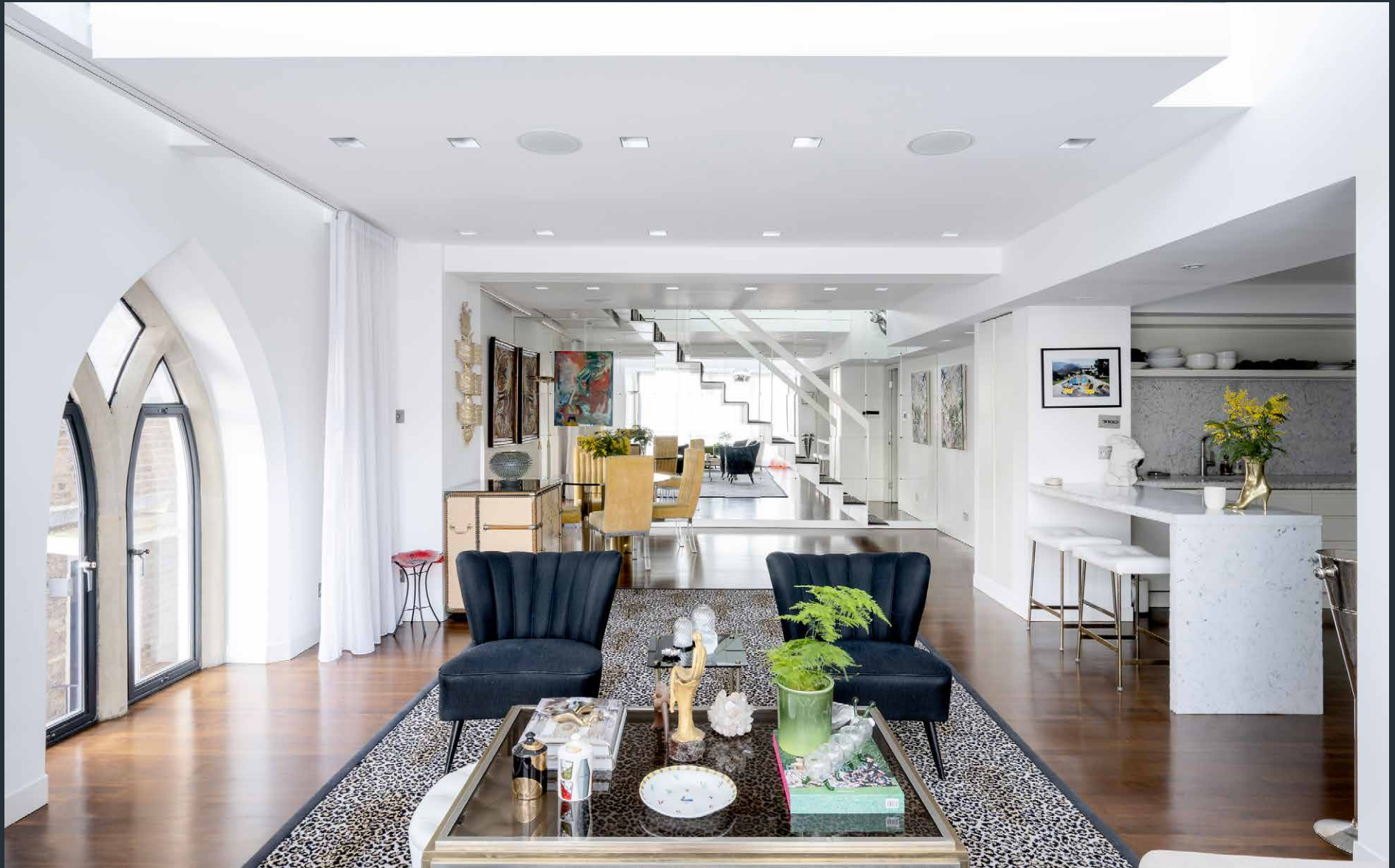


# DOMUS NOVA



Notting Hill Lofts W11

£4,750,000



Formerly the upper floors of a striking 19th century church on Westbourne Grove, this two-bedroom penthouse 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.

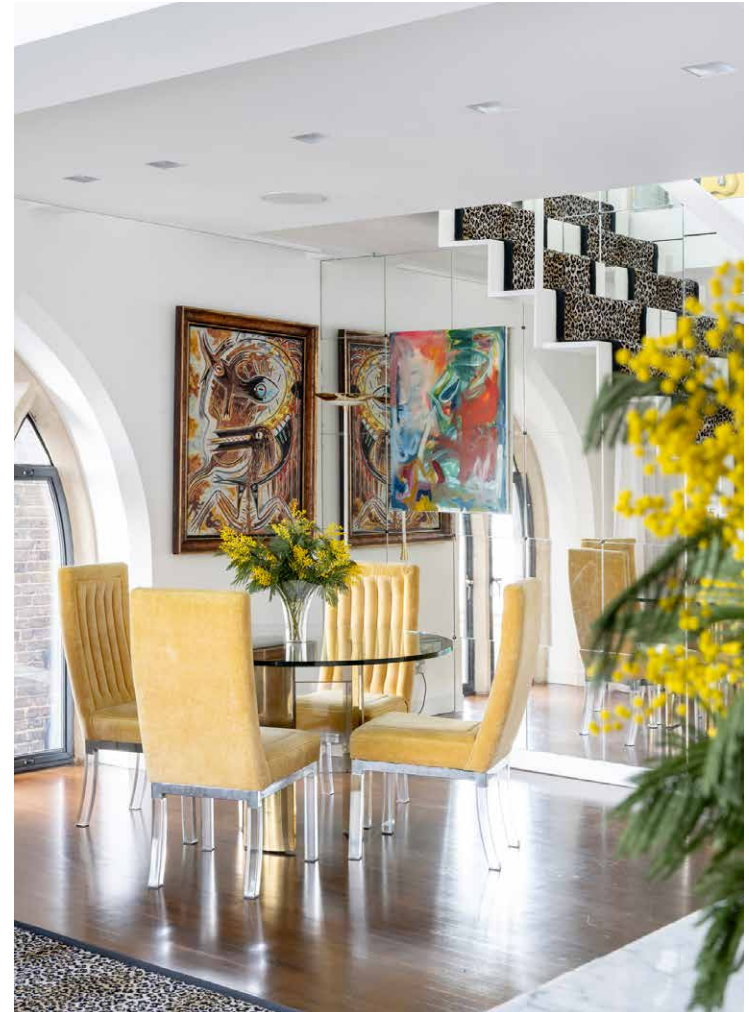
Sat on the intersection between Ledbury Road and Westbourne Grove, this two-bedroom duplex provides a contemporary update on its 19th century framework. Entering on the second floor, a wall of mirrored tiles leads the way into a sprawling open-plan living area. Designed with a pared-back colour palette, 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 that leads onto a private terrace. 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.

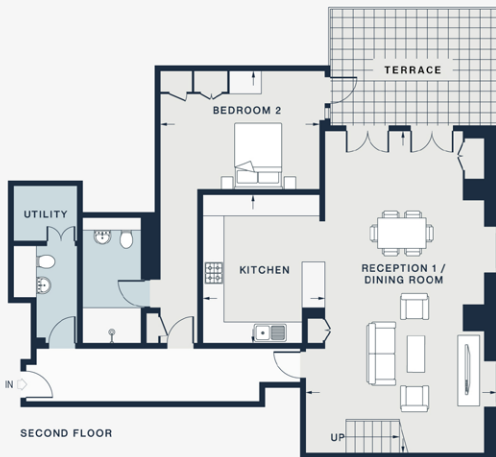
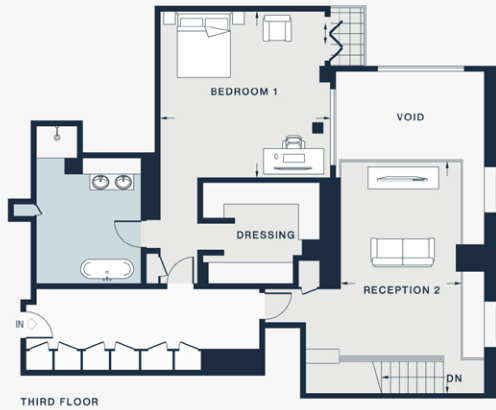
The home also benefits from a gated parking space for one car.











RECEPTION / DINING ROOM  
29'11 x 17'8 (9.1m x 5.4m)

BEDROOM 1  
15'6 x 15'2 (4.7m x 4.6m)

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

BEDROOM 2  
14'10 x 11'1 (4.5m x 3.4m)

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  
 Roof Terrace  
 Principal bedroom suite with walk-in wardrobe  
 Guest bedroom suite  
 Additional reception room  
 Cloakroom with utility space  
 Private gated parking

Approx. 2,186 sq ft / 203.1 sq m

EPC: C

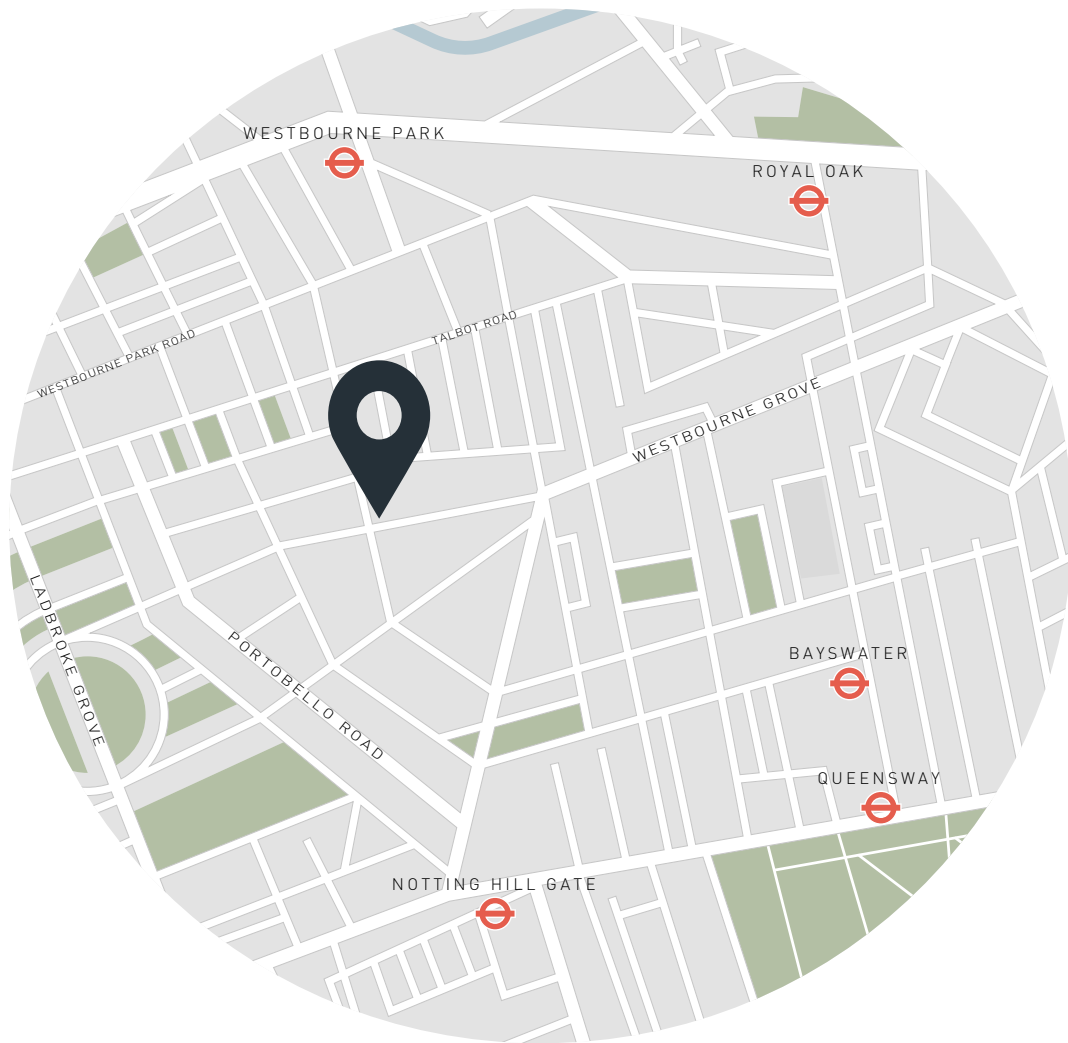
Council tax :G

Tenure: Leasehold

Lease length - circa 105 years

Service charge - £9,600 per annum

Ground rent: £400



## 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. Browse an array of boutiques from Diptyque to Eres or take a scenic wander to the stalls and antiques of Portobello Road. Complete the evening at three-Michelin-starred Core by Clare Smyth or The Ledbury.

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

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020 7221 7817  
sales@domusnova.com  
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