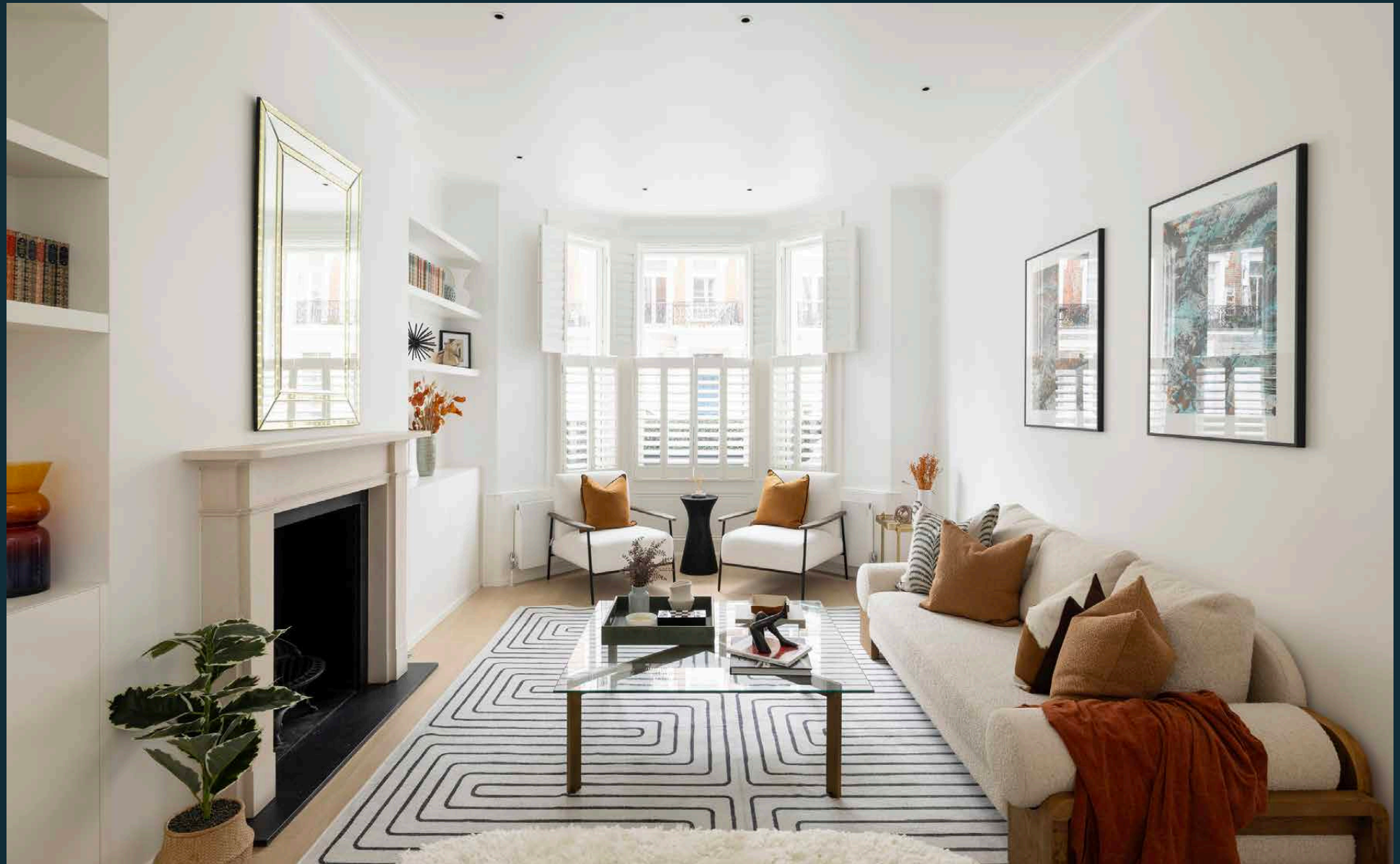


# DOMUS NOVA



Maclise Road W14  
£1,295,000



Light and airy are the defining features of this design-led three-bedroom duplex.

Captivating from the exterior, this immaculate Kensington home makes an impression from the onset. Past its pristine garden level entrance, an inverted layout allows the home to capitalise on light and space.

Set on the upper floor, an open-plan kitchen, dining and reception room exudes sophistication in every sense. Updated with a scandi-style simplicity, whitewashed walls and blonde wooden floors adorn the period framework. A bay window floods light across alcove shelving in the reception space, centred by a refined feature fireplace. A palette of light, earthy tones ties together the dining area, artfully lit from spotlights above. To the rear of the room, a minimalist, contemporary kitchen is injected with warmth from a tall picture window. A mirrored backsplash reflects leafy views of the garden, enhancing the sense of space.





Arranged across the garden level, three serene bedrooms embody pared-back design. Neutral finishes draw a sophisticated sensibility to the principal bedroom, fitted with bespoke storage and a sleek shower room. Through glass doors, a patio garden is bordered by towering greenery to create your own private oasis. Elsewhere, two further bedrooms are generous in light, served by a pristine family bathroom.







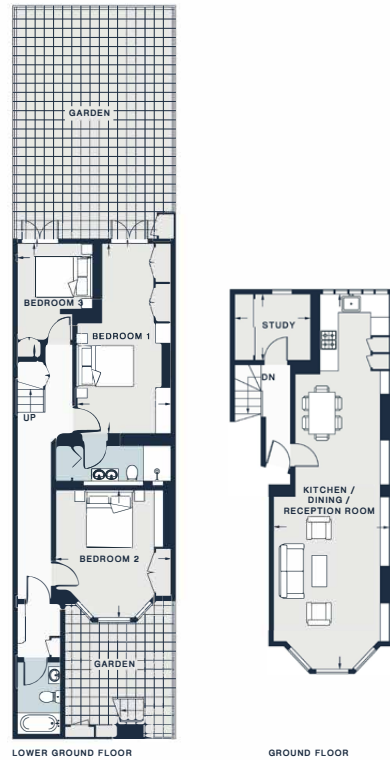








MACLISE ROAD  
W14



STUDY 7'11 x 7'1 (2.4m x 2.21m)		BEDROOM 2 13'7 x 12'3 (4.1m x 3.7m)
KITCHEN / DINING / RECEPTION ROOM 40'1 x 12'3 (12.2m x 3.7m)	BEDROOM 1 20'3 x 10'0 (6.1m x 3.0m)	BEDROOM 3 12'0 x 8'1 (3.6m x 2.4m)

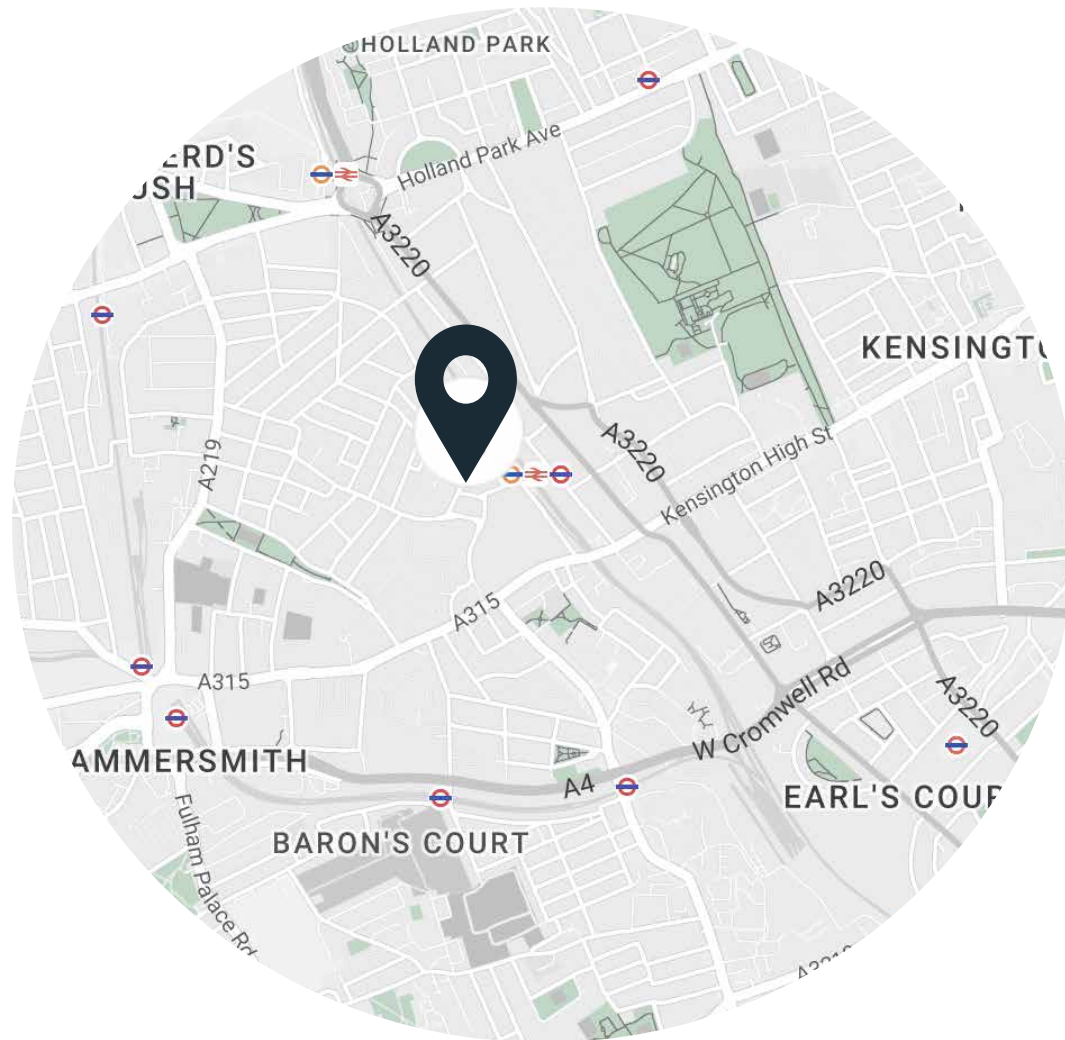
Approx. Gross Internal Area = 1,238 sq ft / 115.0 sq m

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

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom suite  
Two further bedrooms  
Family bathroom  
Study  
Private garden  
London Borough of Hammersmith & Fulham

Approx. 1,238 sq ft / 115 sq m  
EPC - C  
Tenure: Share of Freehold  
Council Tax Band: E  
Service charge: Approx. £3,900 pa



## Location

Situated between Kensington, Hammersmith and serene Holland Park, this tranquil home benefits from access to the best of west London. Wander east to the gardens of Holland Park, stopping by Belvedere for southern Italian delights with a rustic Tuscan backdrop. Spend your afternoon browsing the boutiques and stores of Kensington High Street or head up to Shepherd's Bush for the endless offerings at Westfield. On Saturdays, stretch the legs further with a stroll to Portobello Road.

Kensington (Olympia) – 3 mins (District, Overground, Southern)

Shepherd's Bush – 15 mins (Central)

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