

# DOMUS NOVA



Leamington Road Villas W11  
£1,295,000



Timeless textures enlivened by contemporary design. This sophisticated apartment in Notting Hill deftly balances form and function.

Characterised by honey-toned brickwork and white stucco accents, a period townhouse plays host to this light-filled apartment. Arranged across the garden level, the home features two bedrooms and interior design that delicately pairs modern and classic influences.

An entranceway expands into the open-plan kitchen, dining and reception room. An elegant kitchen combines shaker-style cabinetry, brushed brass accents and integrated appliances including a wine fridge. Above, a generous skylight creates an uplifting feel.

From the dining space, hardwood herringbone flooring sweeps into the living area. A second skylight illuminates pristine finishes and considered details. Glass doors frame verdant views and slide to grant access to the garden where a paved patio leads up to a luscious lawn.



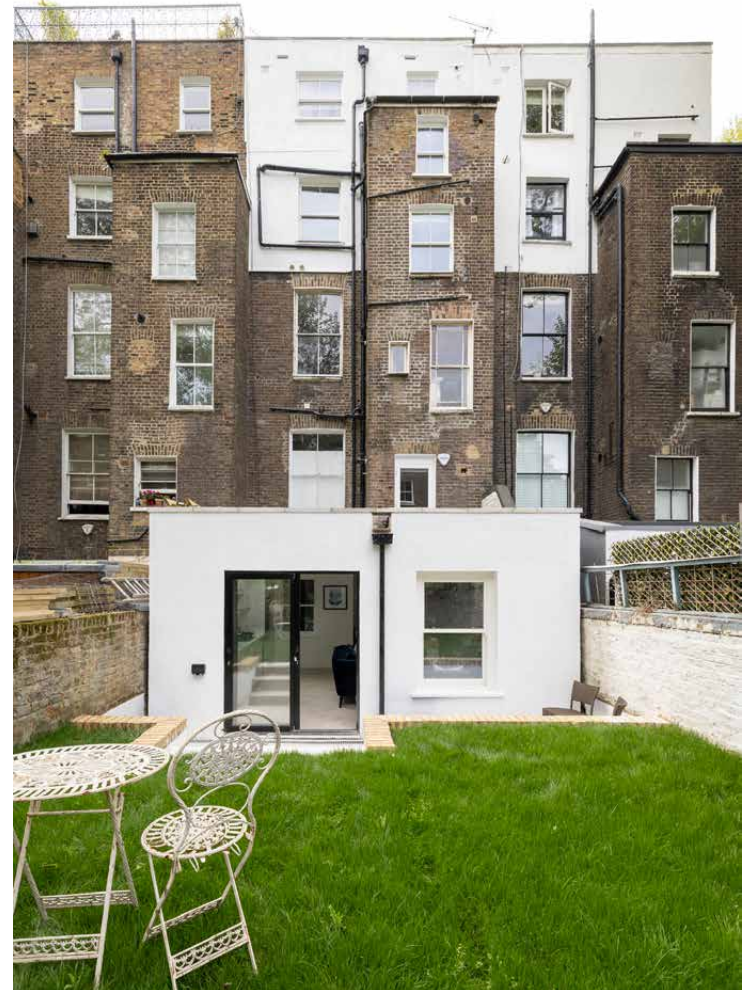






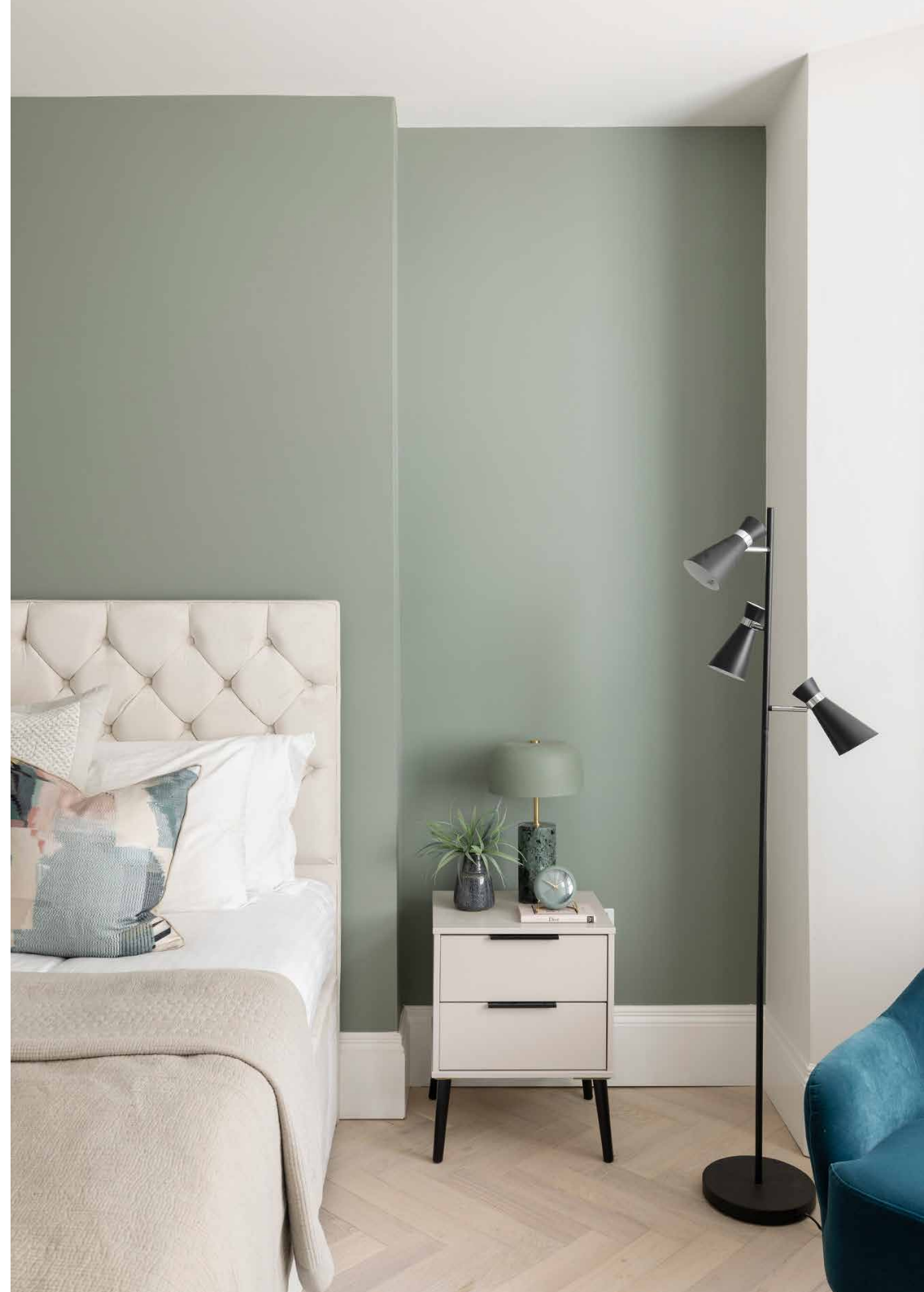




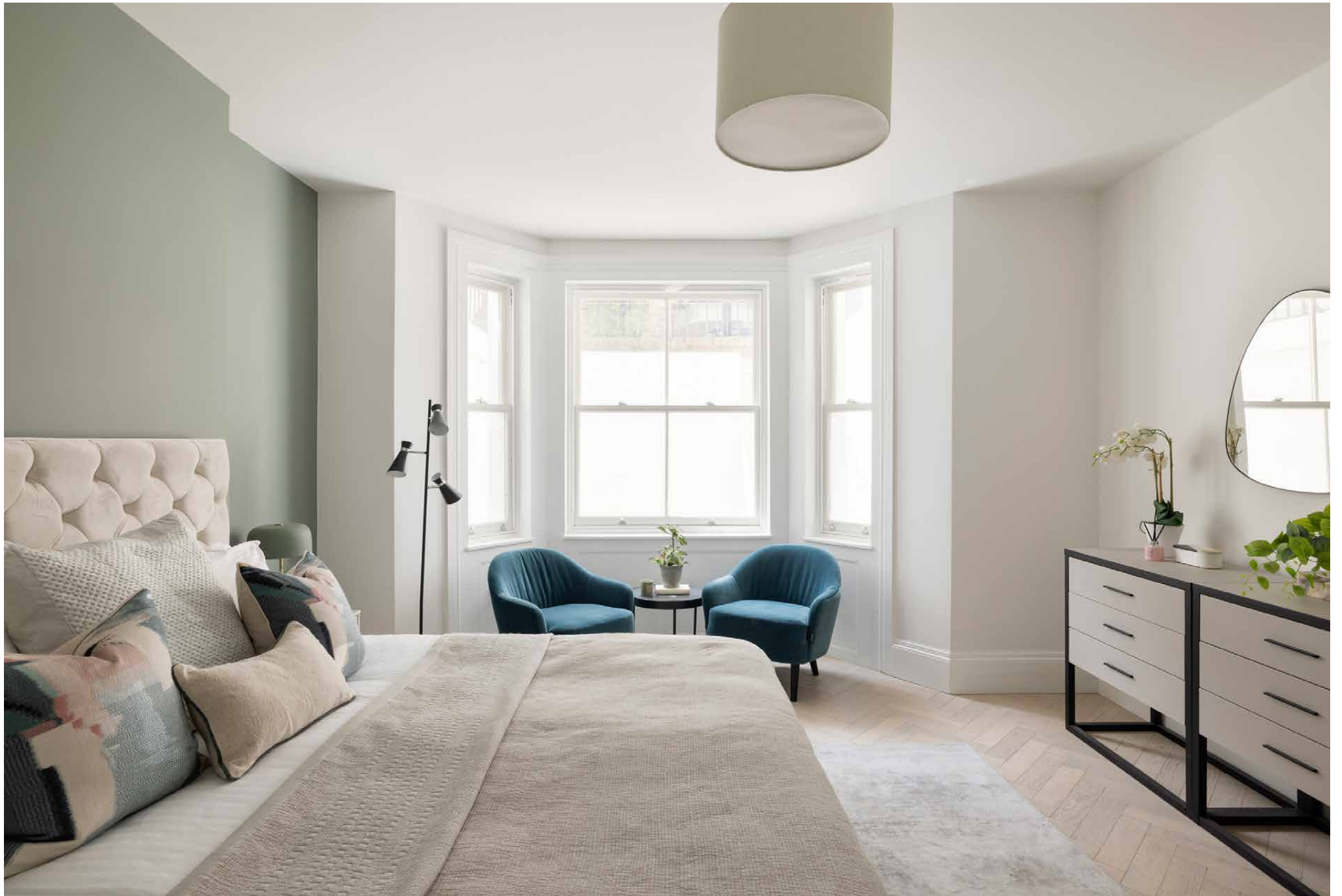




A southwest-facing bay window draws daylight into the spacious principal bedroom suite. This space enjoys an olive-green feature wall and a stylish en suite bathroom with a walk-in rainfall shower. The calming guest bedroom benefits from neutral tones, fitted storage and a generous lightwell. This room is served by a family bathroom with oversized wall tiles and a bathtub with an integrated rainfall shower.

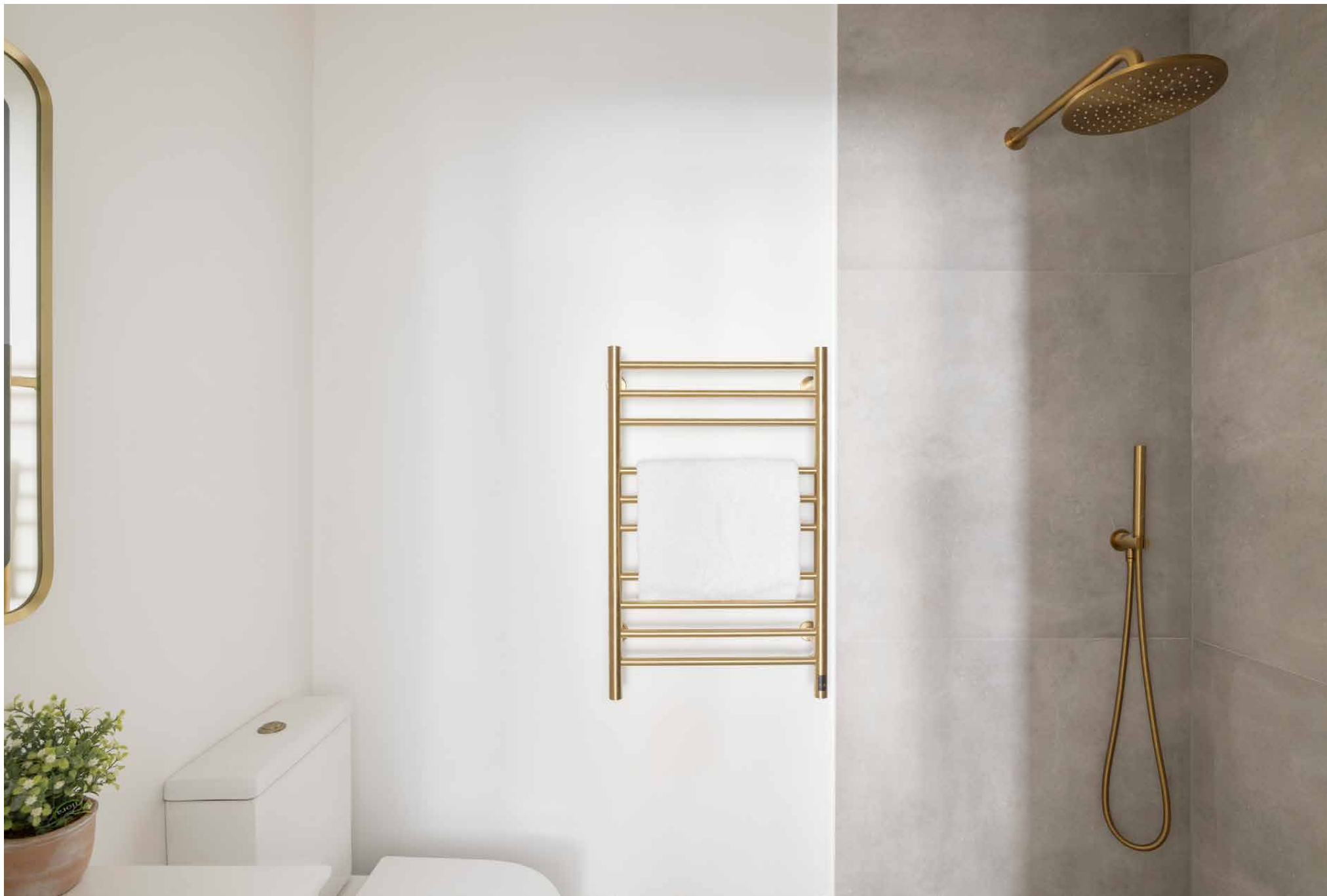
















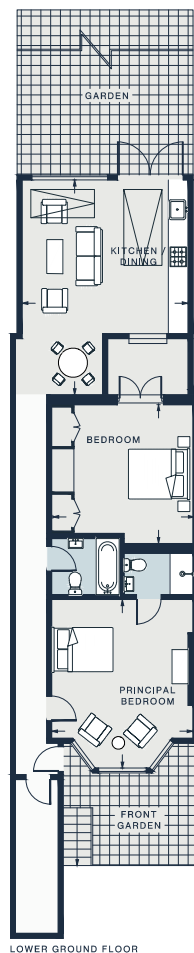












KITCHEN / DINING  
21'1 x 16'8 (6.4m x 5.0m)

RECEPTION  
16'9 x 14'1 (5.1m x 4.3m)

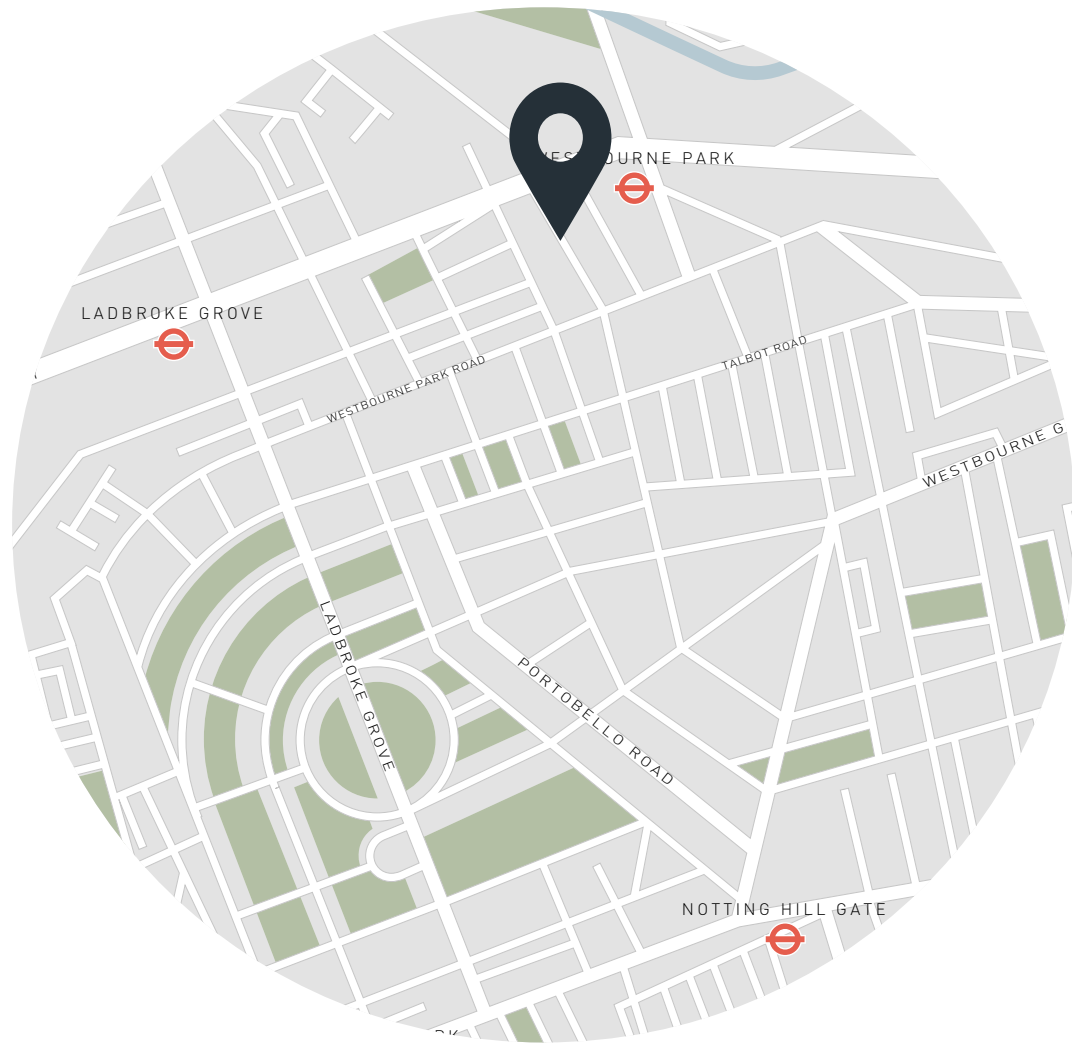
BEDROOM  
14'0 x 13'10 (4.2m x 4.2m)

Approx. Gross Internal Area = 1,066 sq ft / 99.0 sq m

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom suite  
Guest bedroom with adjoining lightwell  
Family bathroom  
Split-level garden  
Royal Borough of Kensington & Chelsea

Approx. 1,066 sq ft / 99 sq m  
EPC - G  
Tenure: Share of Freehold  
Council Tax Band: D  
Service charge: £2,000 pa



## Location

Leamington Road Villas is a stone's throw from Portobello Road, with its world-famous antiques market. Start your day with sweet pastries from Fabrique, caffeinate at Hermanos Colombian Coffee Roasters then check out fashion boutiques Jovonna and The House of Retro. For lunch, choose between Secret Sandwich Shop or upscale Indian restaurant Empire Empire. Local fine dining options include one-Michelin-starred Dorian or three-Michelin-starred The Ledbury. Choose either and be home in five minutes. Or opt for a nightcap on the way home at The Pelican, a modern reimagining of a Victorian pub.

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

Notting Hill Gate – 17 mins (Central, District, Circle)



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