

# DOMUS NOVA



Leamington Road W11  
£1,950 p/w - Short Let

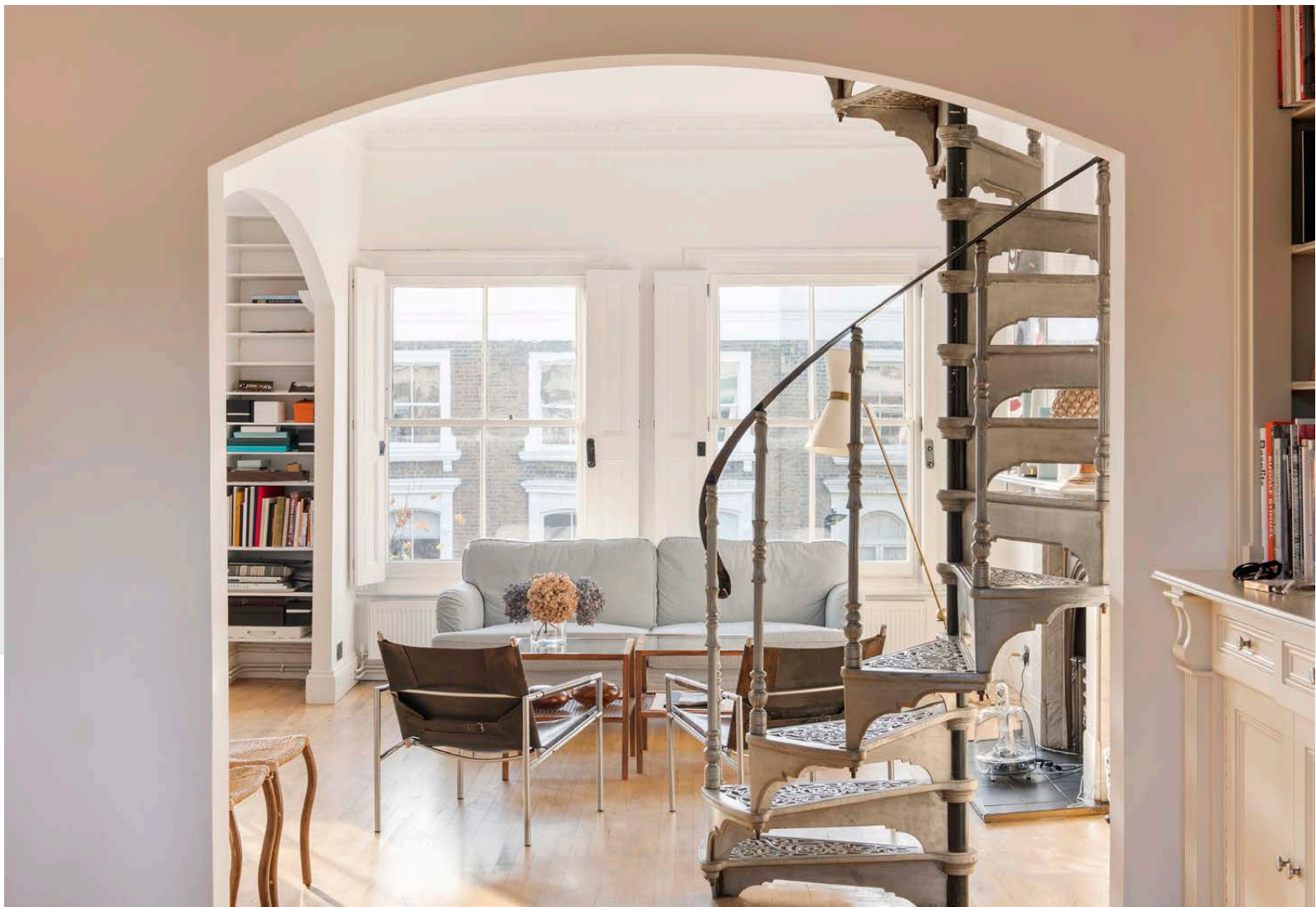


Inside this two-bedroom apartment, sunlit living spaces accentuated with mid-century details make a feature of the home's period heritage. Plus, a suntrap roof terrace.

On a quiet street in the heart of Notting Hill, this two-bedroom apartment energises its heritage framework with modern artwork, colourful accents and a striking spiral staircase.

Ascend to the second floor and enter a spacious double reception room. Swathes of natural light pour in through dual-aspect windows, accentuating the historic and contemporary features on show. To one end of the space, a marble-topped dining table seats six, with a feature fireplace framed by cream-toned dressers; delineated by an arched wall, the living area sits at the other end, centered around an additional marble fireplace.









From here, a separate study area is also bathed in sunlight through a shuttered sash window, with a considered mid-century modern desk and armchairs.

The skylit kitchen is revealed past a wooden door with decorative stained-glass panels – a feature you'll note throughout the home. Harking to the aesthetic sentiment of the 1950s, chequered floors and teal built-in cabinets are an uplifting design choice for the space. A jet-black Cookmaster range oven is poised for all manner of culinary endeavours.









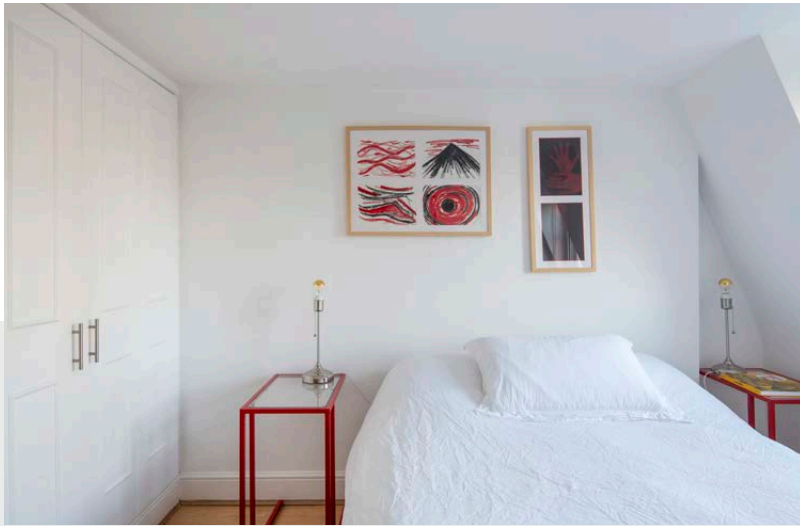
An ornate spiral staircase commands attention in the main reception room, winding upwards to the bedrooms on the third floor.

In one of the rooms, a trio of sash windows channel light inside – accentuating the warm tones afforded by wooden floors and furnishings. In the other, the whitewashed walls and integrated wardrobe is enlivened with cherry-red side tables. Also on this floor, a bathroom recalls the kitchen's material palette with chequered and mosaic tiles, setting a stylish scene for the free-standing bath.

A conservatory-style glass box extension affords a voluminous feel at the top of the stairwell. Beyond, find a sweeping roof terrace with views across the city skyline. Parquet brick floors and ornate cast-iron railings feel thoroughly in keeping with the home's sophisticated interior style, whilst its large footprint is tailor-made for London's sunnier climes.





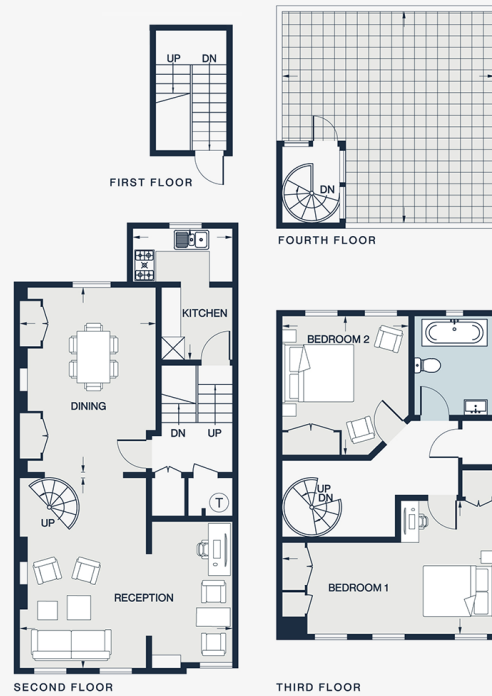












RECEPTION 18'4 x 16'4 (5.6m x 5.0m)	KITCHEN 12'1 x 8'6 (3.7m x 2.6m)	BEDROOM 2 12'0 x 10'8 (3.6m x 3.2m)
DINING 15'11 x 11'8 (4.8m x 3.5m)	BEDROOM 1 18'4 x 11'6 (5.6m x 3.5m)	ROOF TERRACE 18'3 x 18'3 (5.5m x 5.5m)

Approx. Gross Internal Area = 1,299 sq ft / 120.8 sq m

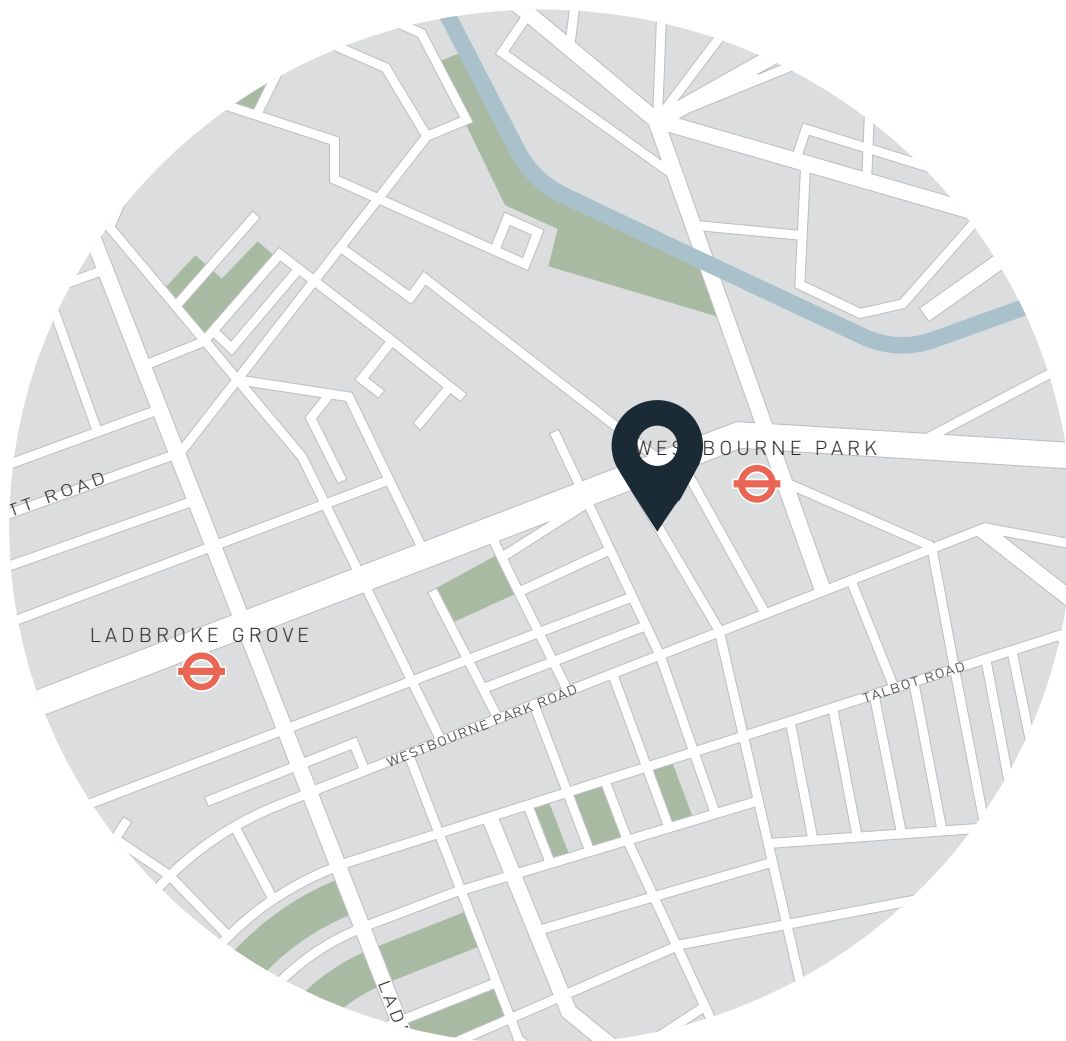
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

## Property Details

Open-plan reception, study and dining room  
Contemporary kitchen  
Two double bedrooms  
Bathroom  
Roof terrace  
Royal Borough of Kensington & Chelsea

Approx 1,299 sq ft / 120.8 sq m  
EPC = E  
Council Tax Band = E  
Deposit payable = £7,800





## Location

Residents of this leafy street, lined with smart stucco fronted townhouses and their wrought iron railings, are enviably placed to dip into the bustle of Notting Hill's thriving thoroughfares. After brunch at Granger & Co. or Beam, Portobello Road Market is poised for antiques shopping or Westbourne Grove for coveted boutiques and brands. Wellness favourites Bodyism, Face Gym and Pscyle are close-by for invigorating workouts. Pub lunches are best at The Westbourne or The Cow, followed by a night of live music at Laylow.

Nearest tube:  
Westbourne Park - 3 mins

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