

DOMUS NOVA



Ledbury Road W11
£4,000 pw - Short let



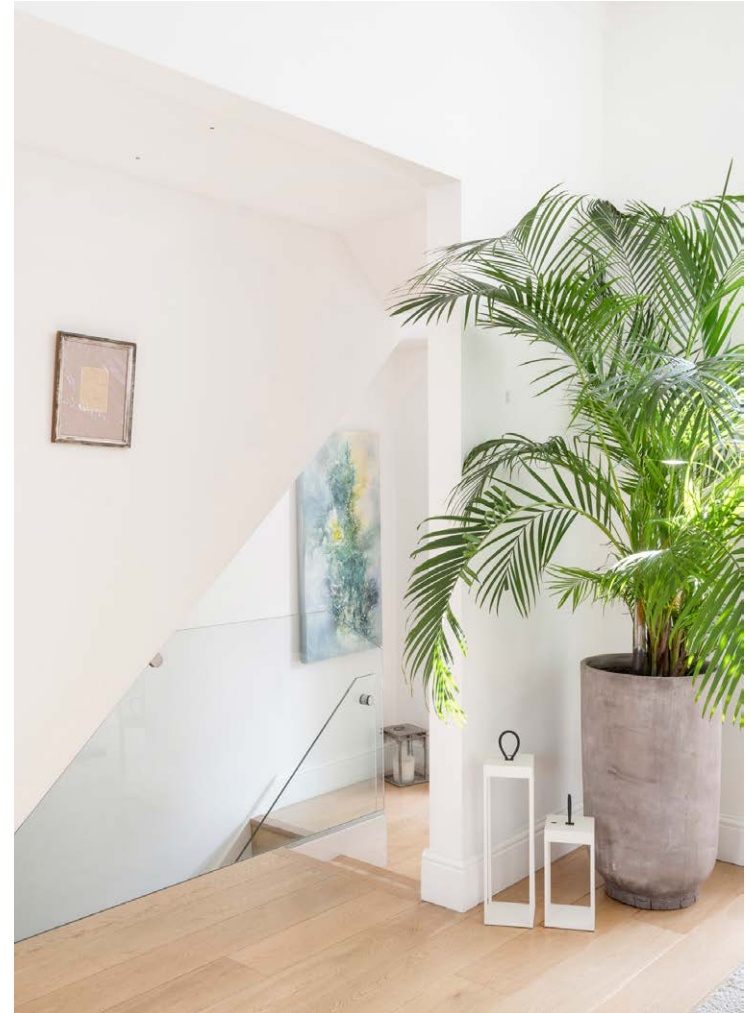
Skylights and serene spaces characterise this immaculate two-bedroom maisonette for sale in Notting Hill.

A sleek white stucco frontage sets the tone for this elegant home. Invigorated by meticulously designed light channels, an animated ambience unfolds from the entrance to Ledbury Road.

Ascending past a transparent panel, period features define an airy open-plan reception room. White walls and soaring ceiling heights amplify the historic proportions, while verdant potted plants draw attention to leafy views through a grand sash window. Between recessed shelving, a captivating cast-iron fireplace sits opposite a plush navy sofa. Light wooden floors sweep through the adjacent space, velvet teal armchairs creating a laid-back spot to admire artwork adorning a trio of wall niches.











Cool-toned tiles distinguish the kitchen and dining room, a space characterised by sleek finishes and clean lines. A slate-toned splashback juxtaposes the pristine white cabinetry, while an island subtly separates the dining area.

Illuminated from all angles, light floods in through two expansive skylights over a large dining table with seating for six. On warmer nights, venture out to the glass-floor terrace, bordered in luscious greenery.









Descending to the lower level, a spacious principal bedroom suite exudes a serene ambiance. Soft dappled light filters through floor-to-ceiling glass, framing a scenic view through to an intimate courtyard. Above an expansive cream bed, a skylight inundates the room with light. Lining an entire wall, fitted wardrobes offer endless storage options. In addition to an en suite bathroom with a shower, a large freestanding bathtub sits in the bedroom itself.

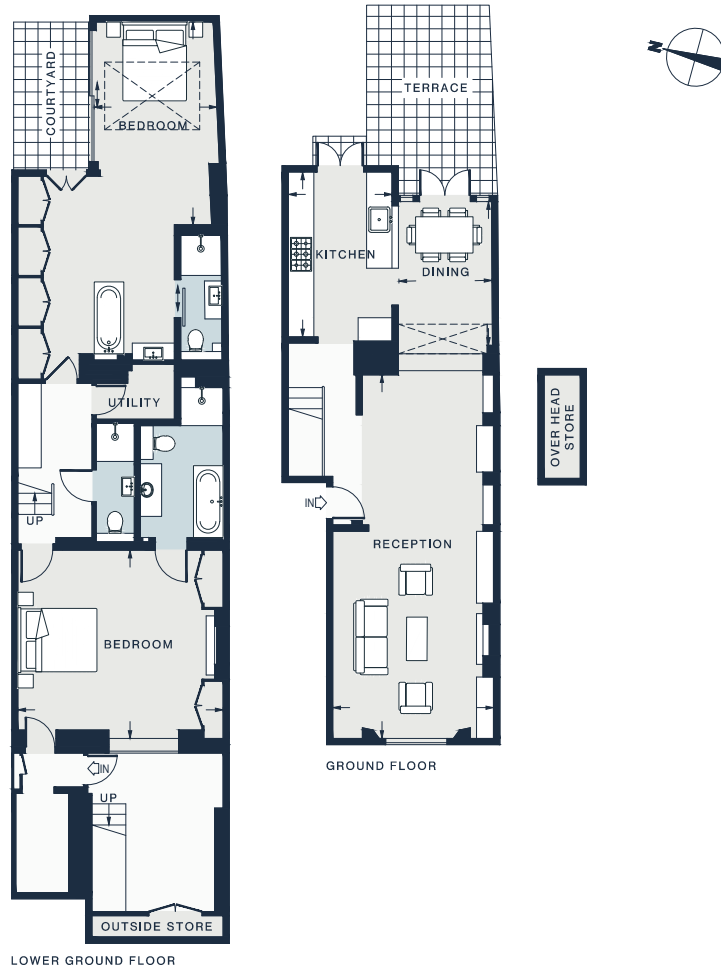
Elegant finishes flow through the guest bedroom suite, with built-in wardrobes flanking a marble fireplace. Spotlights create a calming tone in the en suite bathroom, complete with a large bathtub and walk-in rainfall shower.











RECEPTION

28'1 x 12'7 (8.6m x 3.8m)

BEDROOM

15'8 x 10'0 (4.8m x 3.0m)

DINING

11'3 x 7'7 (3.4m x 2.3m)

KITCHEN

13'3 x 7'11 (4.0m x 2.4m)

BEDROOM

16'2 x 14'10 (4.9m x 4.5m)

Approx. Gross Internal Area = 1522 sq ft / 141.0 sq m
Including Outside Store = 19 sq ft/ 2.0 sq m

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

Property Details

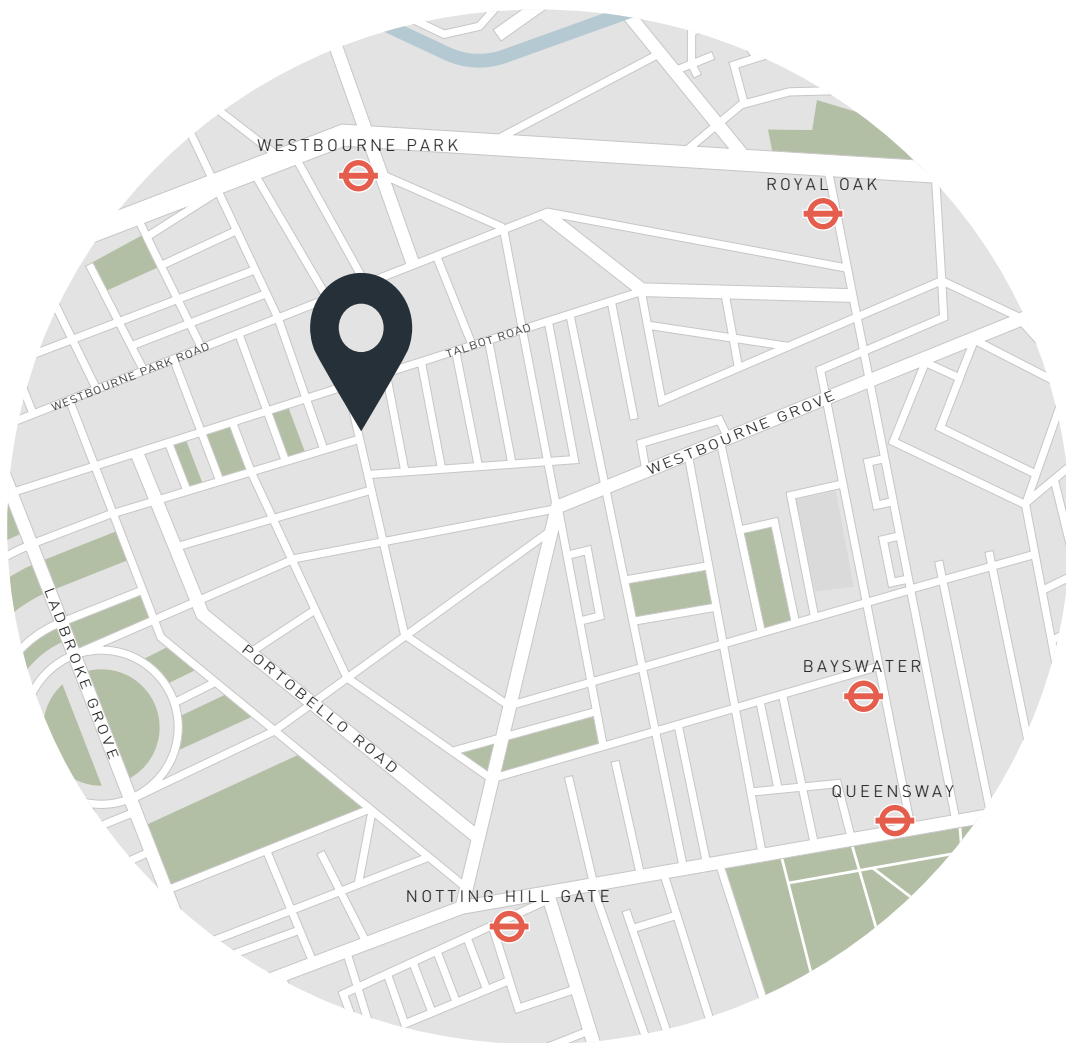
Open-plan kitchen and dining room
Reception room
Principal bedroom suite
Guest bedroom suite
Bathroom
Utility room
Terrace
Courtyard
Royal Borough of Kensington & Chelsea

Approx. 1522 sq ft / 141 sq m

EPC - D

Council Tax Band - F

Deposit Payable - £16,000



Location

A sought-after street in Notting Hill, Ledbury Road sits between some of the area's best boutiques and coveted dining spots. Head down to Westbourne Grove to refresh your wardrobe at Sézane or get interiors inspiration at the Soho Home Studio. Stop for brunch at Beam, then wander to Portobello Road for the vintage shops and eclectic eateries. Endless dining options are on offer to end the day. For something lighter, try the small plates at Caractère, or Michelin-starred The Ledbury is right on your doorstep.

Westbourne Park (10 mins)

Notting Hill Gate (11 mins)

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Let's talk
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