

# DOMUS NOVA



Pembridge Gardens, W2  
£3,500,000









Situated in a striking Victorian conversion, this Pembridge Gardens duplex exudes elegance across two floors. The front door opens into the open-plan kitchen, dining and reception room, where a vast east- and west-facing sash windows flood the double-aspect space with natural light. Retaining many of its period features, intricate cornicing crowns the double-height ceiling while an ornate fireplace catches the eye in the seating area.

Parquet flooring flows through the living space and into the adjoining kitchen where a marble waterfall island takes centre stage. An expanse of glazing illuminates the space, highlighting the integrated Miele appliances, striking deVOL taps and white cabinetry built by the London Kitchen Consultants.















A staircase ventures downstairs to the sleeping quarters where the same Ted Todd flooring ties the home together. In the principal bedroom suite, a large built-in wardrobe offers ample storage, embellished with a subtle geometric pattern on its doors. A sanctuary of serenity, the en suite bathroom is adorned with neutral tones. Designed by Porter Bathrooms, bronze brassware and marble add to the opulent feel, complete with a dual vanity unit. Through French doors, the home's private patio unfolds. Two further bedrooms share a family bathroom also by Porter Bathrooms, retaining a sense of calm.

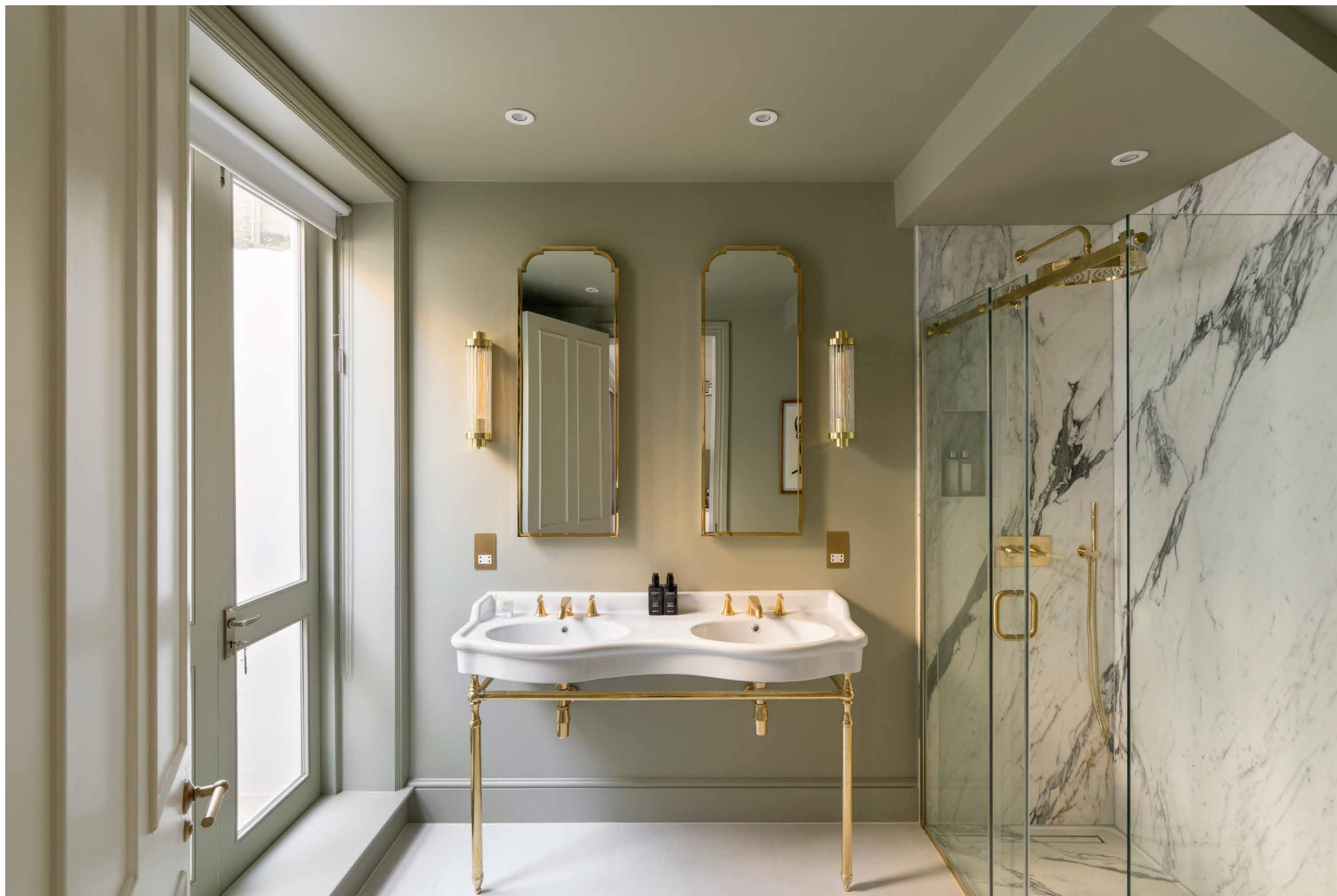
The home also comes with sought-after access to Pembridge Square communal garden.













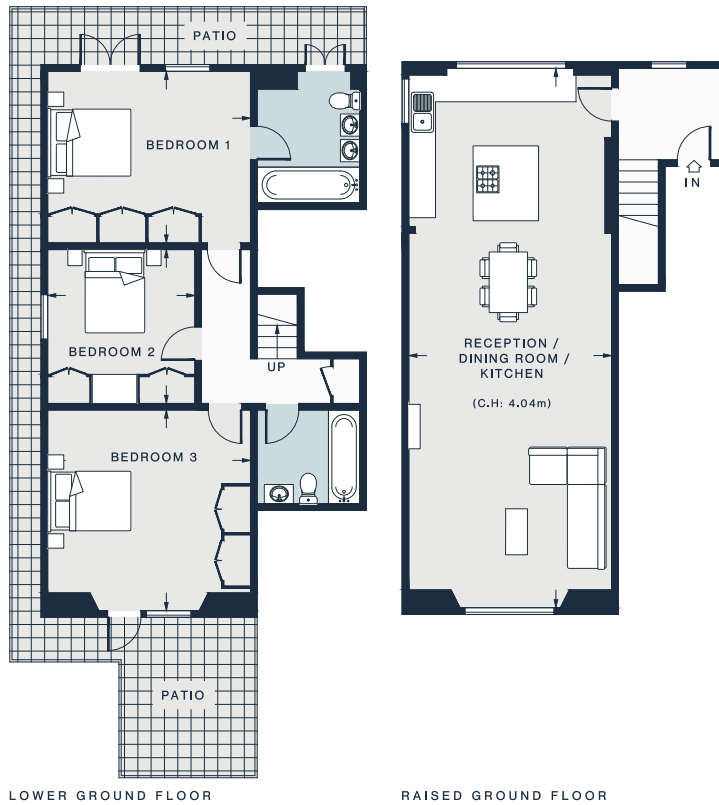


“Designed by Porter Bathrooms, bronze brassware and marble add to the opulent feel, complete with a dual vanity unit.”









RECEPTION / DINING ROOM /  
KITCHEN  
39'7 x 14'11 (12.0m x 4.5m)

BEDROOM 1  
14'8 x 12'7 (4.4m x 3.8m)

BEDROOM 2  
11'5 x 10'10 (3.4m x 3.3m)

BEDROOM 3  
15'0 x 14'0 (4.5m x 4.2m)

Approx. Gross Internal Area = 1489 sq ft / 138.05 sq m

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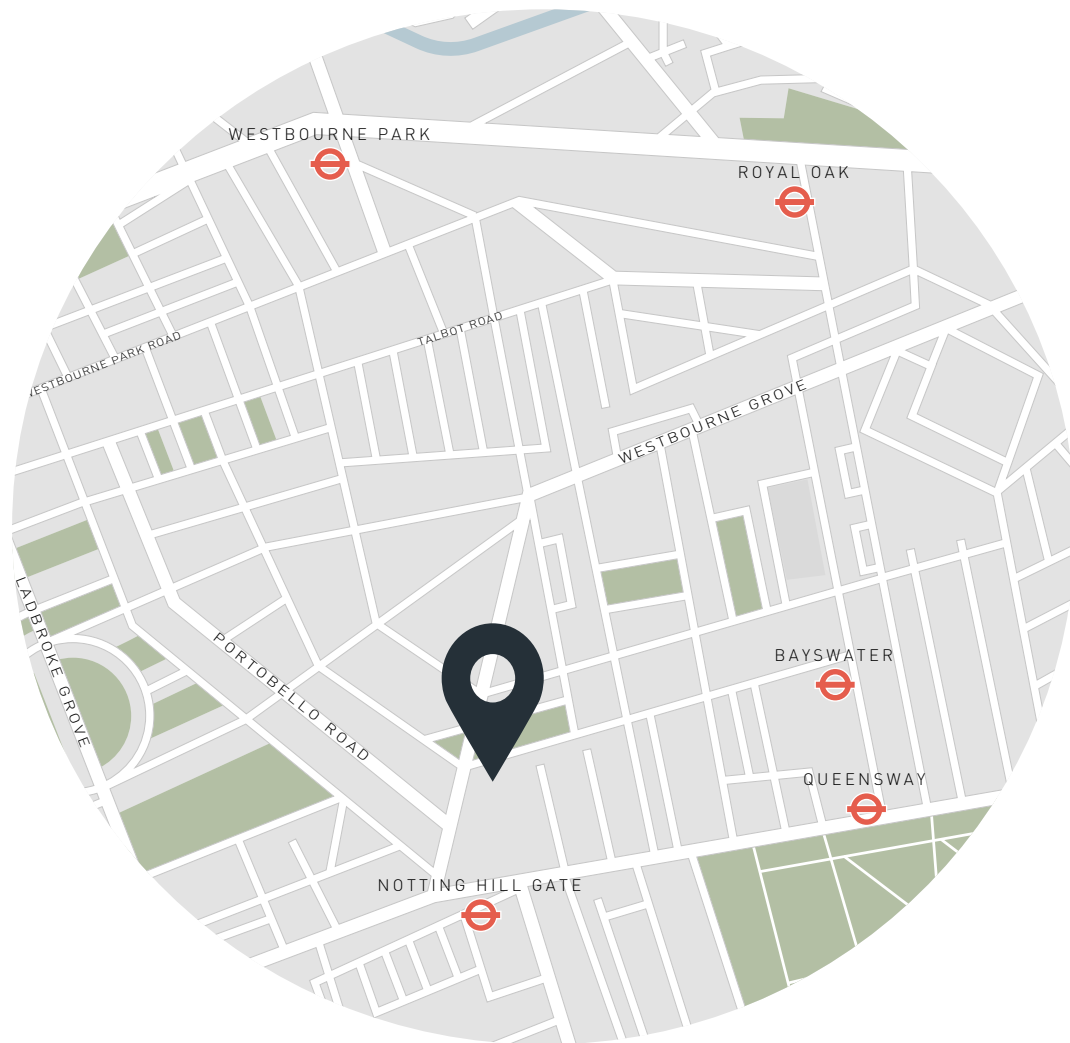
## Property Details

Access to Pembridge Square communal gardens  
Recently refurbished to an exceptional standard  
Open-plan kitchen, reception and dining room  
Principal bedroom suite  
Two guest bedrooms  
Family bathroom  
Underfloor heating  
Air conditioning  
Wrap-around private patio  
Royal Borough of Kensington & Chelsea

Approx. 1,489 sq ft / 138.05 sq m

EPC=C

Tenure: Share of Freehold



## Location

Intersecting Notting Hill Gate, Pembridge Gardens is strolling distance to all the everyday amenities you could need. Only a two-minute walk from the Tube, transport connections couldn't be better either. Start the morning with coffee at Kuro bakery followed by a stroll around Kensington Gardens in one direction or Holland Park in the other. Come evening, take your pick from one of the many neighbourhood favourite restaurants and bars on the doorstep, from Dorian and Gold to The Pelican.

Notting Hill Gate – 2 mins (Central, Circle, District)

Queensway – 11 mins (Central)



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