

# DOMUS NOVA

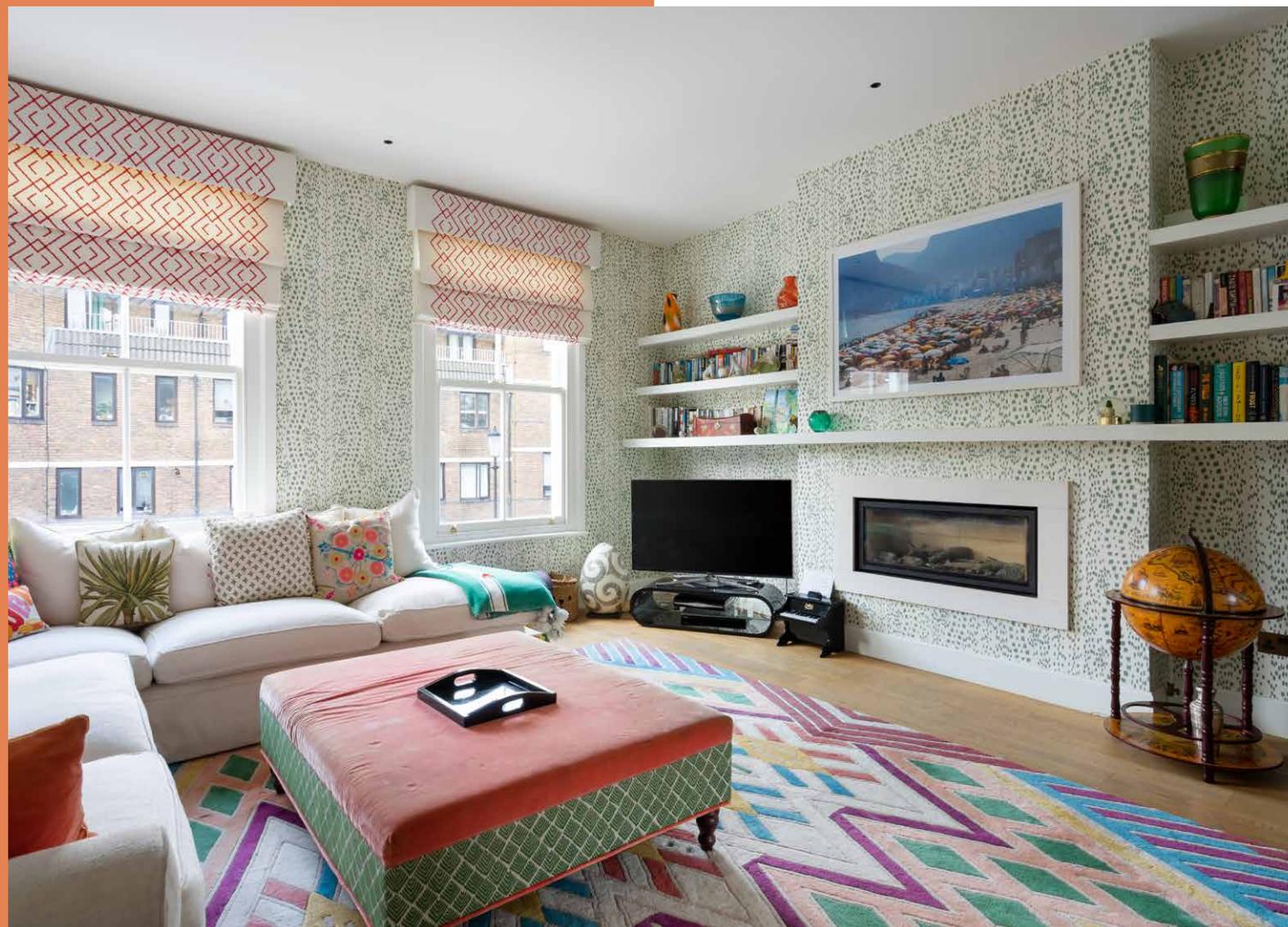


Kensington Park Road W11  
£2,275,000

A colourful three-bedroom duplex next to Portobello Road. Playful design meets the practicalities of city life. Plus, uninterrupted views across the horizon from the smart rooftop garden.

On the first floor, an open-plan reception room and eat-in kitchen set the stage for everyday life. Natural light that pours in from the sash windows make colourful patterns pop. Beyond the motifs, the design is considered - a modern fireplace adds a warm welcome and open shelves leave space to let your style blossom. Morning coffees are best enjoyed here, thanks to its east-facing vantage point.

Rich wood floors lead to the kitchen-dining room. It's a beautifully ergonomic place to cook; integrated high-spec appliances, clean-lined surfaces, cabinetry that keep spices within easy reach. And Ivy-green metro tiles that amplify the sense of space. Wine connoisseurs note the wine fridge.









Three immaculate bedrooms are brought to life with blush pinks, forest greens and plenty of natural light.

Mornings are made easy in the master suite with a dedicated dressing area and a refined en suite. Two further bedrooms are perfect for growing families or overnight guests. They share an equally sleek family bathroom.



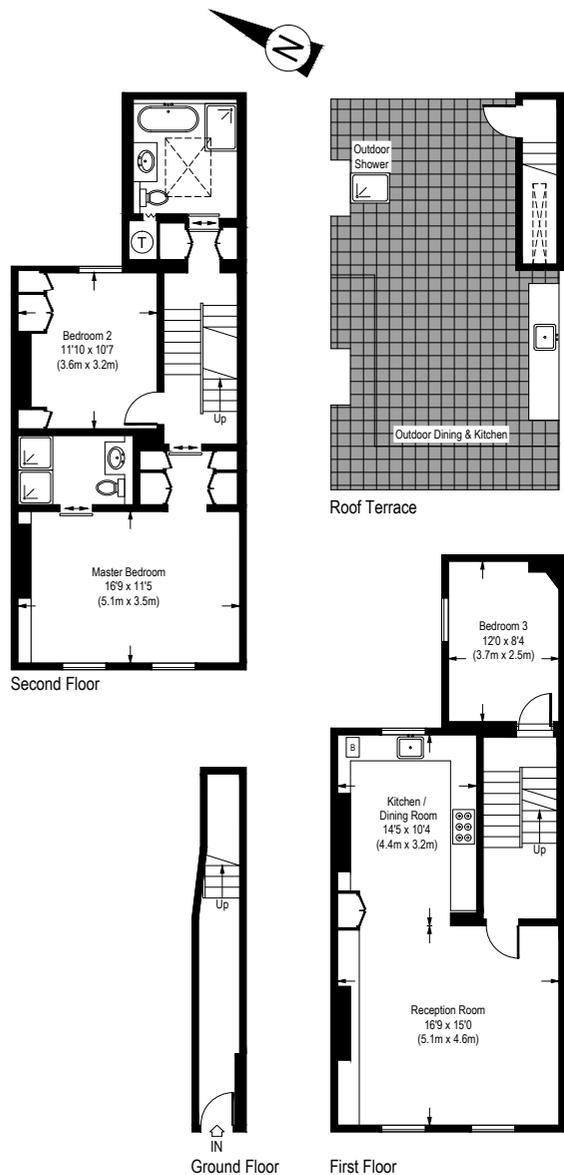






From the second storey, a tangerine steel staircase leads to a suntrap roof garden. It's designed for entertaining – a small kitchenette, a wine rack, a zoned seating area and space for a barbecue on the decked floors. The west London skyline is an impressive backdrop for aperitifs with friends.





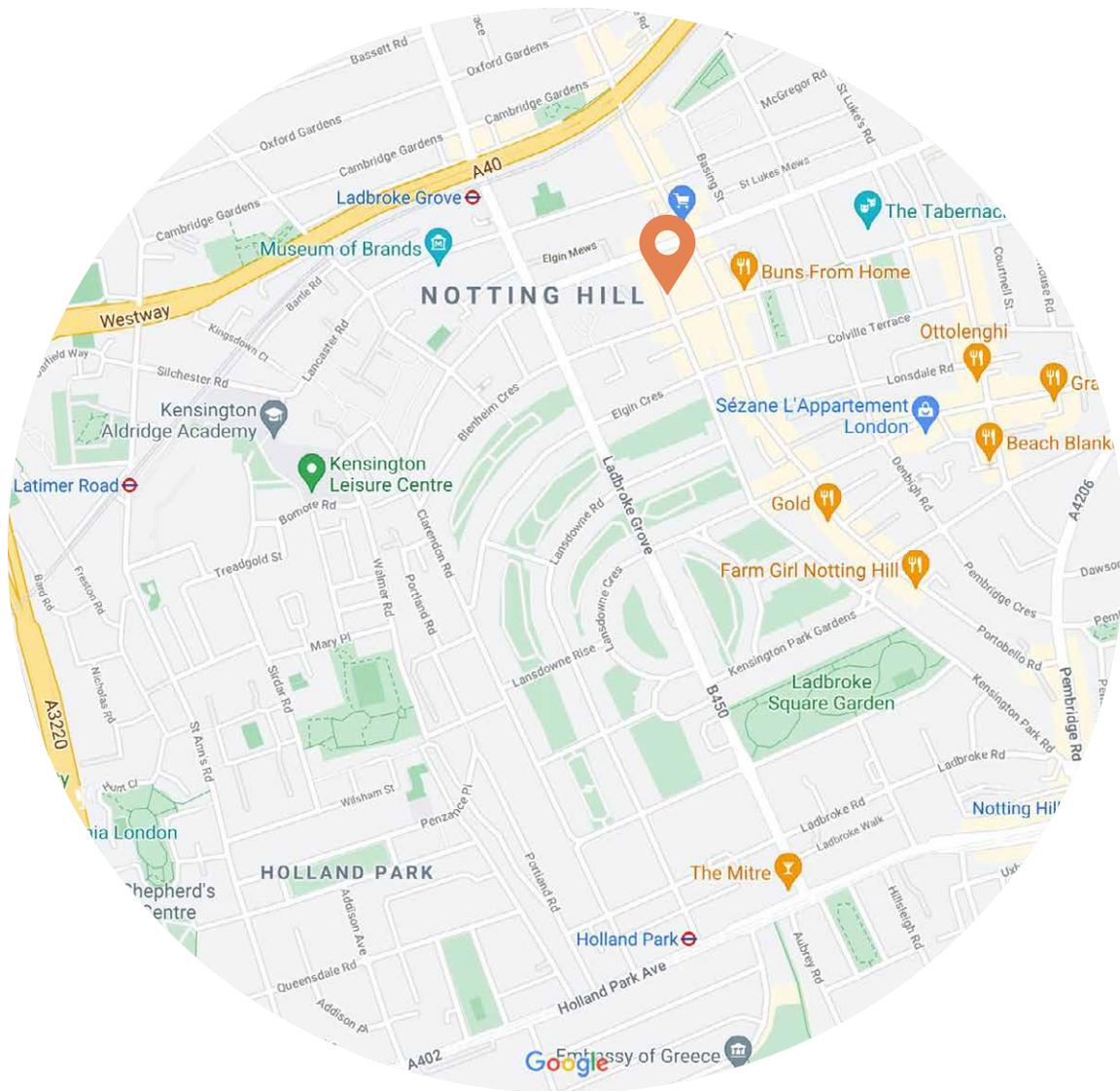
Approximate Gross Internal Area  
1310 Sq.Ft. / 122 Sq.M.

Approximate Roof Terrace Area  
433 Sq.Ft. / 40 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/reception room  
 Master bedroom with en suite and dressing area  
 Two brightly lit bedrooms  
 Family bathroom  
 Roof garden  
 Royal Borough of Kensington & Chelsea  
 Approx. 1,310 sq ft / 122 sq m. EPC=D



## Location

Sharing the street with some of Notting Hill's best architecture and most exclusive restaurants – including three Michelin-star Core by Clare Smith – Kensington Park Road puts you within easy reach of the neighbourhood's most coveted addresses. It runs parallel to Portobello Road, where bohemian boutiques, bars and market stalls will keep you occupied for hours. Westbourne Grove and Ladbrooke Grove are within easy reach. Stretch your legs and picnic in the Scrubs in under 30 minutes.

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