DOMUS NOVA

Ledbury Road W11

£665,000

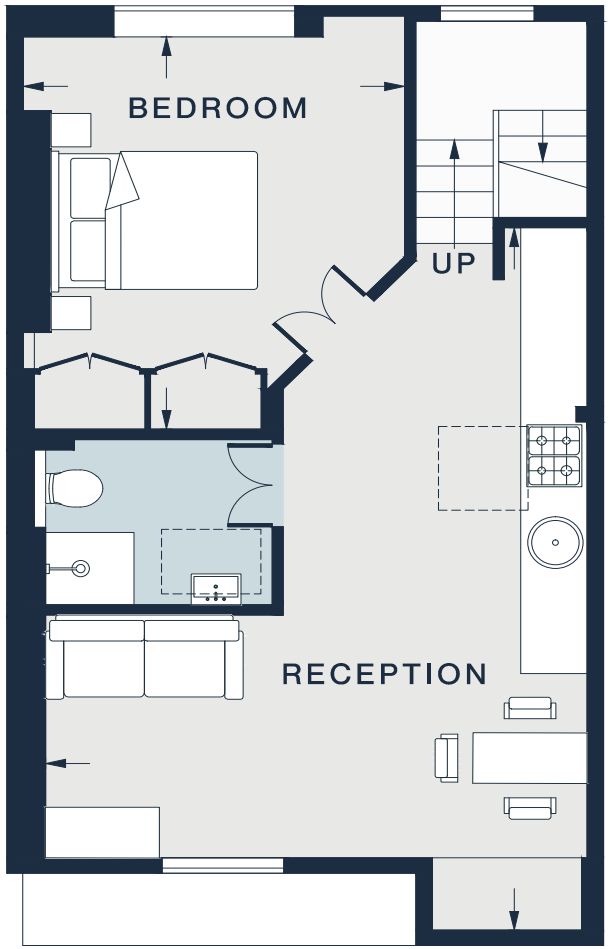
This one-bedroom Notting Hill apartment is a minimalist setting with playful mid-century accents and hand-painted artwork.

Set on a row of handsome stucco-fronted townhouses, a letterbox-red front door and pale blue façade set a bold tone for this one-bedroom lateral apartment. In the entrance landing, a welcoming character is set in motion with a bright yellow window pane surrounding a sash window. A set of stairs ascends to the open-plan kitchen and reception room, where a neutral interior palette is brightened through a skylight.

Mid-century modern style cabinets frame one side of the room, matched with a patterned splashback and neat Smeg cooker. The rest of the space can be zoned for dining and seating, with a study area marked by an integrated desk – its white and orange striped leg adds a playful twist to the muted setting. Beyond, there's a private balcony with views across the peaceful residential streets.

Find the sunlit double bedroom next door, complete with pale wood floors and pared-back walls. Full-height mirrored wardrobes accentuate the sense of space whilst providing plenty of storage.

The bathroom has been artfully conceived: brushed plaster walls set the scene for hand-crafted mural by artist Flora Roberts, who has lived and worked in the apartment for the past decade.



THIRD FLOOR

RECEPTION
22'4 x 15'9 (6.8m x 4.8m)

BEDROOM
12'6 x 11'2 (3.8m x 3.4m)

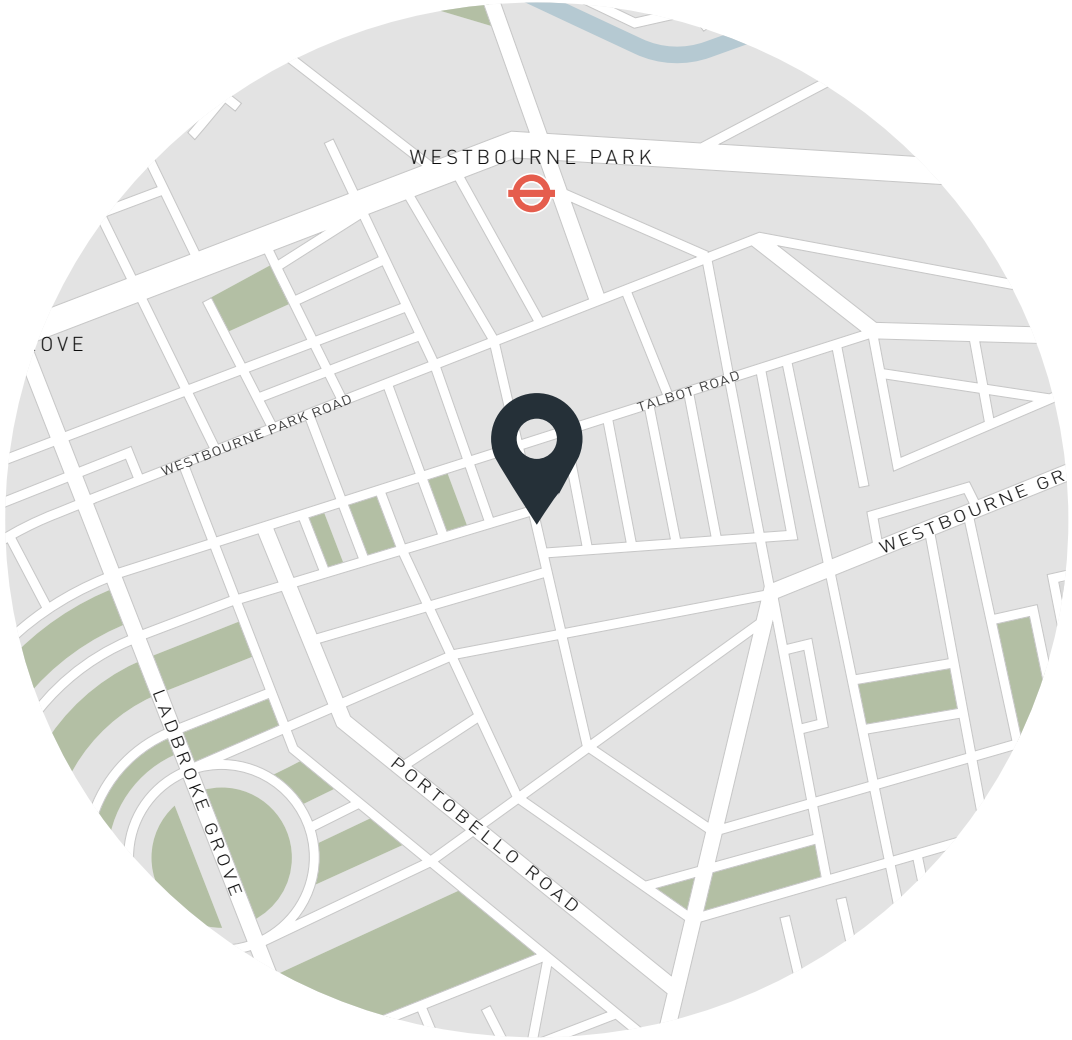
Approx. Gross Internal Area = 444 sq ft / 41.3 sq m

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

Property Details

Bespoke artwork by Flora Roberts
Open-plan kitchen and reception room
One double bedroom
Contemporary bathroom
Private balcony
Royal Borough of Kensington & Chelsea

Approx 444 sq ft/ 41.3 sq
EPC - E
Share of Freehold - Circa 123 years remaining
Council Tax Band - D
Service Charge - Circa £2,000 per annum
Ground Rent - Circa £50 per annum



Location

With its string of upmarket eateries, boutiques and handsome townhouses, Ledbury Road is one of Notting Hill's most desirable streets. Just around the corner, refresh your wardrobe at Sézane or Reformation before brunch at Granger & Co. Portobello Road is five minutes away, lined with vintage shops and global eateries. Pick up something bright and biodynamic from Daylesford or Ottolenghi on the way back. Eponymous restaurant The Ledbury serves innovative dishes with expertly-paired wine, just moments from your front door.

Nearest tube:
Westbourne Park - 8 mins
Notting Hil Gate - 10 mins

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