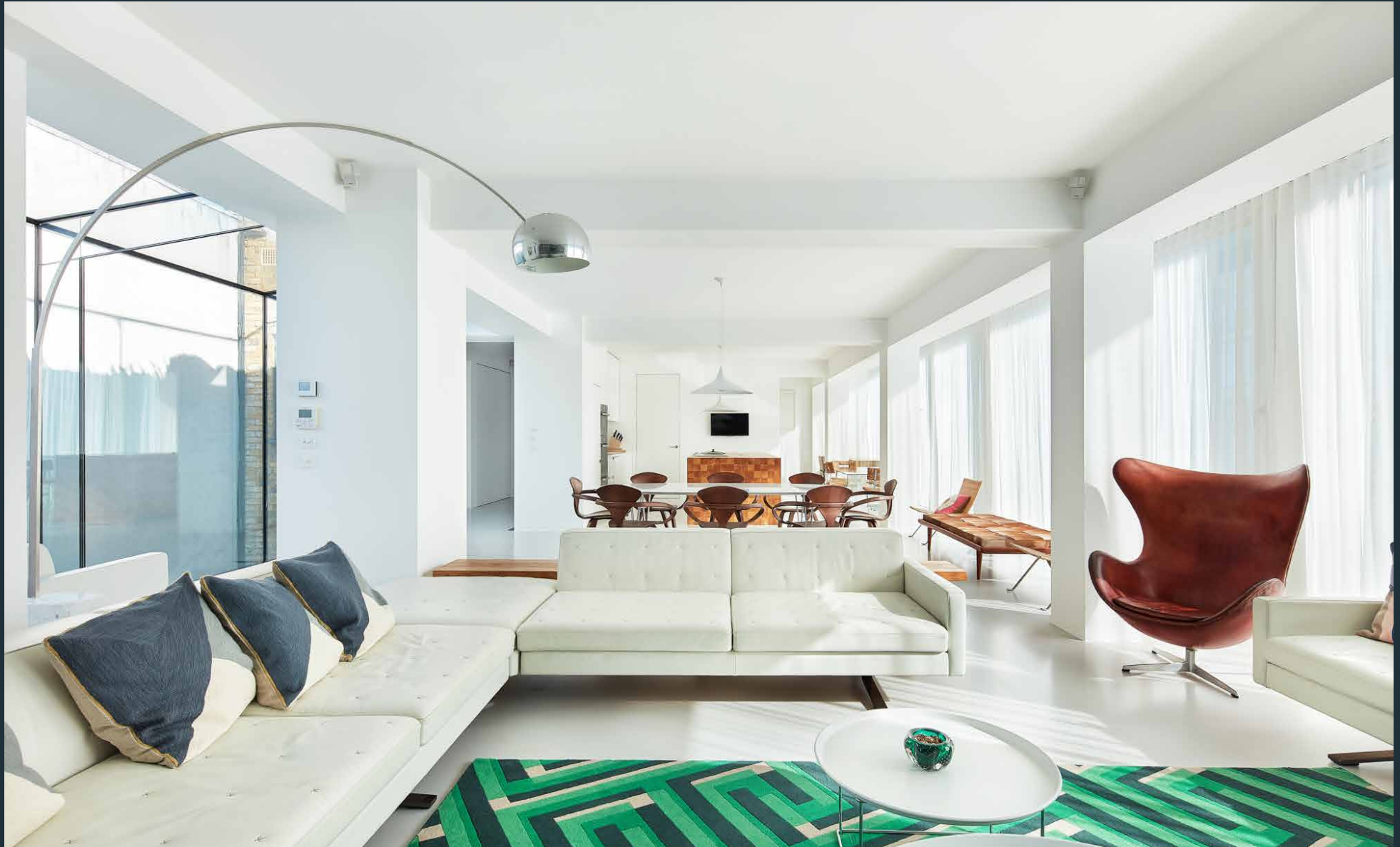


DOMUS NOVA



Notting Hill Gate W11 – £5,950 (LL)

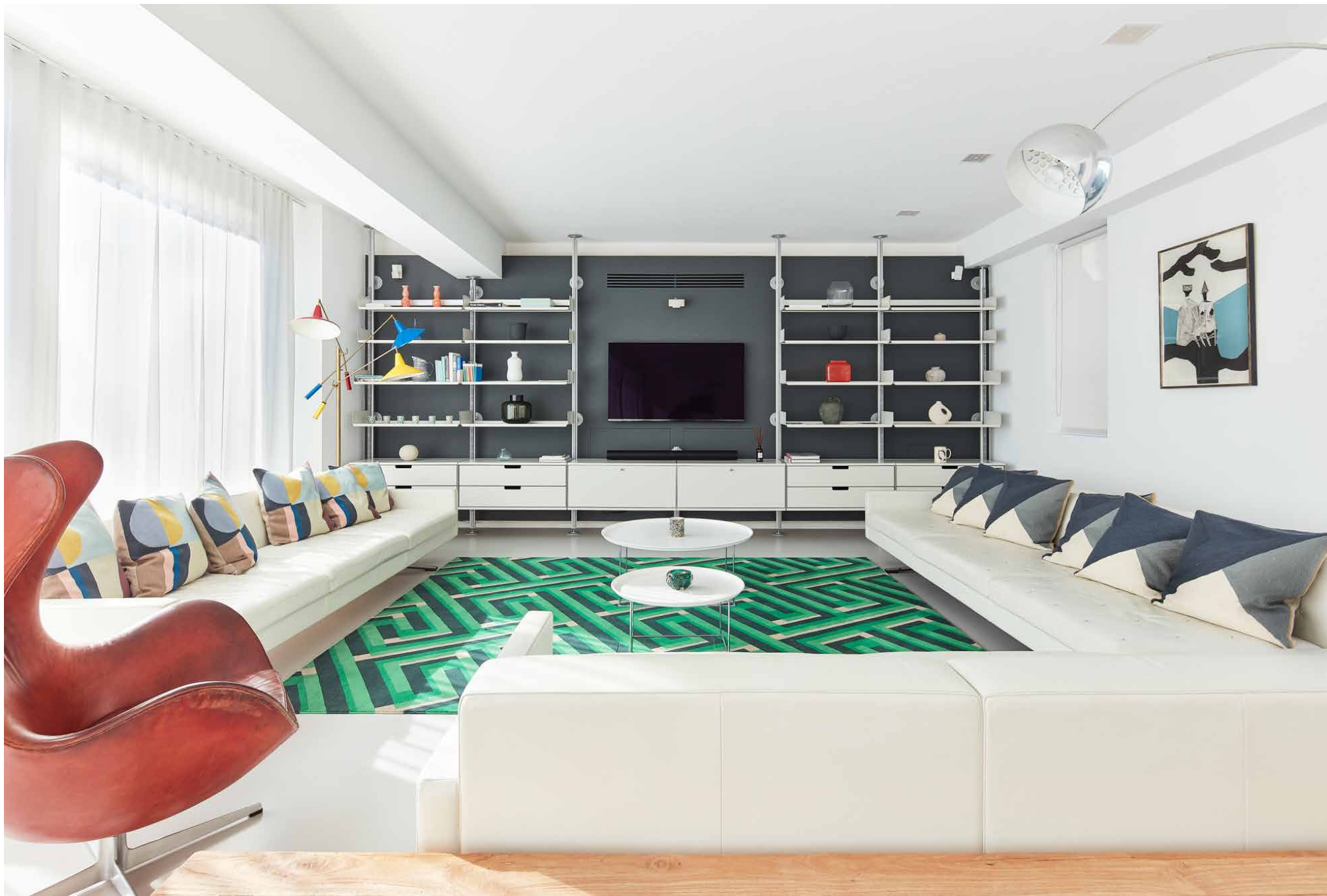
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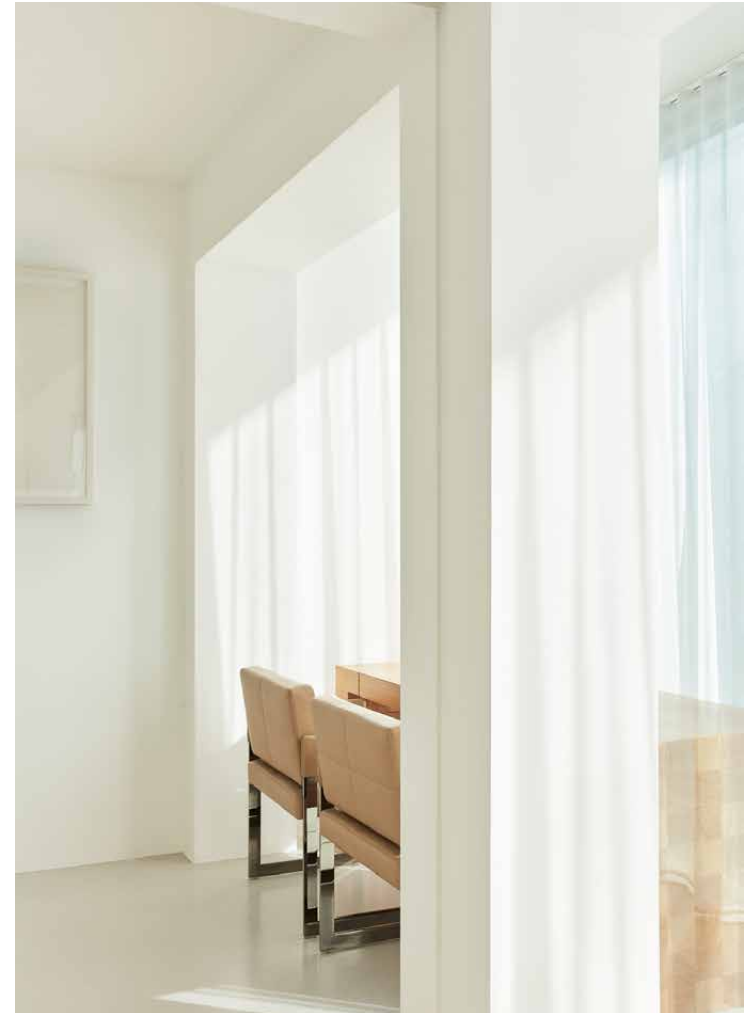


Masterfully engineered by ng architecture, this sprawling four-bedroom triplex for rent toes the line between captivating and calming.

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.















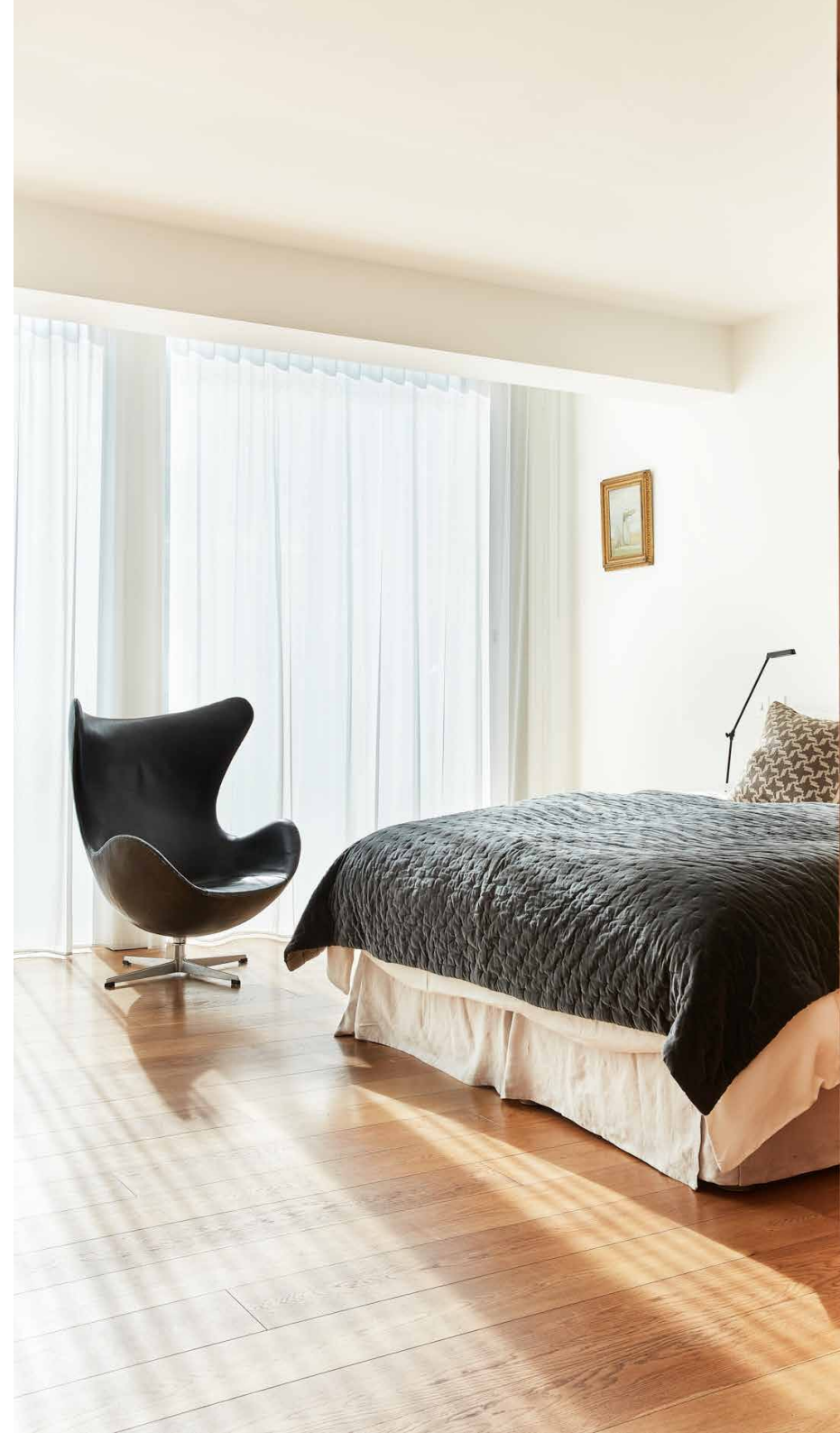
Full-height glass doors slide open to reveal the terrace, which boasts commanding views across Notting Hill Gate.



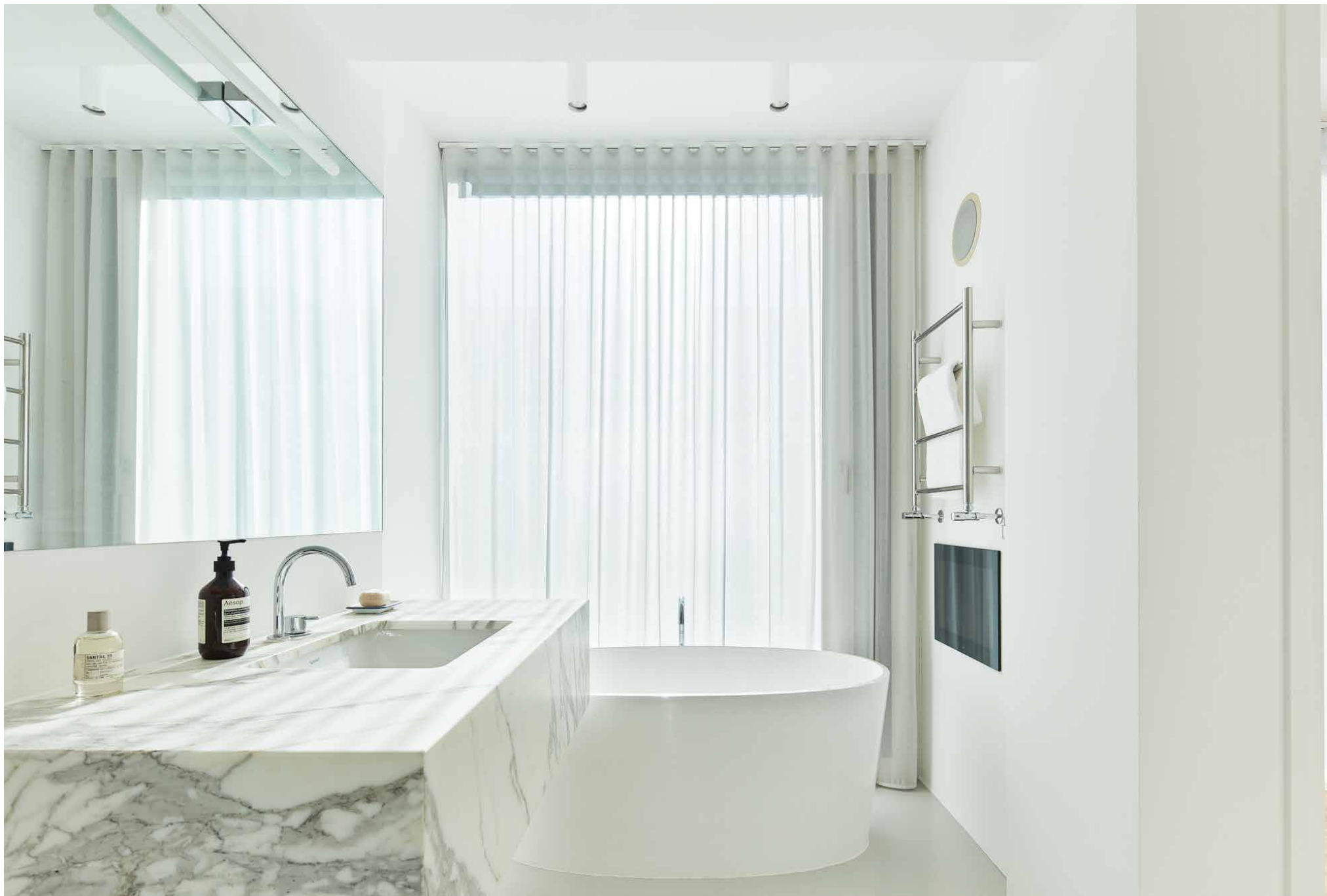


The staircase is given an urban edge with concrete treads and steel balustrades – a precursor to the city views from the rooftop. On the fourth floor, a sunlit reception room has versatility to be used as an en suite bedroom, games room or study space. Full-height glass doors slide open to reveal the 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.





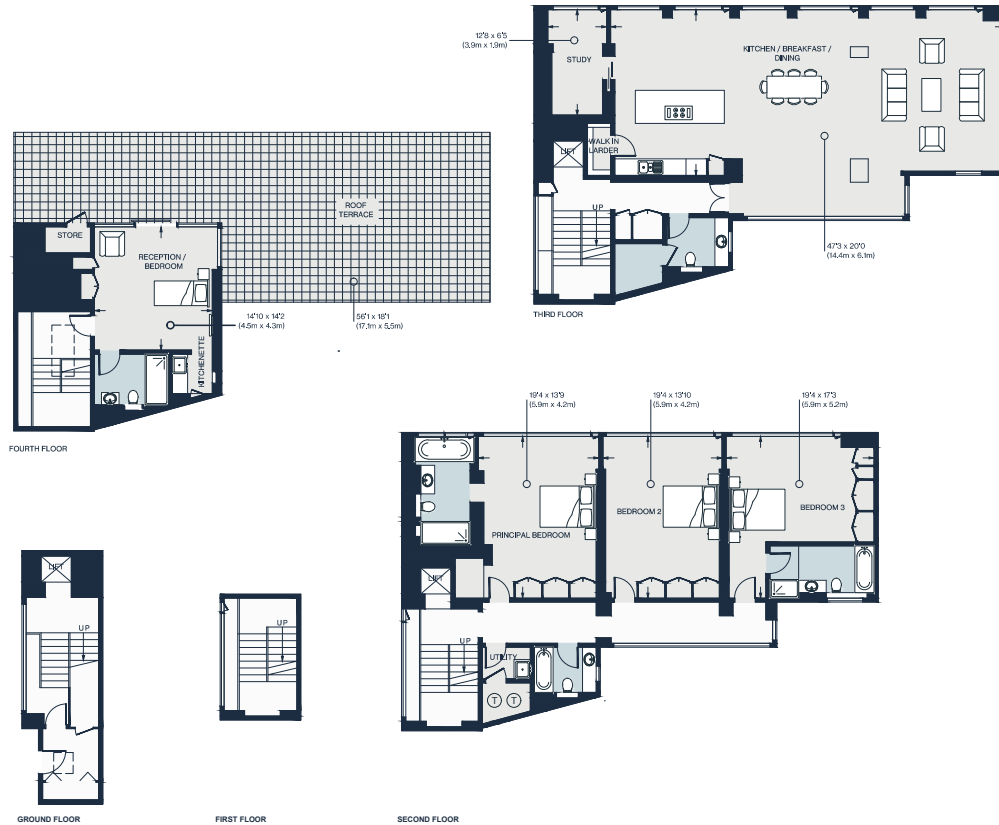






PEMBRIDGE GARDENS W2





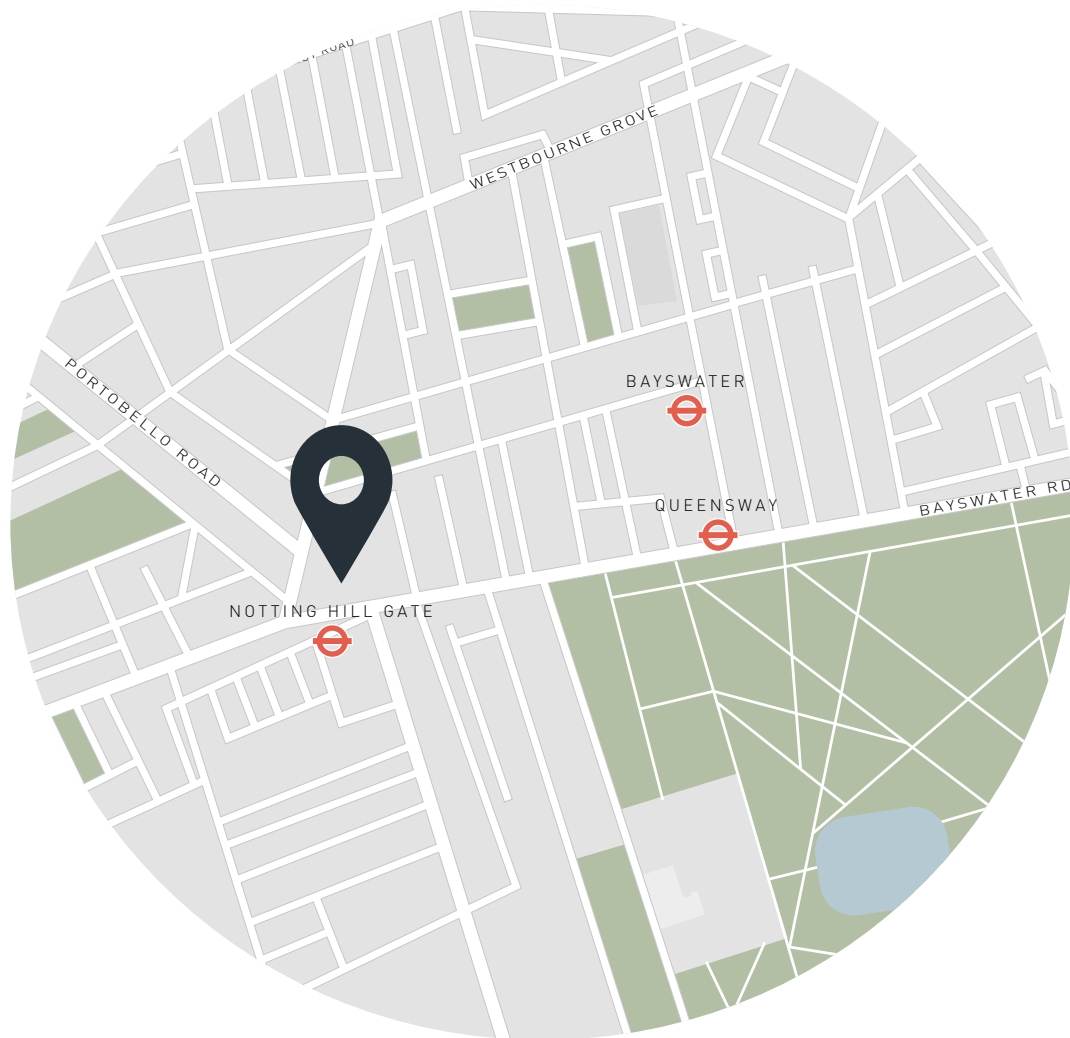
Property Details

- 4 Bedrooms, 4 Bathrooms
- Architect-designed triplex penthouse
- 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: £ 35,700

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.



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)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

020 7727 1717

lettings@domusnova.com

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