

DOMUS NOVA



Pembridge Crescent W11

£4,750,000



Situated on the first floor of a picturesque period townhouse, Pembridge Crescent is a tranquil retreat just seconds from the bustle of Portobello Road.

Beyond a cast-iron gate, an elegant Georgian façade conceals a lateral home that puts a twist on a contemporary minimalist aesthetic.

Accessible via stairs or lift, wooden floors pave a path to the open-plan kitchen and reception room, where heritage proportions construct a light-filled space for living and lounging. Echoing the elegant stucco exterior, bright white walls are gently contrasted by pale grey doors and skirting. Bathed in natural light, a row of five sash windows subtly divide the space. Against the neutral backdrop, a black feature fireplace with stone surround creates a striking contrast. A sense of symmetry materialises across the room, continuing in the kitchen where tall cabinets flank white countertops. Integrated appliances and a large island complete the refined culinary space.









The principal bedroom exudes tranquillity, with a pared-back palette and full-height sash windows. An elegant storage solution, the adjacent dressing room is lined with floor-to-ceiling wardrobes. Serving this room, an arresting spot-lit bathroom finished with stone and dark bronze accents features a bathtub and walk-in shower.

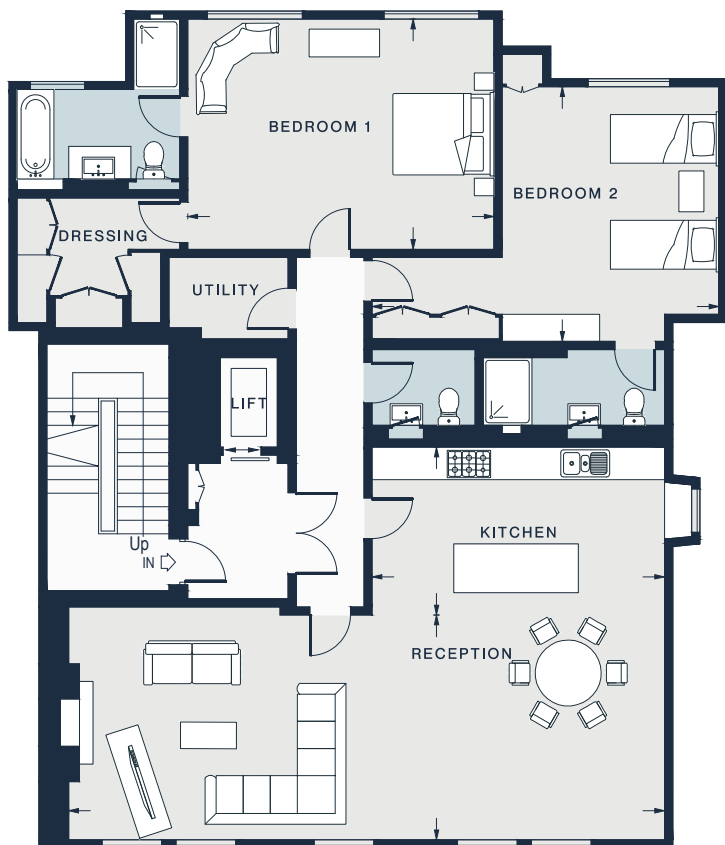
Bespoke fitted storage marks the entrance to the guest bedroom, where neutral tones create a serene character. White tiles line the rainfall shower in the ensuite bathroom, creating a refined space.











FIRST FLOOR

RECEPTION
36'1 x 13'8 (11.0m x 4.2m)

KITCHEN
17'8 x 10'3 (5.4m x 3.1m)

BEDROOM 1
18'6 x 13'11 (5.6m x 4.2m)

BEDROOM 2
20'11 x 15'5 (6.4m x 4.7m)

Approx. Gross Internal Area = 1703 sq ft / 156 sq m

Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite
- Guest bedroom suite
- Utility room
- Lift
- Royal Borough of Kensington & Chelsea

Approx. 1,703 sq ft / 156 sq m
 EPC - B
 Council Tax - H
 Leasehold - Circa 120 years
 Ground rent - £1,000
 Annual service charge - £2,898



Location

With enviable proximity to renowned Portobello Road, there's a surprising sense of tranquillity to Pembridge Crescent. Wander in search of freshly roasted coffee, grabbing your morning caffeine kick from Amoret. Pick up baked goods from Cheeky Scone, or a bowl of green goodness from Atis. Just a short walk away, Holland Park's Kyoto Garden is a peaceful spot to spend lazy mornings. Complete your afternoon perusing the stalls on Portobello Road, then head to Gold for seasonal plates and late-night drinks.

Notting Hill Gate – 6 mins (Central, Circle, District)

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