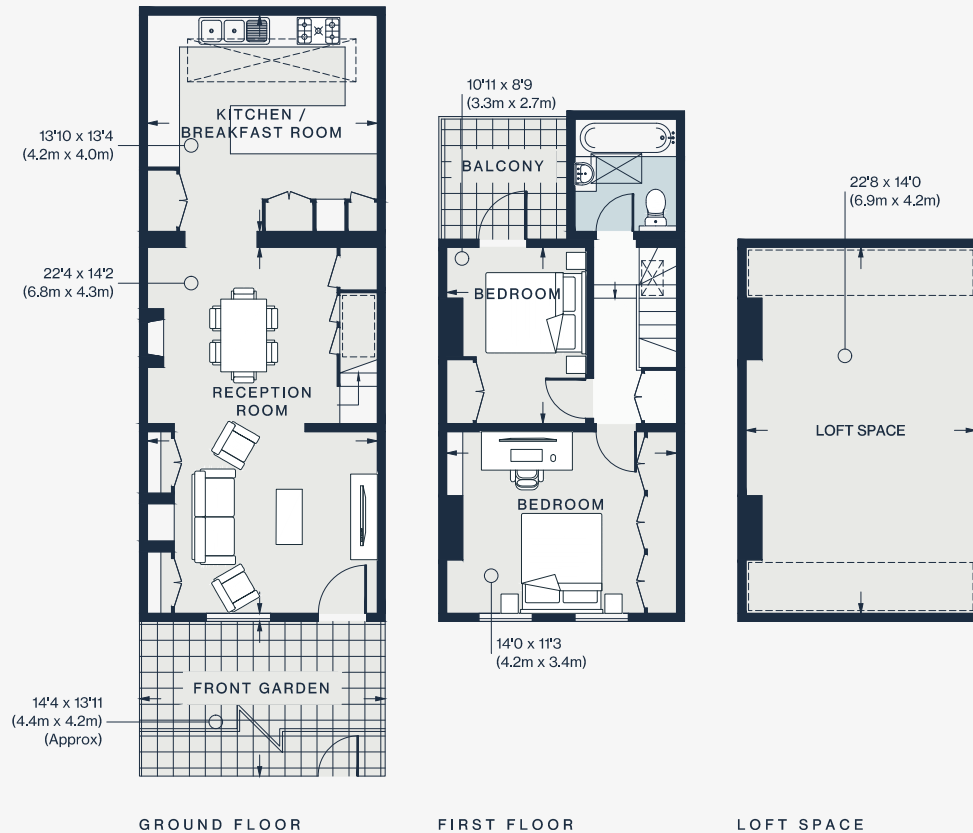












Approx. Gross Internal Area = 882 sq ft / 81.9 sq m  
Loft = 318 sq ft / 29.5 sq m  
Total = 1200 sq ft / 111.4 sq m

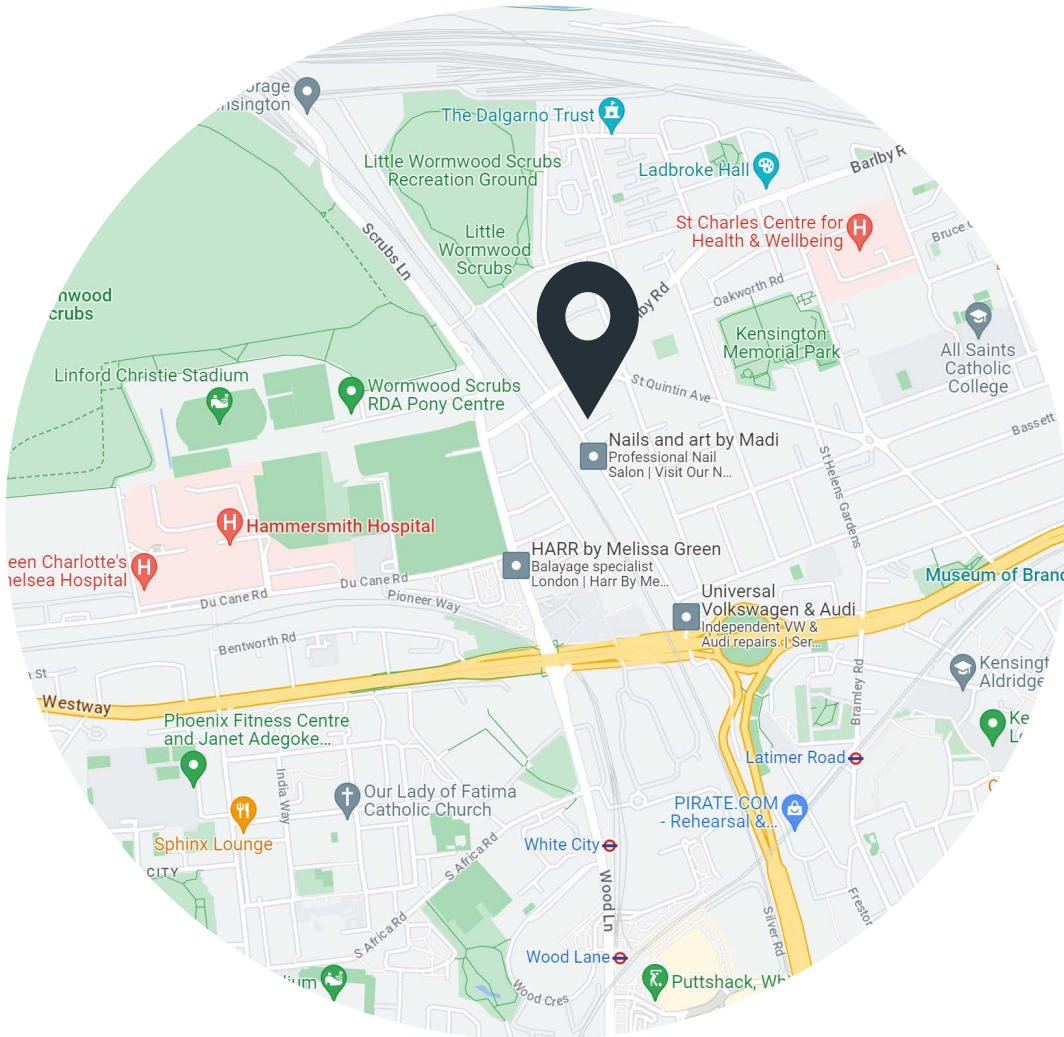
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Open-plan reception and dining room  
Contemporary kitchen  
Two bedrooms  
Family bathroom  
Balcony  
Loft space  
Front garden  
Royal Borough of Kensington & Chelsea

Approx. 882 sq ft / 81.9 sq m  
EPC - D  
Council tax - E  
Freehold





## Location

There's a laid-back feel to North Kensington, a neighbourhood that puts you in easy reach of some of West London's most notable hotspots. On the doorstep, enjoy a show at The Playground Theatre, followed by a drink at The Broadcaster or White City House members' club. Retail therapy comes courtesy of Westfield Shopping Centre. Stretch your legs further in the direction of Golborne Road or Portobello Market for artisan bakes at Layla and antiques browsing. For a breath of fresh air, explore the 200-acre nature reserve at nearby Wormwood Scrubs.

Latimer Road – 10 mins (Circle, Hammersmith & City)  
 White City – 15 mins (Central)



Specialising in London  
and Ibiza's design-led homes

Let's talk  
020 7221 7817  
sales@domusnova.com  
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2023. All rights reserved.