

# DOMUS NOVA



Leamington Road Villas, W11  
£3,950,000





First built in 1860, the quintessential charm of this Notting Hill period townhouse has been sensitively restored for contemporary living. Thanks to the architectural eye of Austen Knox and Heather Kane's refined interior design, this two-bedroom apartment is awe-inspiring with its sense of flow, abundance of light, modern technologies and material creativity.

The deep terracotta -red front door stands beneath a portico entranceway, setting a tone of sophistication which continues inside. The sprawling proportions of an open-plan kitchen, dining and reception room impress at once; sunlight pours in through a full-height bay window and draws the eye across the marble fireplace, wall mouldings, ornate corning and ceiling rose – all original features which have been carefully restored.

There's streamlined movement between social spaces, with engineered oak floors leading through a wide archway into the dining area and kitchen.















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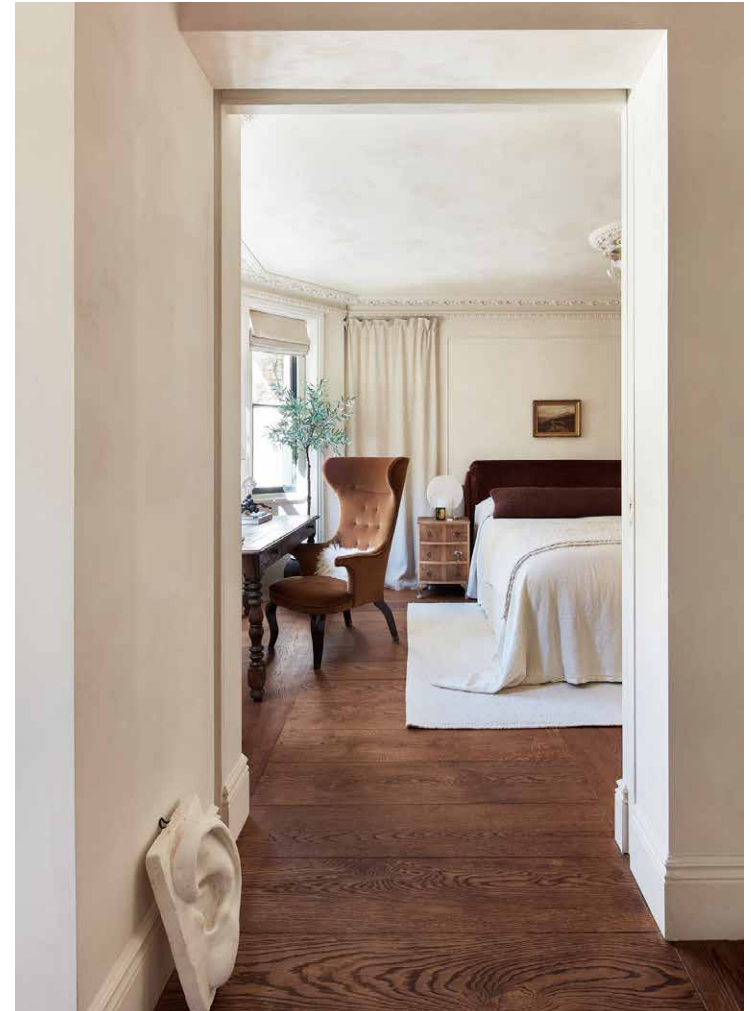


At the heart of the culinary scene, an island is topped with a curved marble worktop, solid brass hardware and two stylish pendant lights. A state-of-the-art Lacanche Cluny oven is framed by bespoke whitewashed cabinets: one of which is plumbed specifically for a professional coffee machine, the other containing a Fisher & Paykel fridge-freezer. Mirroring the kitchen cabinetry, a pair of glass-framed display cases are positioned either side of an original brick recess – which now houses a gas fireplace.

Black-framed French windows open onto the private terrace, which gazes out to the landscaped garden below.

A cast-iron spiral staircase descends to the peaceful alfresco setting – imagined by Alice Crespi Design – with flower beds and brick walls that frame the space, plus a shed contained at the rear.







From the home's entrance hallway, head down a smart staircase to the garden level, which houses two bedrooms, a snug and utility space. Interior creativity plays out in the principal bedroom suite, which is introduced down a corridor lined with wardrobes. Natural light diffuses across the room's neutral colour palette through a skylight and large Crittall windows. A glass-panelled partition wall separates the bed from the bathroom, which is a showpiece of materiality: there's a dual sink crafted from an antique cabinet topped with reddish-toned marble; an artful freestanding bath that sits against another Crittall window; and a contained rainfall shower backdropped by lustrous, pinkscale mosaic tiles.

There's a classic feel to the guest bedroom, with its ornate ceiling cornicing and elegant wall moulds. It's served by a calming guest bathroom, which nods to Tuscan interior style with pale walls, earthy-toned floor tiling and a curtained archway that reveals a bathtub. Beyond the guest bedroom, things take a modish turn in the carpeted snug. A built-in banquette sofa has been upholstered with striped velvet fabric, while an integrated desk area makes for a stylish study or vanity area.















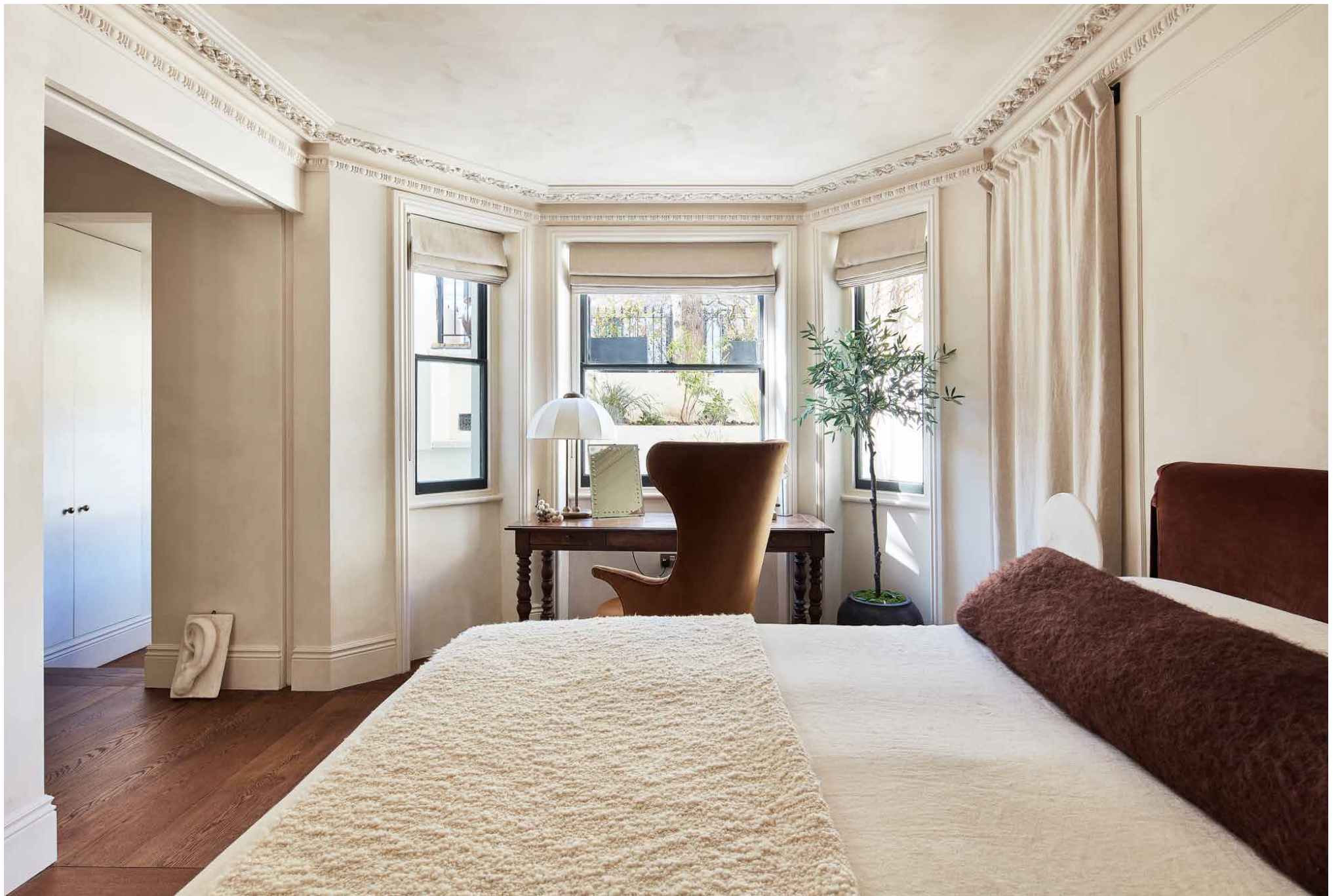




















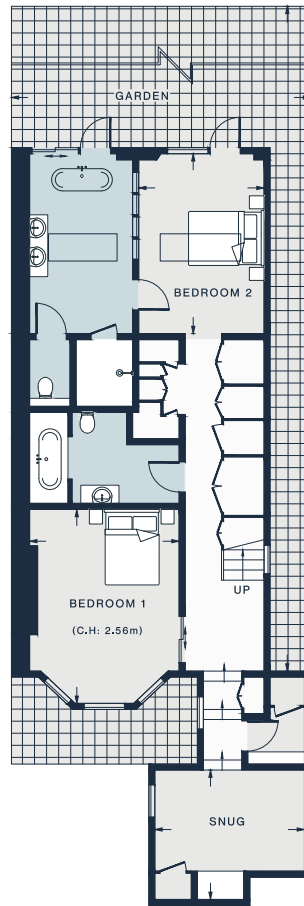




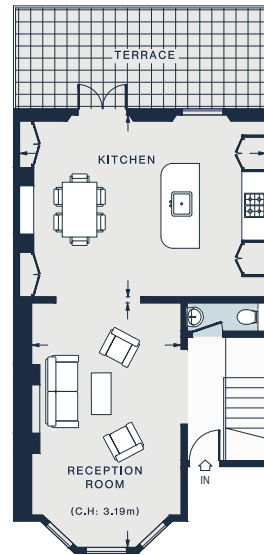
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LOWER GROUND FLOOR



RAISED GROUND FLOOR



RECEPTION ROOM

19'10 x 12'4 (6.0m x 3.7m)

KITCHEN

19'11 x 14'9 (6.0m x 4.4m)

SNUG

12'2 x 10'6 (3.7m x 3.2m)

BEDROOM 1

16'0 x 12'2 (4.8m x 3.7m)

BEDROOM 2

14'7 x 10'3 (4.4m x 3.1m)

Approx. Gross Internal Area = 1,618 sq ft / 150.3 sq m

## Property Details

Architect and interior-designed duplex apartment

Open-plan kitchen, dining and reception room

Principal bedroom suite

Guest bedroom

One further bathroom

Private garden and terrace

Underfloor heating throughout

City of Westminster

Approx. 1,618 sq ft / 150.3 sq m

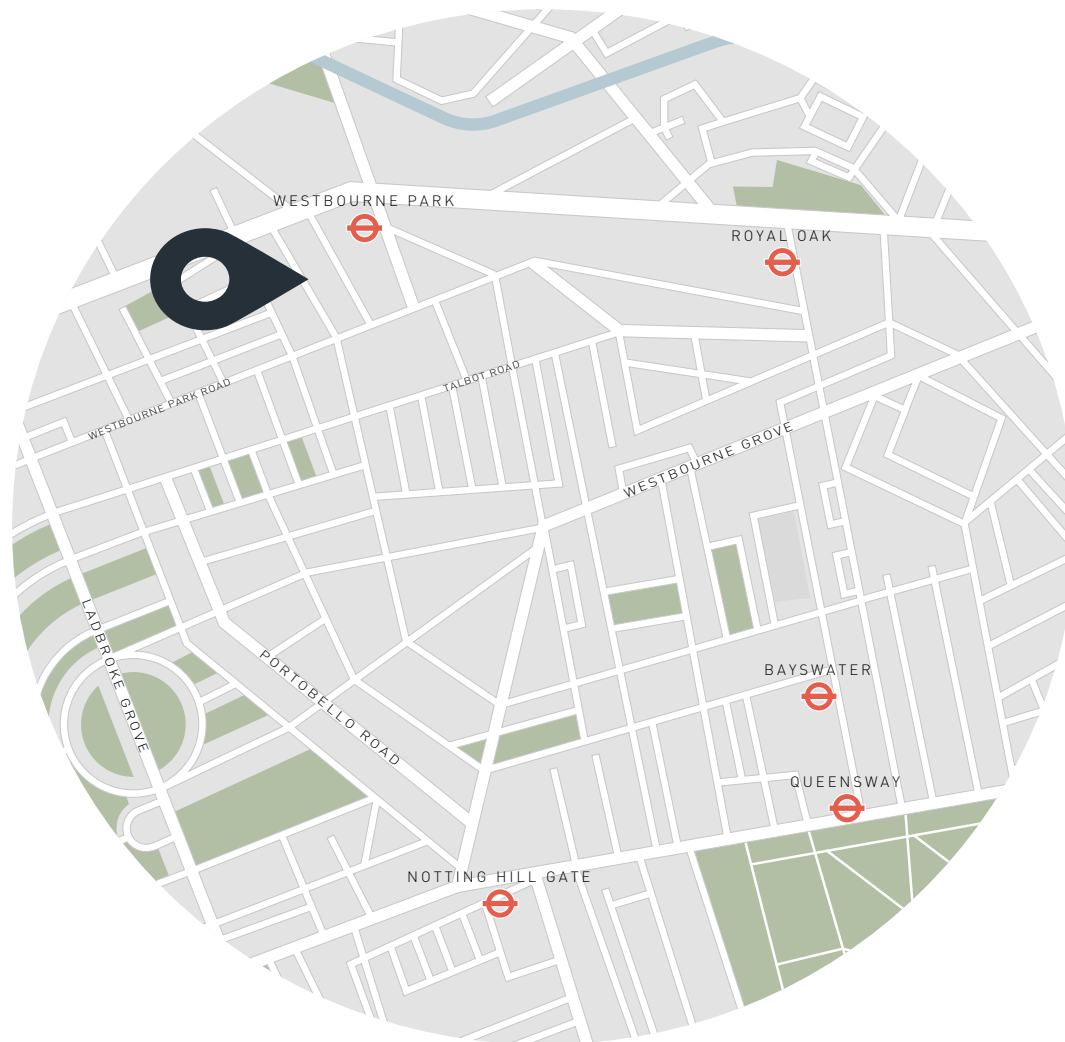
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Tenure: Leasehold

Lease Length: circa 997 years

Council Tax Band: G





## 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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