

# DOMUS NOVA



Leamington Road Villas, W11  
£2,999,950



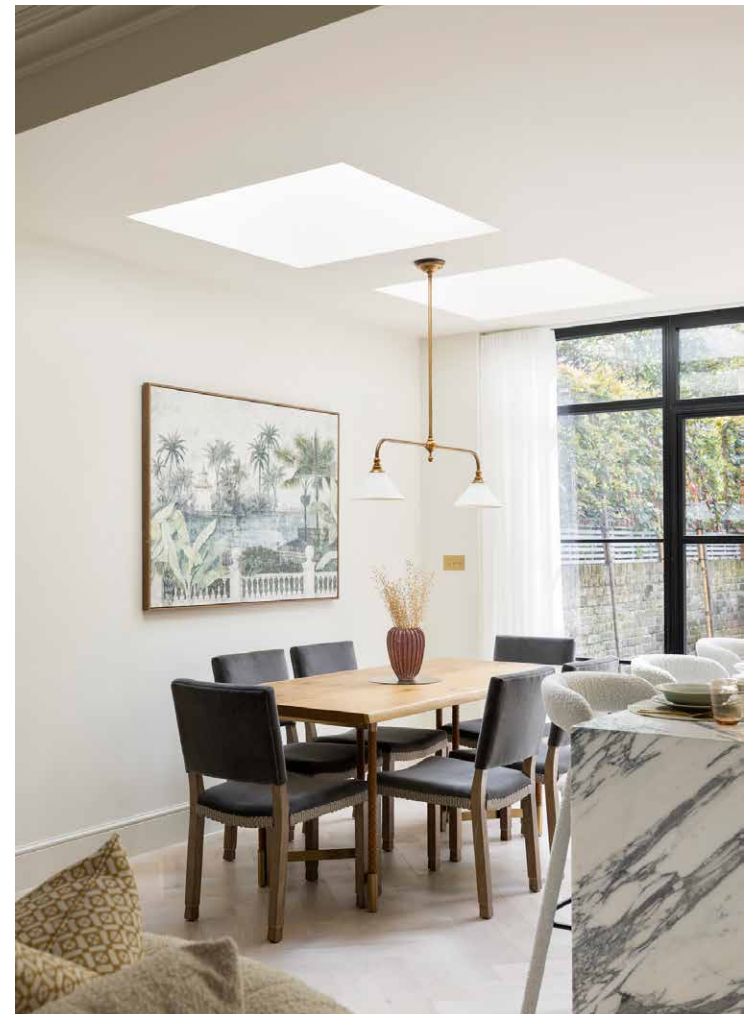
Set behind honey-hued brickwork and crisp white stucco, this elegant maisonette unfolds across the ground and garden levels of a classic period townhouse. Inside, three bedrooms and artfully curated interiors delicately pair modern sensibility and classic influences.

An entrance way opens onto the ground floor, where a staircase descends to the open-plan living area. Ted Todd parquet flooring flows into the reception room, where a limestone surround fireplace is flanked by custom built bookshelves – a cosy setting that seamlessly transitions into a sky-lit dining area. In the kitchen, an Arabescato marble waterfall island takes centre stage, topped with eye-catching deVOL brassware. Cream cabinetry adorns the right wall, its marble countertops and integrated Miele appliances making for a streamlined culinary setting. Crittall-style French doors open effortlessly into a sheltered garden – an urban oasis with pleached trees and shade-dappled patio. A studio sits to the other side of the lawn, imagined with home working or unwinding in mind.







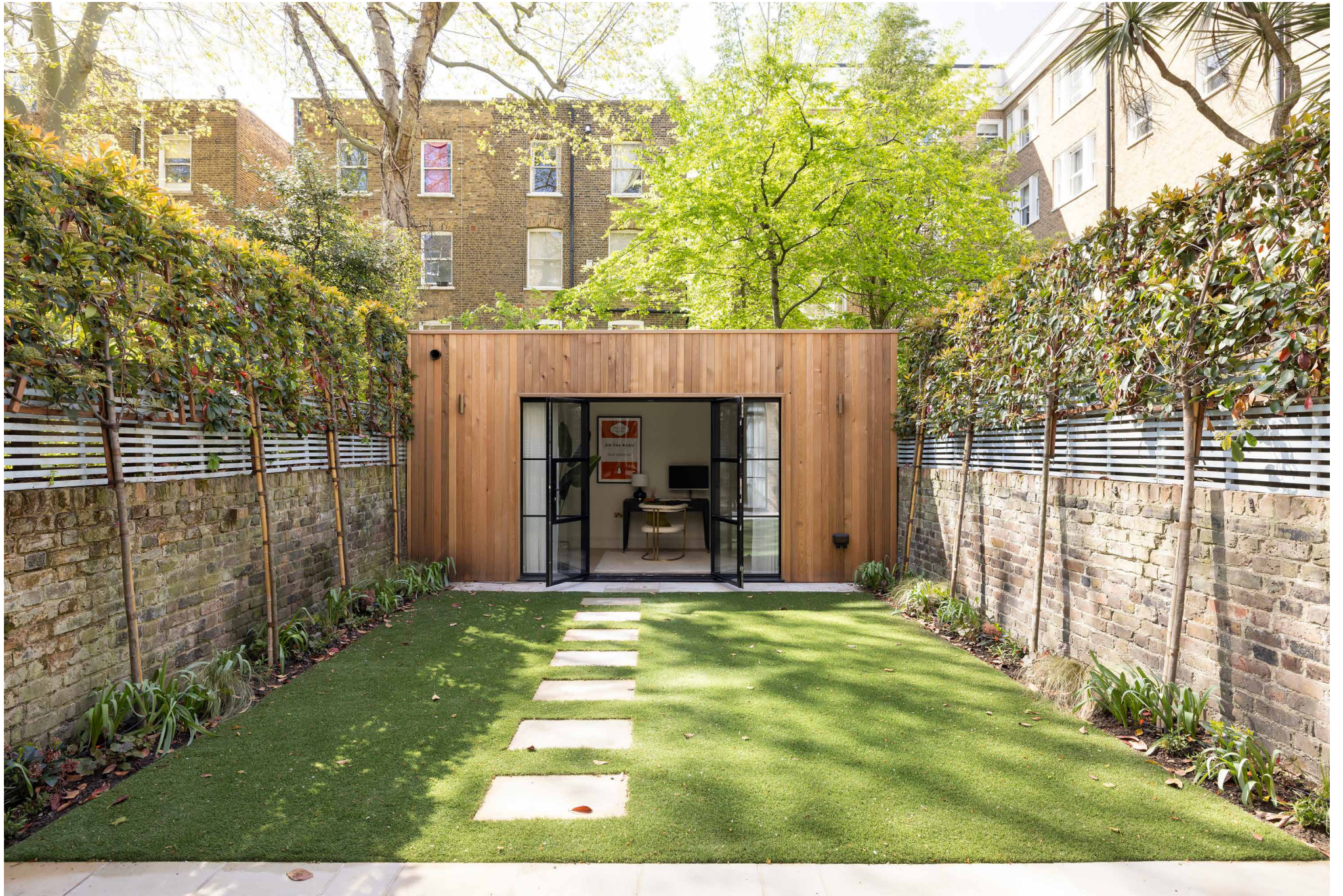






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PENGUIN  
BOOKS

ON THE ROAD

JACK KEROUAC



COMPLETE

UNABRIDGED



Back inside, the sleeping quarters dominate the ground floor. Ornate cornicing crowns the ceiling in the principal bedroom suite, where doors open out onto a private terrace overlooking the garden. An en suite bathroom decorated with Farrow & Ball's Skimming Stone and pearly herringbone tiles, is a sanctuary of calm, complete with a dual vanity, rainfall shower and freestanding bathtub. The same calming palette continues in the guest bedroom, where lofty ceilings and an adjoining bathroom tiled in peach hues, accentuate the sense of zen.

A third bedroom suite is found on the garden level, where a large sash window casts light across period cornicing, parquet flooring and a bank of fitted wardrobes. In the en suite bathroom, walls are awash with Farrow & Ball Dimity hues and Mandarin Stone Zellige tiles, finished with Cast Iron Bath Company brassware. Continue along the corridor to find a second home office, plus a utility room featuring a washing machine, tumble drier and sink.





























RECEPTION / DINING ROOM KITCHEN 26'2 x 16'8 (8.0m x 5.0m)	BEDROOM 1 17'0 x 13'0 (5.1m x 3.9m)	BEDROOM 3 13'6 x 10'6 (4.1m x 3.2m)
OFFICE 13'0 x 6'3 (3.9m x 1.9m)	BEDROOM 2 17'0 x 13'0 (5.1m x 3.9m)	STUDIO 17'0 x 8'11 (5.1m x 2.7m)

Approx. Gross Internal Area = 1,729 sq ft / 160.6 sq m

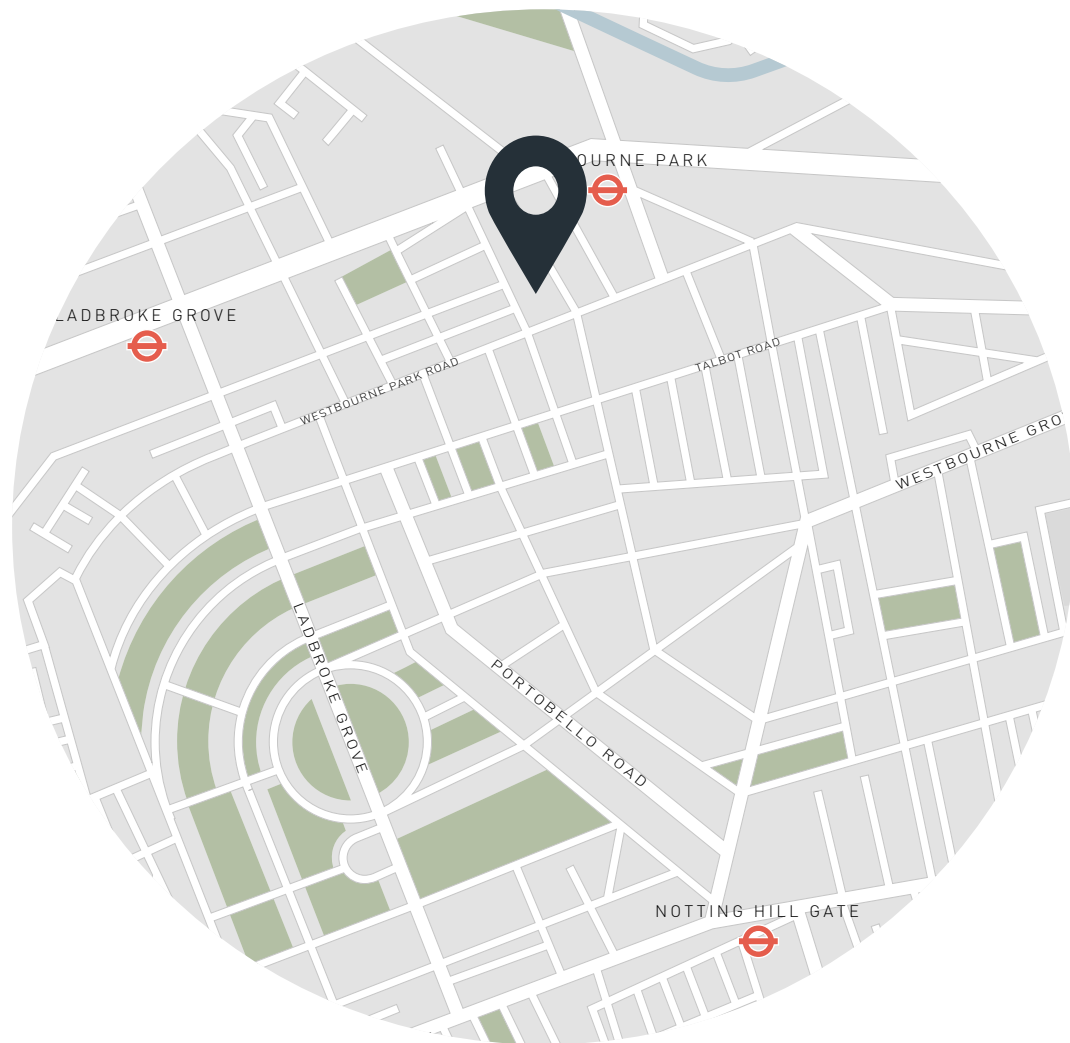
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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## Property Details

Recently refurbished to an exceptional standard  
 Open-plan kitchen, dining and reception room  
 Principal bedroom suite  
 Two further bedroom suites  
 Study  
 Utility room  
 Private garden  
 Terrace  
 Garden studio  
 City of Westminster

Approx. 1,729 sq ft / 160.6 sq m  
 EPC=C  
 Tenure: Share of Freehold





## Location

Leamington Road Villas boasts enviable proximity to the best spots of Notting Hill and beyond. It's a ten-minute walk to vibrant Golborne Road, where local favourite eateries include Lisboa, Layla Bakery and Straker's. From here, head down Portobello Road for antiques shopping and a produce market – plus the inimitable Electric Cinema. For upscale boutiques and artisanal eateries, venture onto Westbourne Grove. Spend an evening with dinner at Dorian or The Ledbury, followed by a drink at neighbourhood staple, The Pelican, and be home in a matter of minutes.

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



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