

# DOMUS NOVA



Ledbury Road W11  
£2,595,000



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 stylish home set on a row of handsome townhouses.

Invigorated by carefully crafted light channels, an animated ambience flows through the apartment's two floors.

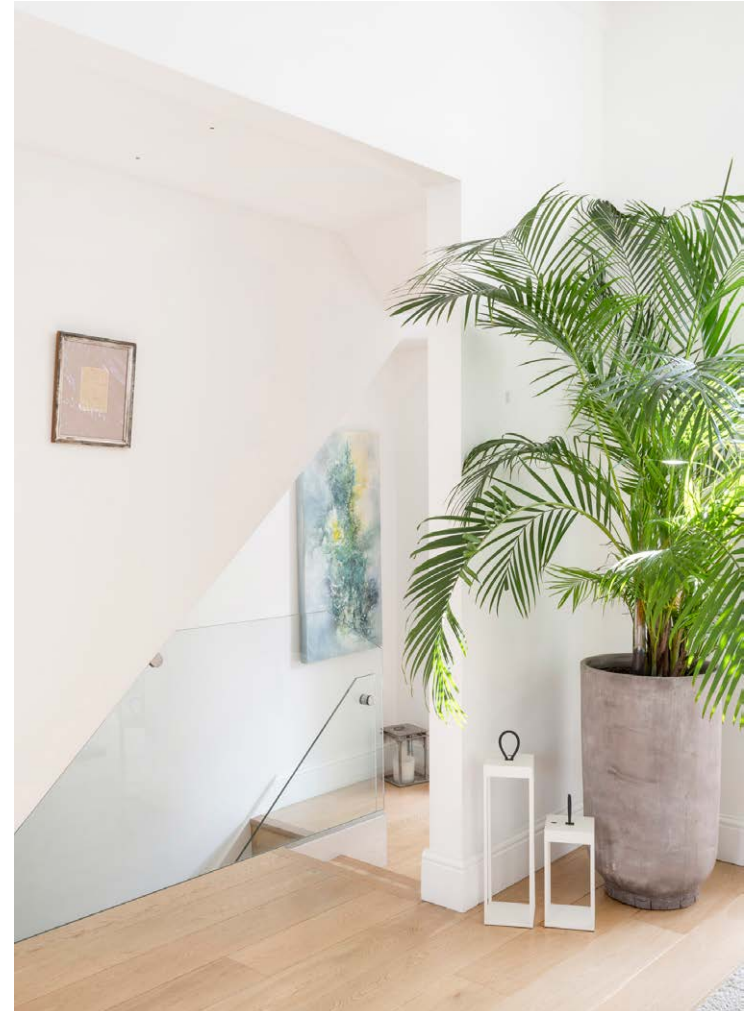
Ascending past a glass panel, period features define an airy reception room. Combined with white walls, soaring ceiling heights and a large sash window accentuate the heritage proportions of the space. Framed by recessed shelving, a cast-iron fireplace offers a striking contrast to the room's neutral palette. Bridging the space to the kitchen, wall niches carve out a distinct area for artwork.















IT LISASAM  
A QUARTER  
TWENTY FIV  
HALFSTENT  
PASTERUNI  
ONE SIXTH  
FOURFIVE  
EIGHTELEV  
SEVENTWEL  
TENSPOLO





Cool-toned tiles distinguish the open-plan kitchen and dining room, a space characterised by sleek finishes and clean lines. A slate-toned splashback juxtaposes the pristine white cabinetry. Subtly dividing the kitchen, an island establishes a more laid-back eating area. The adjacent dining space is illuminated from all angles, with two skylights casting light from above. Glass doors open to a terrace bordered by luscious greenery.















Across the lower level, an expansive principal bedroom suite exudes tranquility. Soft dappled light filters through floor-to-ceiling glass, framing a picturesque view through to an intimate courtyard.

Above the central sleeping space, an expansive skylight floods the room with light. Fitted wardrobes line an entire wall, offering endless storage options. In addition to an en suite bathroom with a shower, a large freestanding bathtub creates an indulgent bathing space in the bedroom itself.

There's a refined feel to the guest bedroom suite, where built-in wardrobes with panel-detail flank a marble fireplace. Spotlights create a tranquil environment in the en suite bathroom, complete with a large bathtub and walk-in rainfall shower.



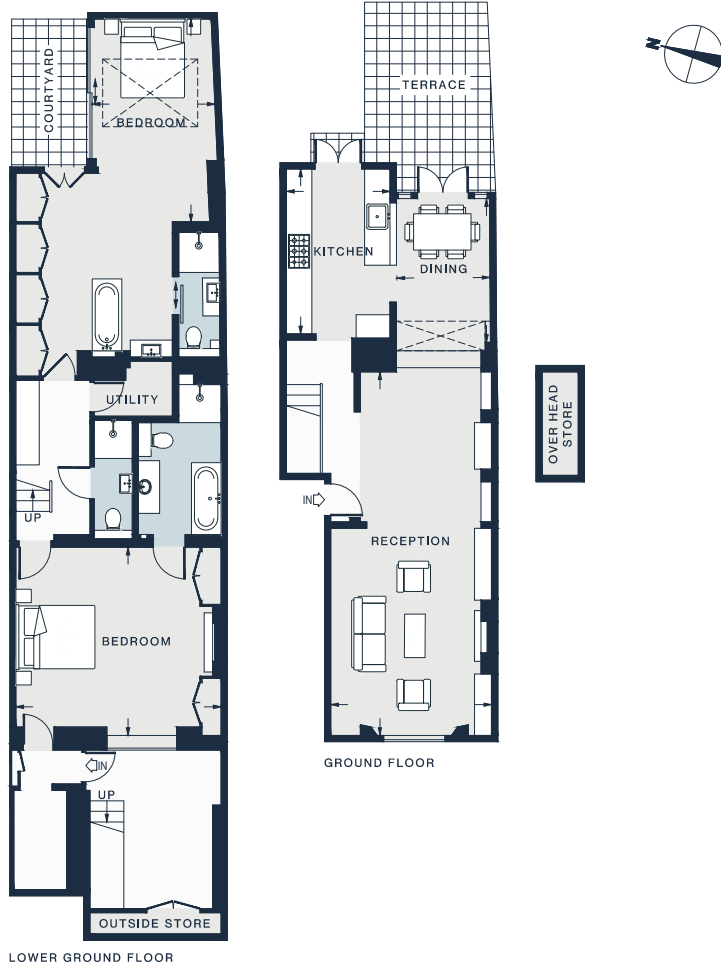












RECEPTION  
28'1 x 12'7 (8.6m x 3.8m)

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

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

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

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

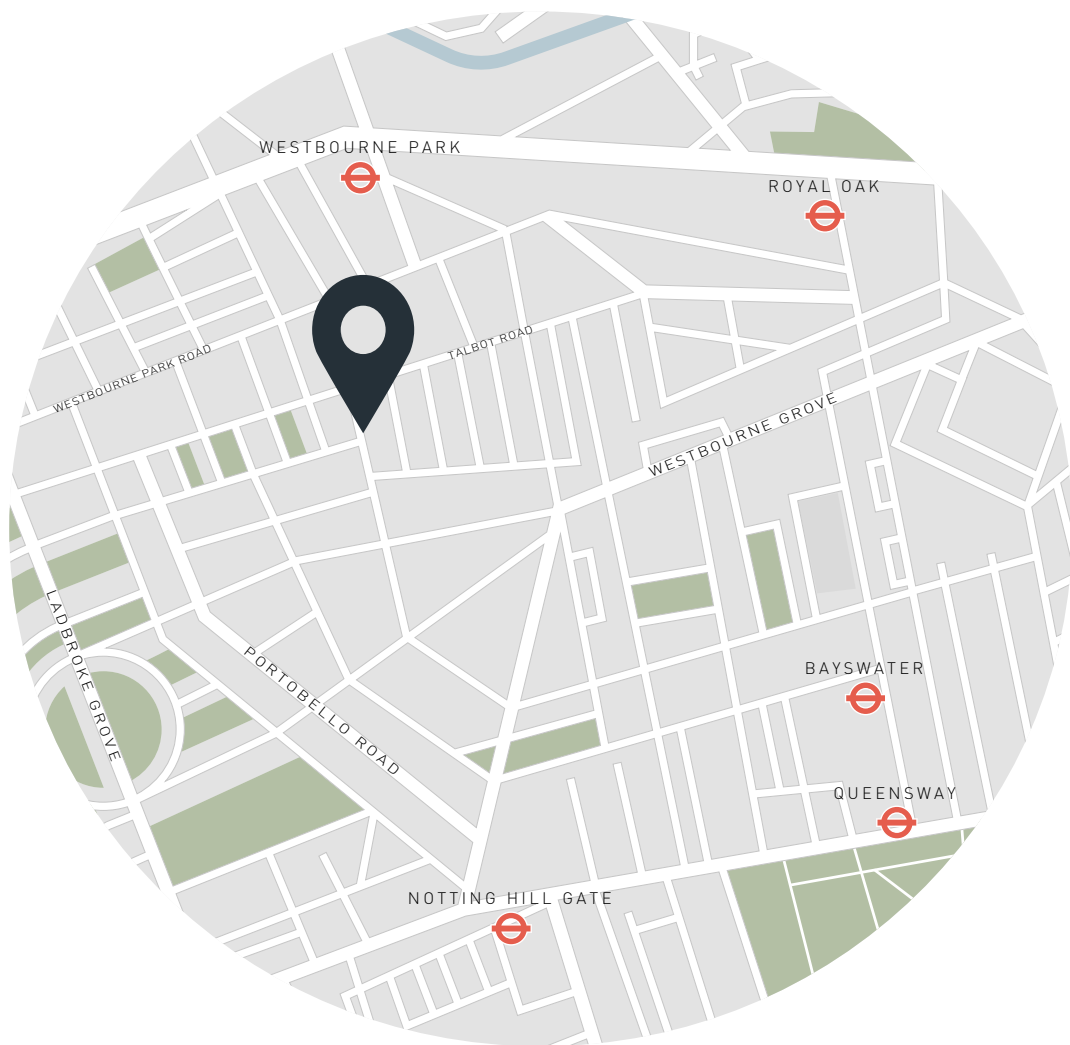
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## 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  
Leasehold - 98 years remaining  
Ground Rent - £350 p/a





## 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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