

DOMUS NOVA



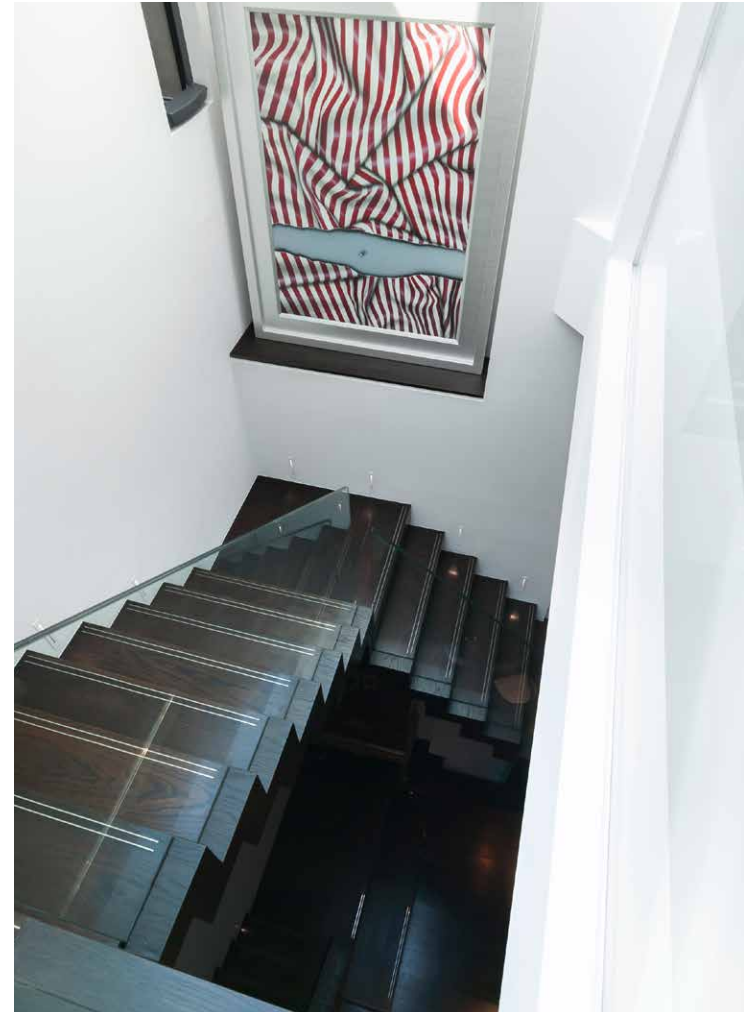
Ledbury Road W11
£3,750 p/w - Long Let



Five floors of intelligent design, state-of-the-art technology and sophisticated interiors – articulated by the pioneers at Clive Sall Architecture. Through the front garden, an entrance hall enclosed in floor-to-ceiling glass sets a sleek tone. A sprawling kitchen and reception room pairs whitewashed walls with dark wood floors; a balanced palette makes for a relaxing atmosphere. A bespoke kitchen by Poggenpohl is complete with Gaggenau appliances – it’s a streamlined and stylish culinary space. To the rear, a gallery casts reams of light down to the second reception room below.

There’s a quiet indulgence to its glossy black illuminated shelving, integrated fireplace and cosy television area. A home bar and large dining table is set for entertaining friends and family.









The master bedroom suite is spread across the first floor, where a decadent palette of materials spans from plush carpets to mirrored wardrobes. Light filters through French windows, which open out to a private balcony. The sophisticated character is continued into the ensuite bathroom, featuring a dual vanity, oversized walk-in shower and a tranquil bath. Three further bedrooms are located on the second and third floors, with versatility to be used as serene home offices. At the top of the home, draw back bi-folding doors to the west-facing roof terrace, a suntrap for peaceful alfresco moments.





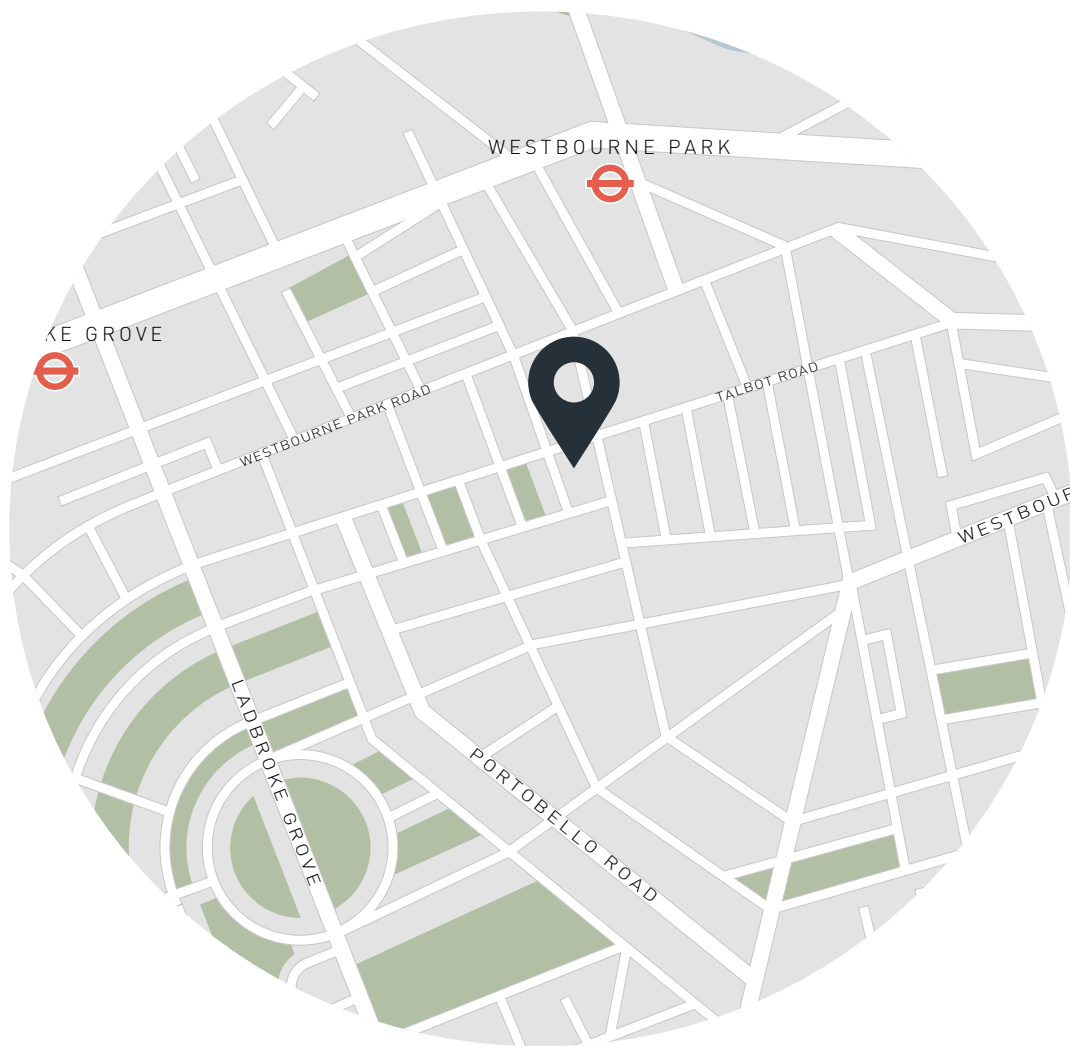


Property Details

- Designed by Clive Sall Architecture
- Bespoke Poggenpohl kitchen
- Lower-ground living and dining room
- Master bedroom suite with balcony
- West-facing roof terrace
- Approx 2548 sq ft / 236 sq m EPC - C

Deposit Payable: £22,500
Council Tax Band = H

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Location

A string of upmarket eateries, boutiques and handsome townhouses, Ledbury Road is one of Notting Hill's most desirable streets. Vibrant Portobello Road is five minutes away, lined with vintage shops and global eateries. The manicured lawns of Kensington Gardens are perfect for weekend strolls. Pick up something bright and biodynamic from Ottolenghi or Daylesford on the way back. Or linger over small plates at Caractère before a show at The Tabernacle.

Nearest tube:

Westbourne Park - (8 mins)

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Let's talk
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