

DOMUS NOVA



Pembridge Square, W2
£995,000



On the first floor of a stucco-fronted townhouse sits an apartment as characterful as its Victorian frontage suggests. An expansive bay window makes an eye-catching first impression as you enter, facing south over lush Pembridge Gardens below. Reams of natural light pour in, accentuating the sense of space afforded by the home's tall ceilings. Designed by Studio L, period cornicing and oiled oak herringbone floors add a timeless elegance throughout.

In the kitchen, white Macaubas quartzite countertops provide a soothing natural palette which flows into the living area, complimented by integrated appliances and warm pendant lights. A mirrored splashback adds depth and brightness to the space.

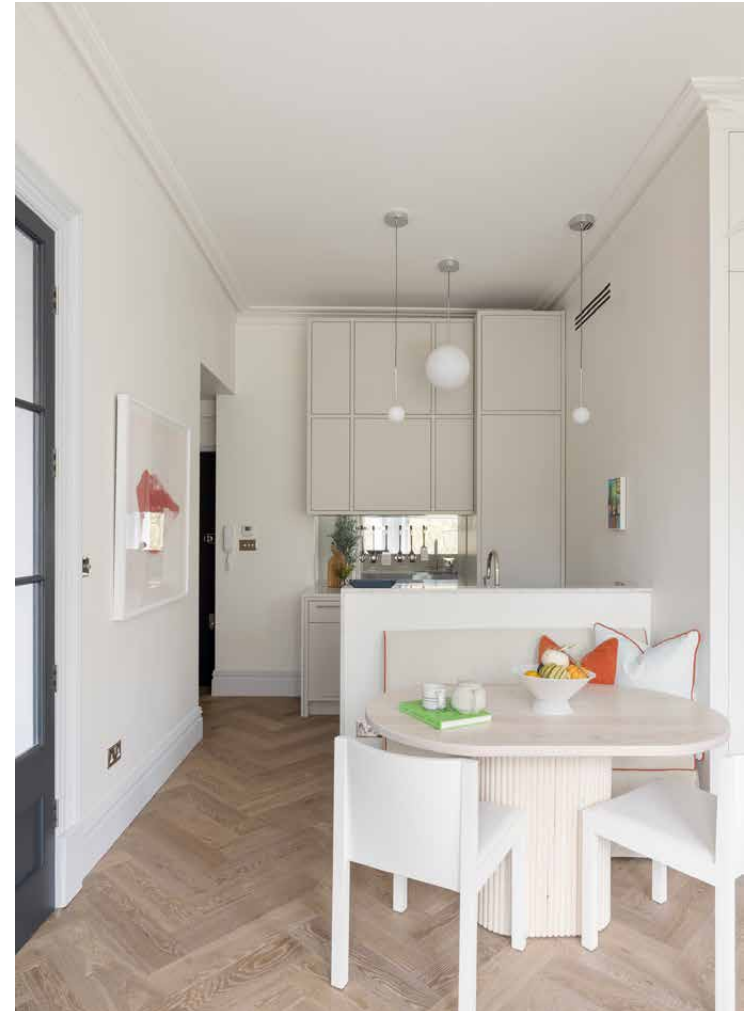
A reclaimed fireplace is the focal point in the living room and is complimented by the soft glow of a contemporary Murano glass chandelier. Bespoke curtains, upholstery and furniture complete the space, with elegant touches. Air conditioning ensures an ideal living environment whatever the season.







“ Reams of natural light pour in, and lateral living unfurls, revealing tall ceilings, period cornicing and parquet flooring.

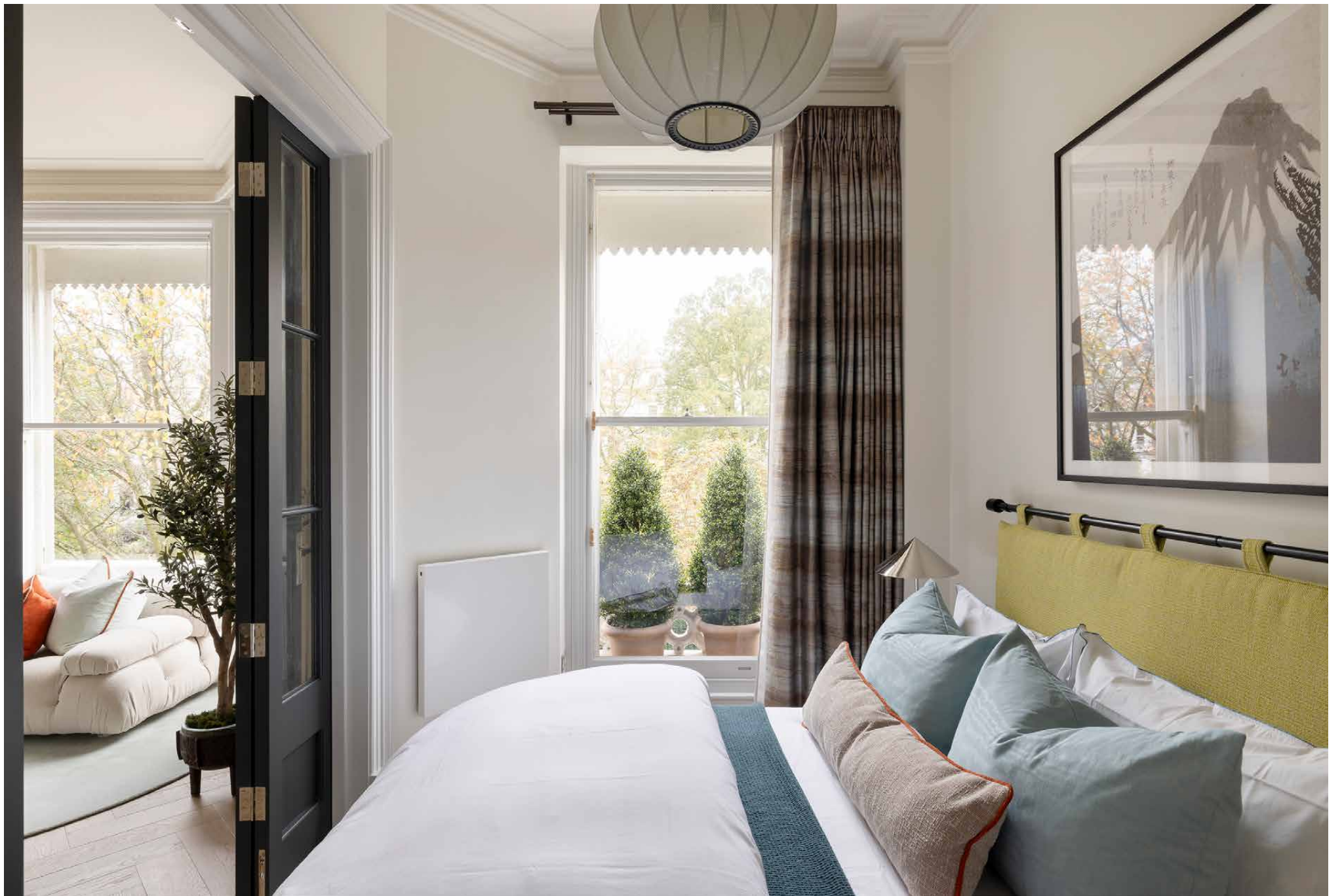


Tucked behind dark-framed glass double doors, the principal bedroom is airy with considered style. A bay window softly illuminates the room with natural light, while the décor epitomises beauty in simplicity. The custom mirrored wardrobe and floating bedside tables maximise the space.

On the other side of the reception room, through discrete double doors, lies the bathroom, complete with underfloor heating and walk-in rainfall shower. Limestone-look tiles create a serene atmosphere, complimented by green porcelain onyx highlights.

Outside lies one of London's finest communal green spaces – the award-winning Pembridge Square Gardens, accessible only to those who live on the square. Dating back to the mid-19th Century, the manicured green space features a rose garden, maze and wooded area, linked by winding paths and walkways.



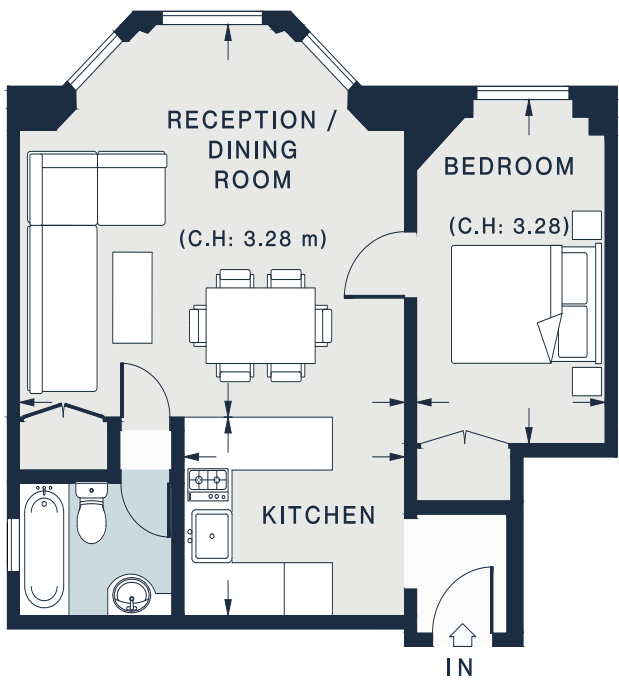












GROUND FLOOR



Property Details

- Open-plan kitchen and reception room
- Interior design by Studio L
- Principal bedroom
- Contemporary bathroom
- High ceilings throughout
- Air conditioning
- Access to communal garden
- Royal Borough of Kensington & Chelsea

Approx. 485 sq ft / 45.1 sq m
 EPC: TBC
 Tenure: Share of Freehold
 Lease Length: circa 241 years
 Council Tax Band: E

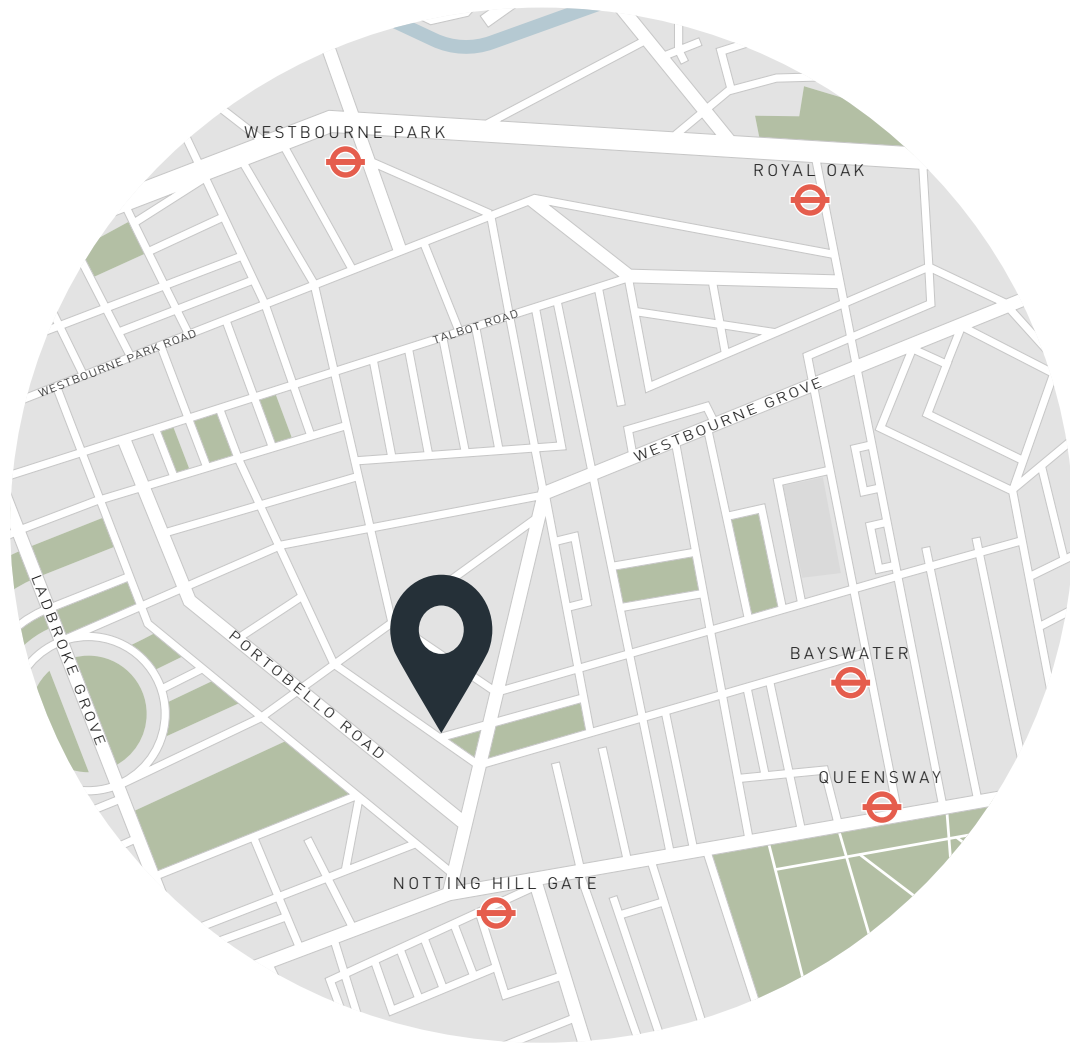
RECEPTION /
 DINING ROOM
 15'10 x 14'8 (4.8m x 4.4m)

KITCHEN
 9'0 x 7'5 (2.7m x 2.2m)

BEDROOM
 12'10 x 7'9 (3.9m x 2.3m)

Approx. Gross Internal Area = 485 sq ft / 45.1 sq m

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



Location

Pembridge Square is perfectly situated between the chic stores and fine eateries of Westbourne Grove and the bustle of Notting Hill, with its iconic Portobello Road market and Electric Cinema. Ease into the day with Pilates at Heartcore, followed by coffee at Kuro or a leafy stroll to the Serpentine Gallery. Come evening, enjoy Spanish classics at Frame, a local favourite, or enjoy a drink at The Princess Royal. Weekends are made for treasure hunting on Portobello Road or heading in the direction of Holland Park to peruse page-turners at Daunt Books.

Notting Hill Gate 4 mins)

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