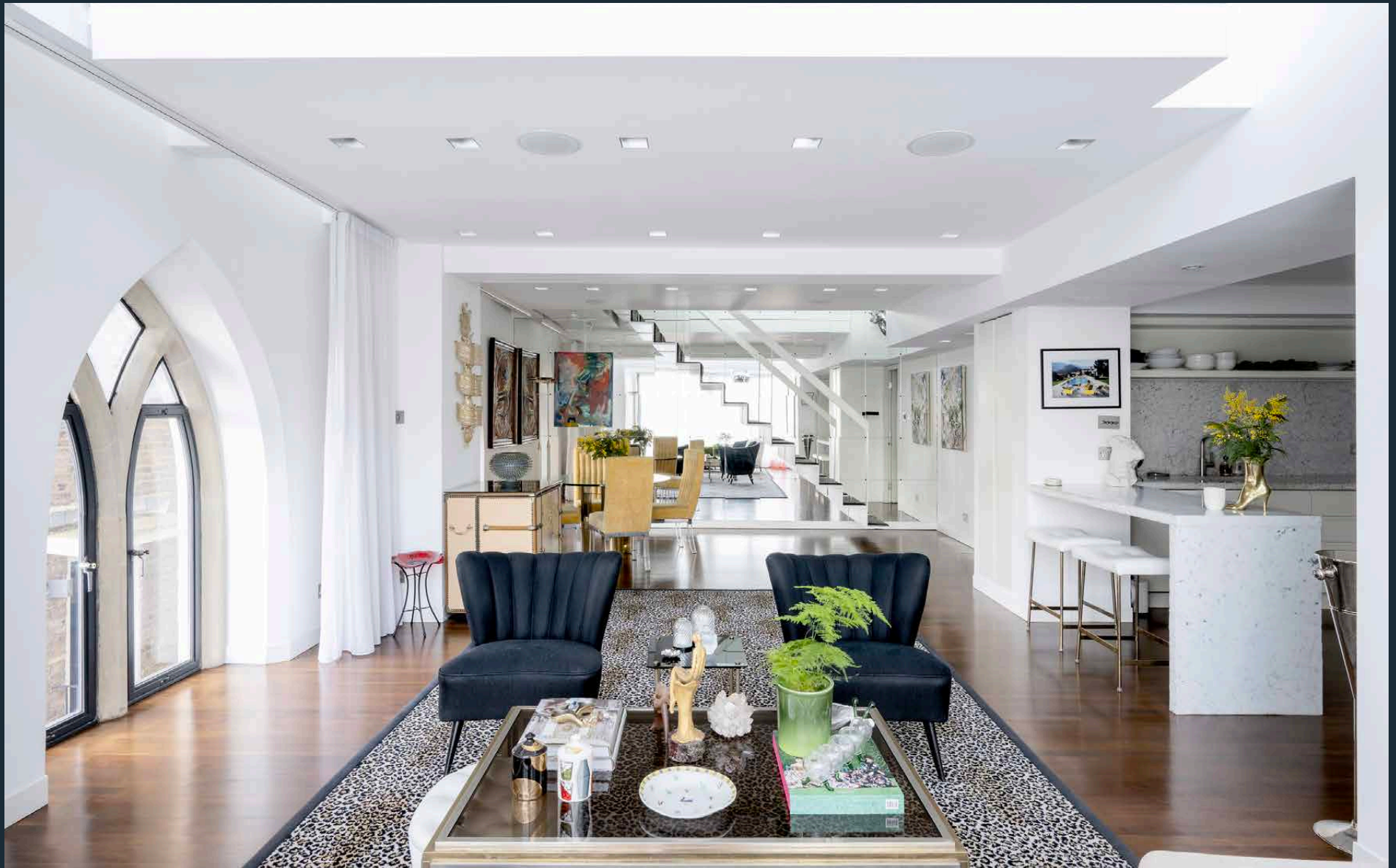


DOMUS NOVA



Notting Hill Lofts W11

£4,750,000



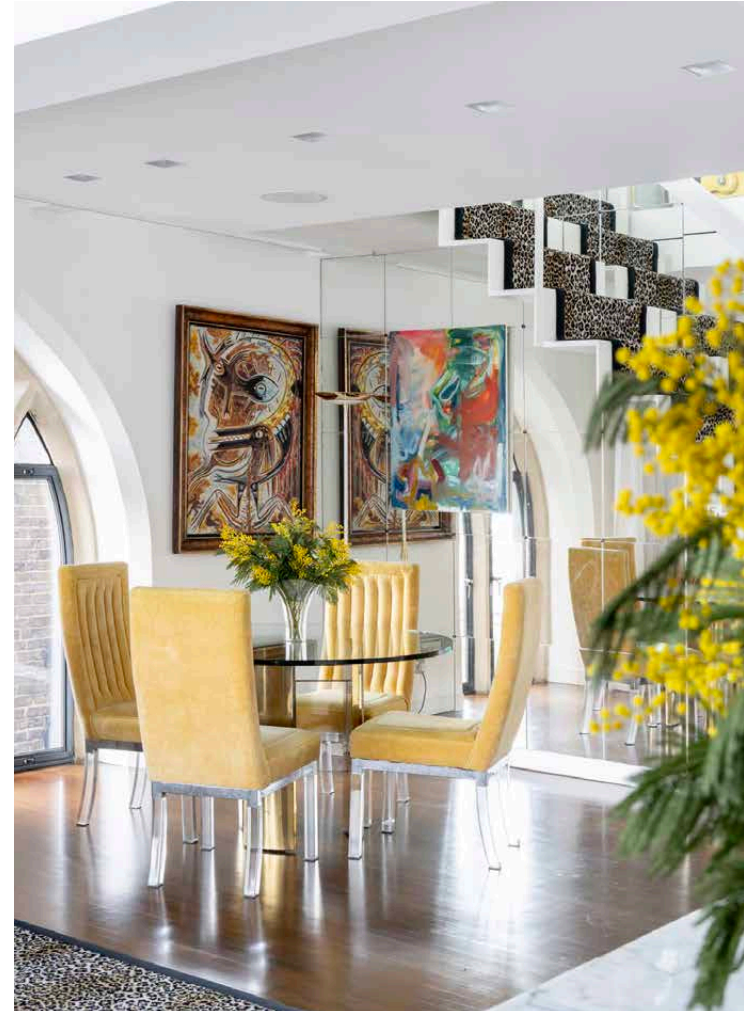
Formerly the upper floors of a striking 19th century church on Westbourne Grove, this two-bedroom duplex penthouse for sale has been considerably reimagined with contemporary design.

Standing tall on one of west London's most prestigious streets, Notting Hill Lofts is a considered enclave with an ecclesiastic touch. Formerly part of Westbourne Grove Chapel, radical redevelopments have transformed the top stories of this Gothic-style church into high-end private apartments.

Sit on the intersection between Ledbury Road and Westbourne Grove, this two-bedroom duplex provides a contemporary update on its 19th century framework. Entering on the second floor, a wall of mirrored tiles leads the way into a sprawling open-plan living area. Designed with a pared-back colour palette, the property's architectural heritage takes the forefront here. Arching windows bestow the minimalist aesthetic with a Gothic air, while floor-to-ceiling glass floods light through a double height reception space. Subtly separated via a striking stone breakfast bar, a white marble kitchen effortlessly enables cooking and socialising. Integrated appliances keep things streamlined, including a Liebherr wine cooler and a Gaggenau oven.









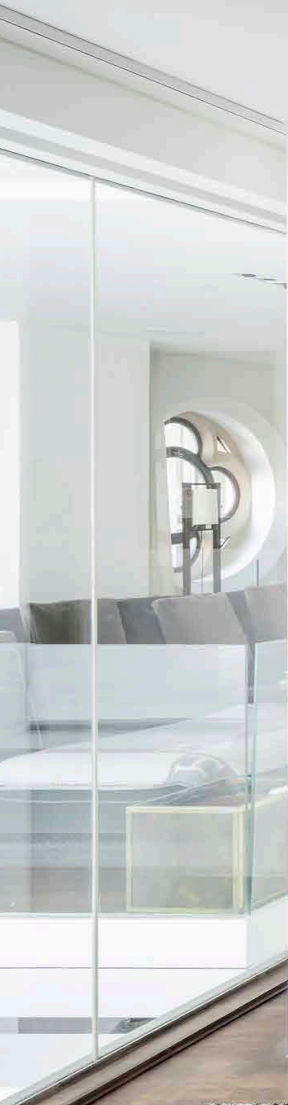
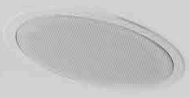


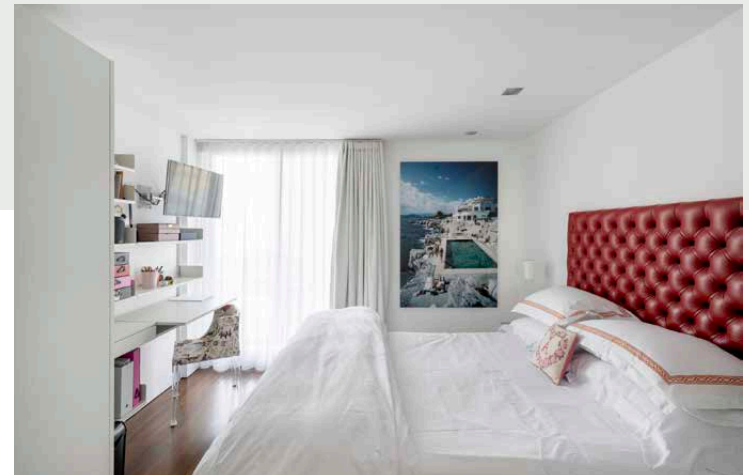


Considered design continues upstairs, where neutral tones and natural light evoke a sense of calm in the principal bedroom suite. A spacious setting for winding down, it features an indulgent en suite bathroom and walk-in wardrobe, plus a small balcony for a breath of fresh air. An additional reception room on this floor offers versatility as a study space, media room or private lounge. On the lower floor, form and function unite in the guest bedroom suite. Built-in wardrobes offer seamless storage space, while a marble wrapped bathroom is a sophisticated setting to refresh.

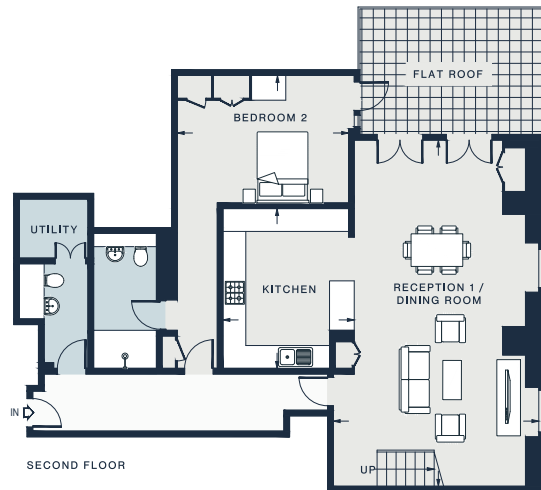
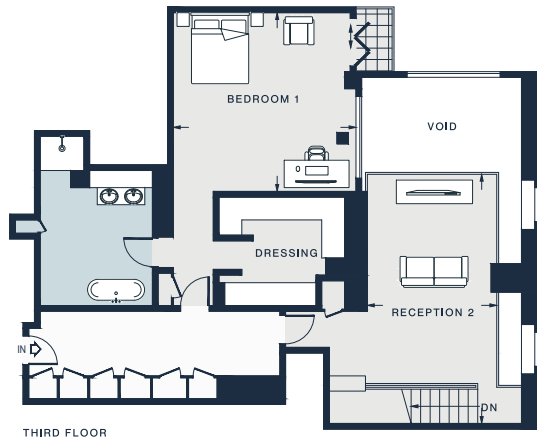
The home also benefits from a gated parking space for one car.











RECEPTION / DINING ROOM

29'11 x 17'8 (9.1m x 5.4m)

KITCHEN

11'9 x 11'9 (3.6m x 3.6m)

BEDROOM 2

14'10 x 11'1 (4.5m x 3.4m)

BEDROOM 1

15'6 x 15'2 (4.7m x 4.6m)

RECEPTION 2

21'4 x 11'2 (6.5m x 3.4m)

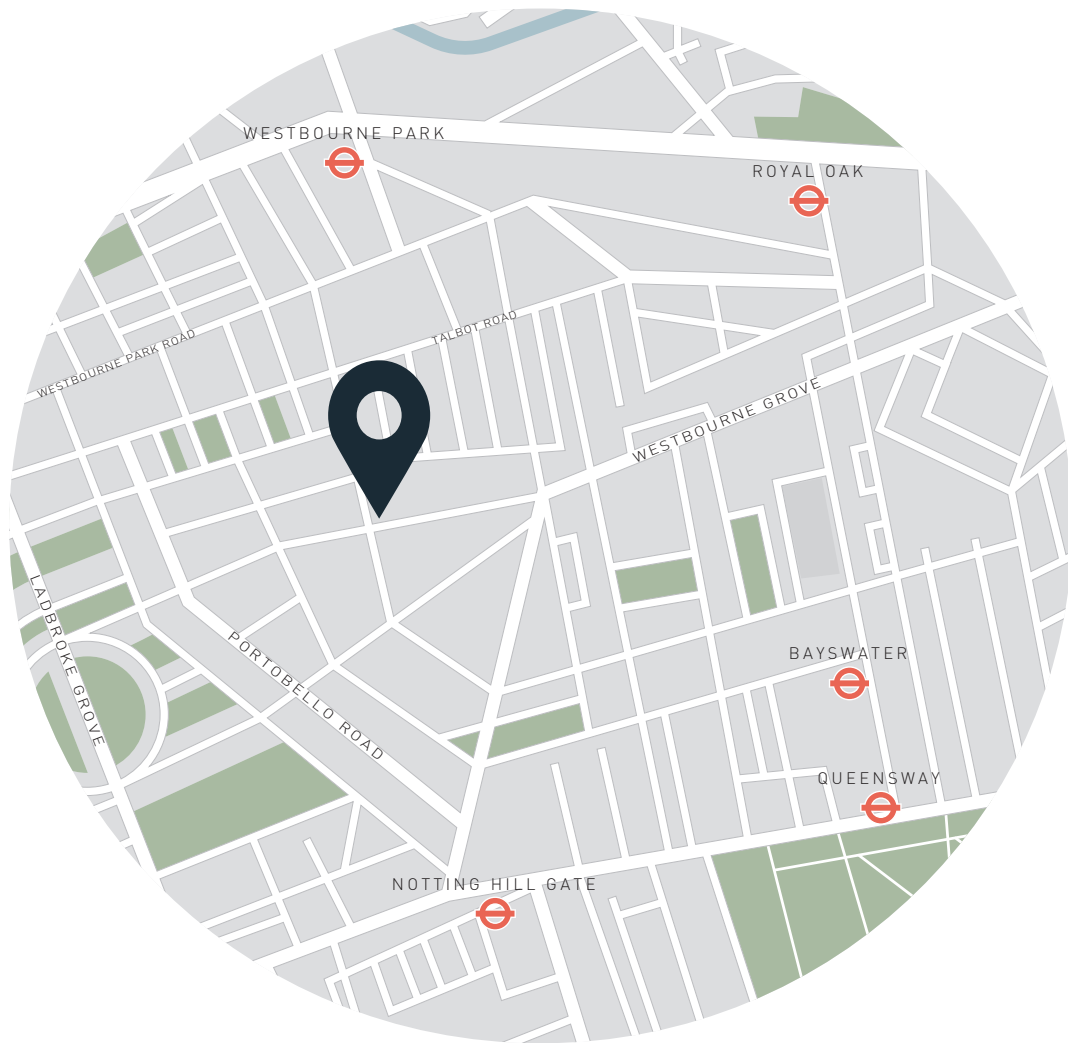
Approx. Gross Internal Area = 2186 sq ft / 203.1 sq m

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 with walk-in wardrobe
- Guest bedroom suite
- Additional reception room
- Cloakroom with utility space
- Private gated parking
- Lift Access

- Approx. 2,186 sq ft / 203 sq m
- EPC - C
- Council tax - G
- Leasehold - circa 105 years
- Annual service charge - £9,600



Location

Set on vibrant Westbourne Grove, this duplex apartment places you less than a stone's throw from some of Notting Hill's hotspots. Stroll along to Daylesford Organic, the perfect stop for a caffeine kick and to pick up groceries. Enjoy the innovation of a plant-based brunch at Farmacy, then browse an array of boutiques from Sandro to Space NK for indulgent skincare. The stalls and antiques of Portobello Road are a scenic wander away, then spend an evening at coveted restaurant Gold.

Notting Hill Gate – 10 mins (Central, Circle, District)

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