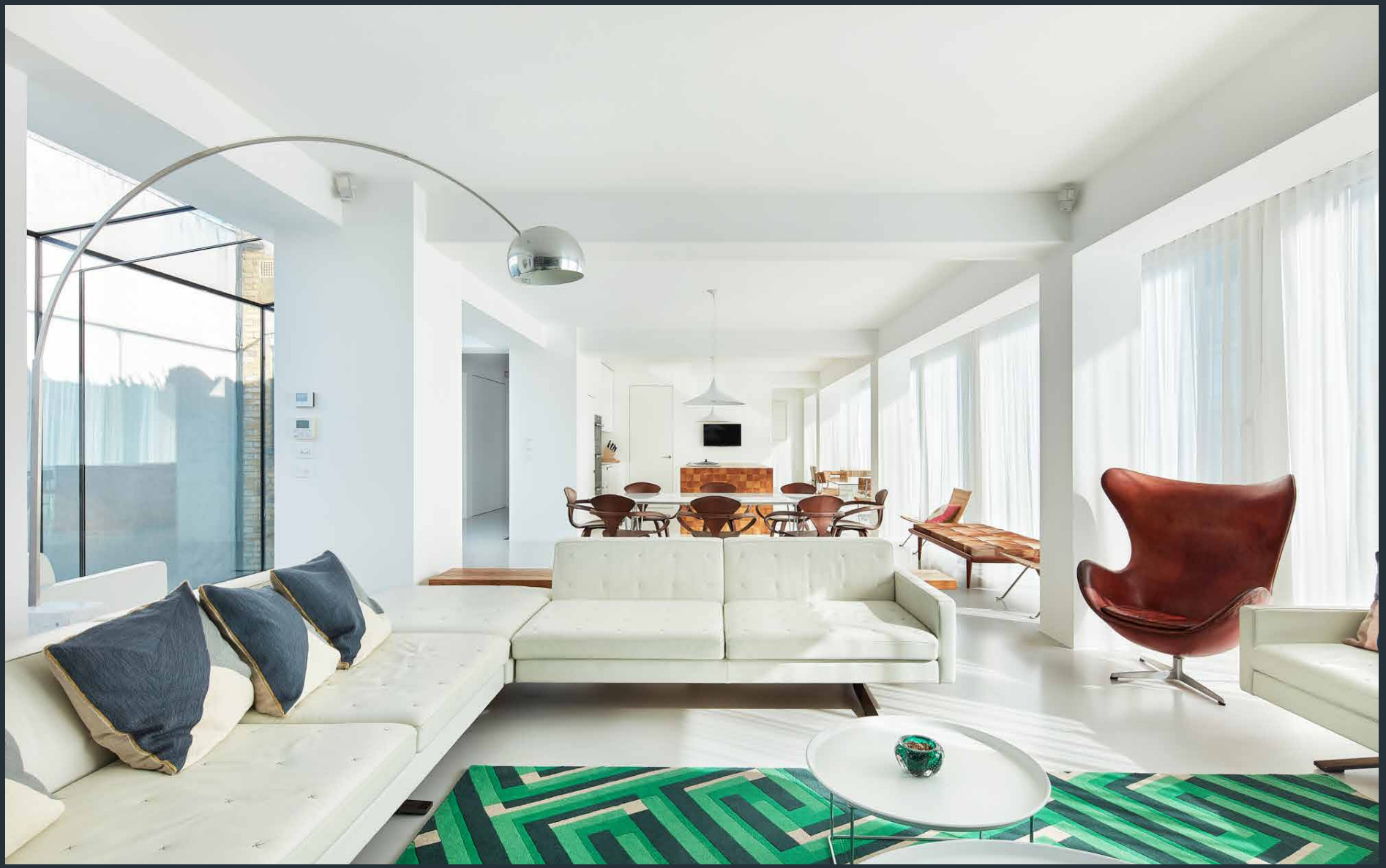
DOMUS NOVA



Notting Hill Gate W11

£8,000 p/w Long Let / £15,000 p/w Short Let

Masterfully engineered by ng architecture, this sprawling four-bedroom triplex toes the line between captivating and calming.

Minimalist cubic design, wraparound glazing and a gallery-like ambience make a feature of Notting Hill Gate's expansive three-storey footprint. The deft hand of ng architecture is apparent throughout the considered renovation of this former banking office.

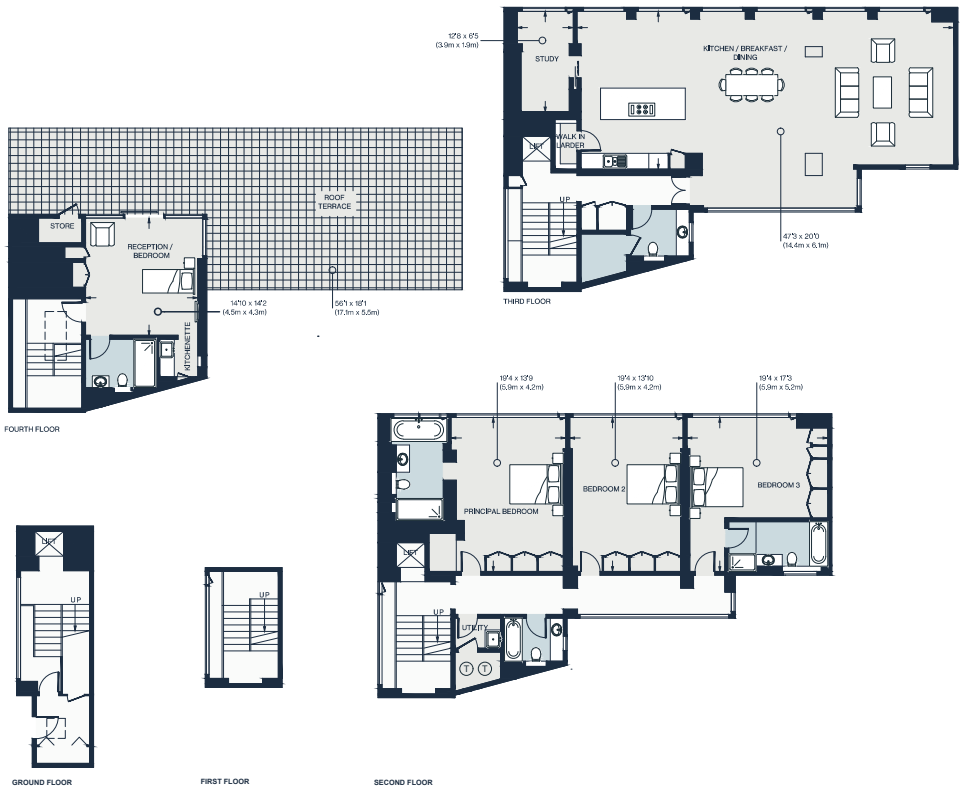
Occupying the entire third floor, an open-plan kitchen and reception room is a vast, light-flooded social setting. The space is smartly zoned with clean-line columns: at one end, the living area is backdropped by open shelving; at the other, a chequered wooden island brings natural warmth to the whitewashed kitchen – complete with modern integrated appliances. Beyond here, a sliding pocket door reveals a quiet study.

The staircase is given an urban edge with concrete treads and steel balustrades – a precursor to the city views from the rooftop. On the fourth floor, a sunlit reception room has versatility to be used as an en suite bedroom, games room or study space. Full-height glass doors slide open to reveal the terrace, which boasts commanding views across Notting Hill Gate. The home's minimalist interior palette is effortlessly translated outside, with pale marble tiles and integrated spotlights. Manicured greenery creates a backdrop of verdant privacy, with a barbecue poised for warm-weather entertaining.

On the second floor, three bedrooms are crafted with a soothing body of materials and tones. The principal bedroom leads into a calming en suite bathroom, complete with a free-standing tub. One additional bedroom suite and one further bedroom are found on this level, which is completed with a utility room and a family bathroom flawlessly finished in calcitic marble.

Aesop
SANTAL 33

PEMBRIDGE
GARDENS W2



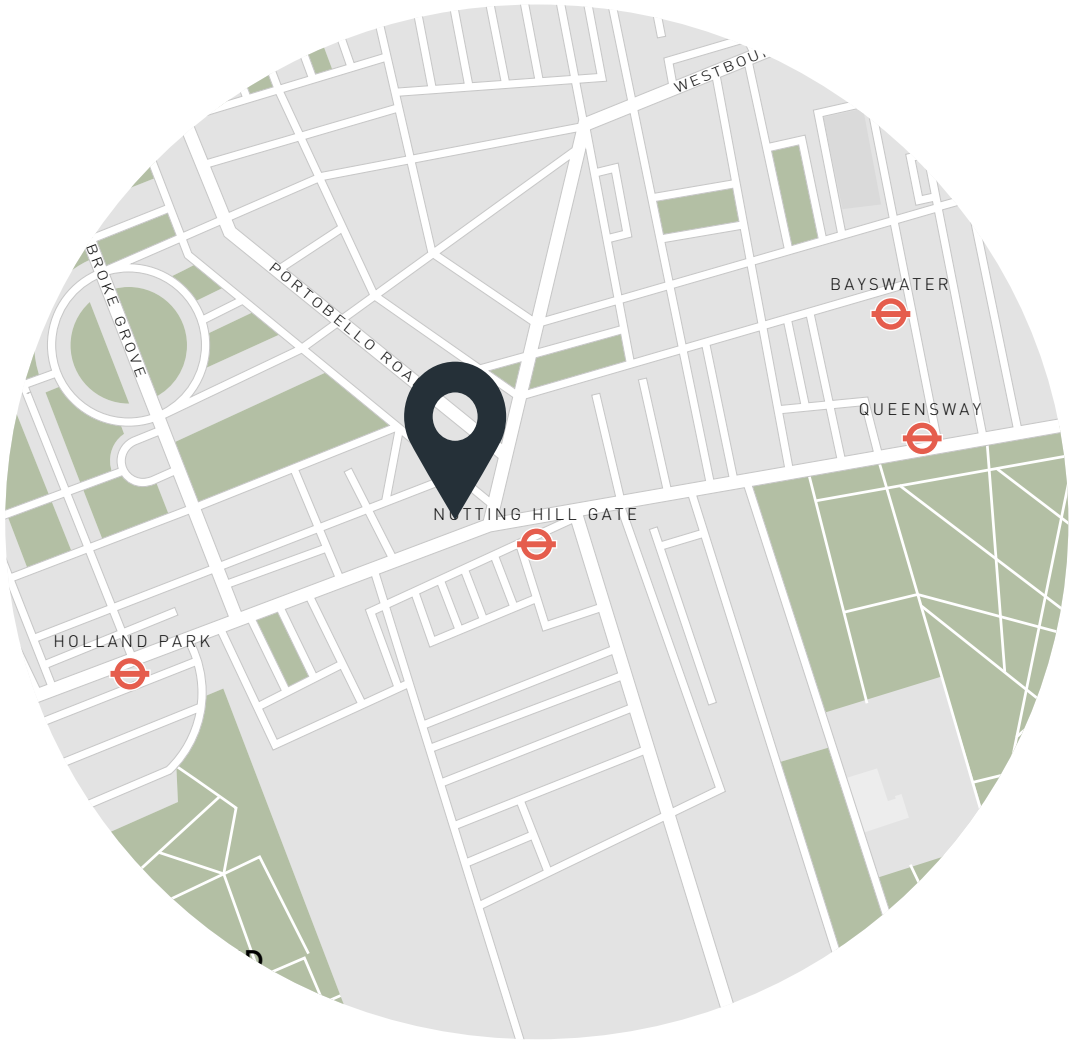
Approx. Gross Internal Area = 3824 sq ft / 355 sq m

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

Property Details

Architect-designed triplex apartment
Open-plan kitchen and reception room
Principal bedroom suite
Two further bedrooms
Additional bedroom / reception room
Family bathroom
Roof terrace with rooftop views
Study
Private entrance and lift
Royal Borough of Kensington & Chelsea

Approx. 3,824 sq ft / 355 sq m
EPC - C
Deposit - £48,000 (LL) / £60,000 (SL)



Location

Notting Hill Gate is the nucleus of West London, connecting the inviting neighbourhoods of Holland Park, Kensington and Notting Hill. It's a short walk down Holland Park Avenue to village-like Clarendon Cross, where local favourites include Melt Chocolates, Julie's Restaurant and Myriad Antiques. The tranquil lawns of Hyde Park are also close by, with the Serpentine Lido set for invigorating swims. Known for its vintage boutiques and global eateries, get lost among Portobello Road's eclectic thoroughfares and conclude with an evening at Gold.

Notting Hill Gate - 1 min (Central, Circle, District)

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