

DOMUS NOVA



Pembridge Square, W2
£2,850,000

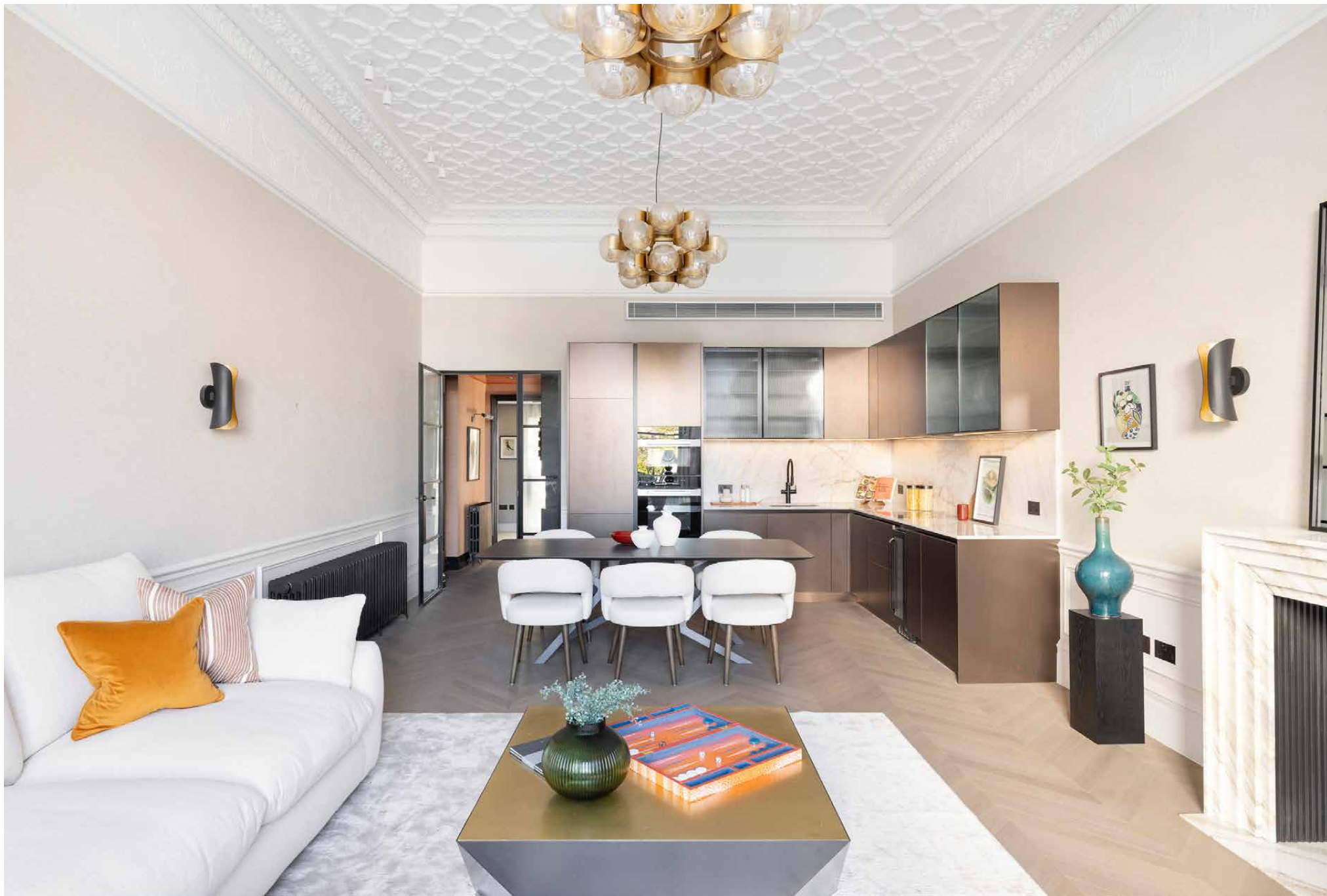


Set in a quintessential stucco-fronted villa, this apartment is flawless in finish. Recently renovated to an exceptional standard, herringbone floors, textured taupe walls and natural stone bring a sense of cohesion to the interior design.

The proportions and period features speak volumes in the standout kitchen, reception and dining room. A polished space sitting beneath an almost four-metre-high ceiling covered with exquisite cornicing, it's a room that heightens the sense of occasion. A neutral, earthy palette of browns and creams creates a calming feel. At the centre, a striking Calacatta Oro marble fireplace anchors the space, while floor-to-ceiling bay windows illuminate it – and open onto a tiled balcony.

To one side of the room, the considered kitchen is a culinary triumph, with integrated Miele appliances, a wine cooler and a Blanco filtration and boiling system.

Reeded glass cabinets pop against the Quartzite stone worktops. Other touches, like the new cast iron radiators, nod to the home's history, updated for contemporary convenience and functionality.





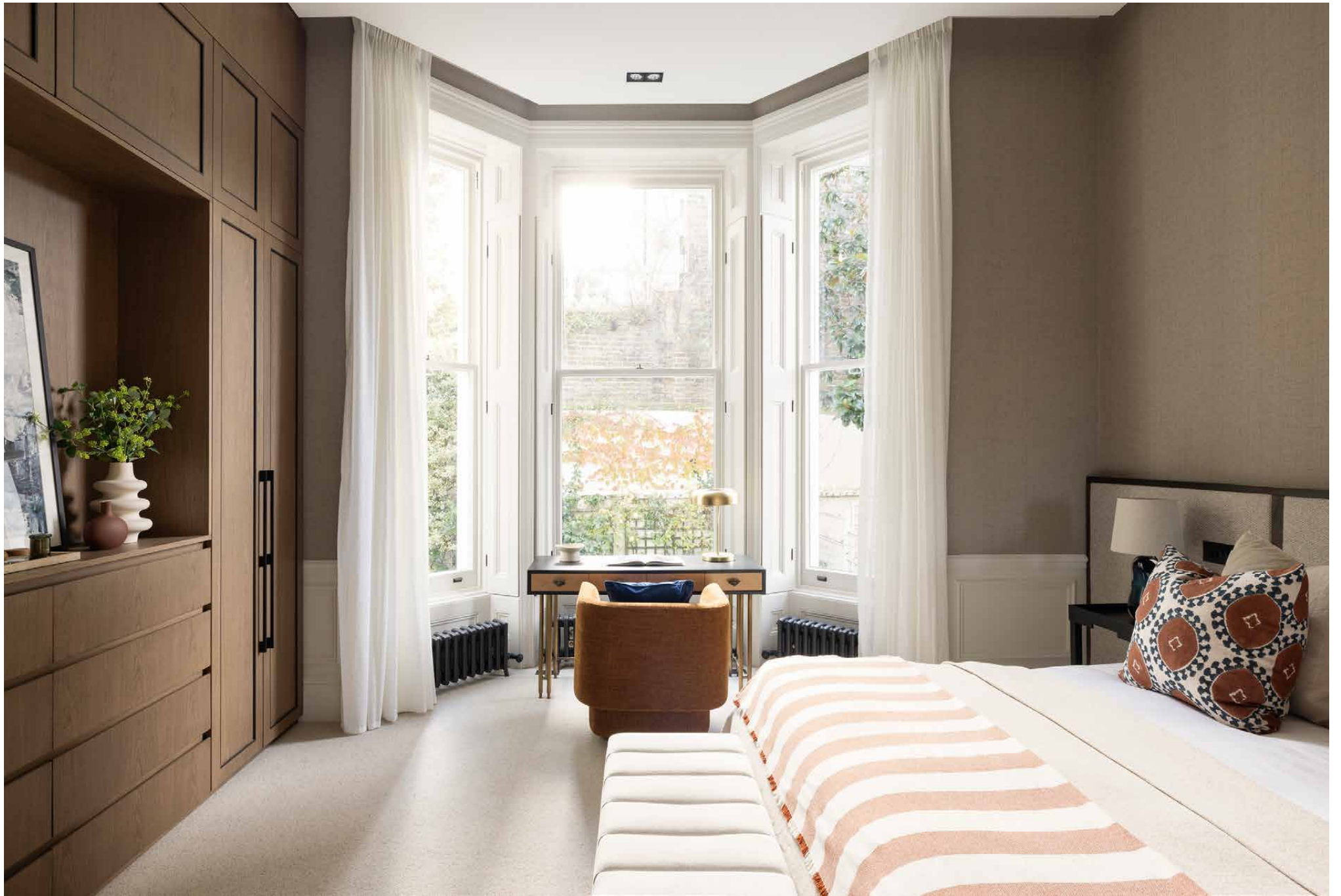
“ The proportions and period features speak volumes in the standout living space, which sits beneath an almost four-metre-high ceiling.

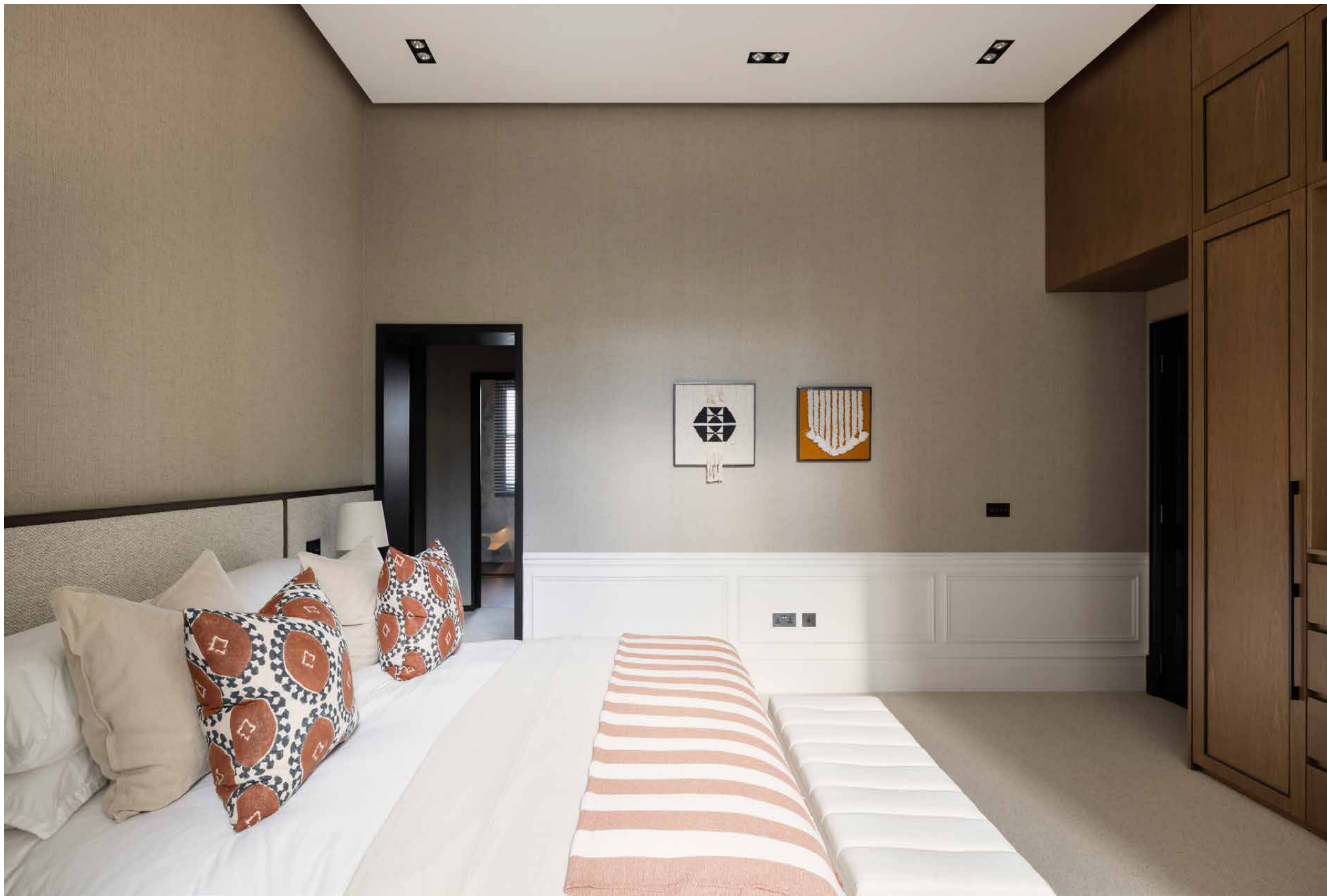


Steel Crittall doors lead to the bedrooms. The principal suite impresses in size and style, with a huge bay window that draws in natural light. Custom-made cabinetry lines one wall, while a separate dressing area leads through to an elegant, stone-wrapped bathroom with a large walk-in shower.

The guest bedroom is finished in the same hushed taupe tones, with integrated storage to maximise the footprint and access to a quiet, south-facing balcony. Floor-to-ceiling natural stone adds a considered finish to the family bathroom, complete with a walk-in rainfall shower.







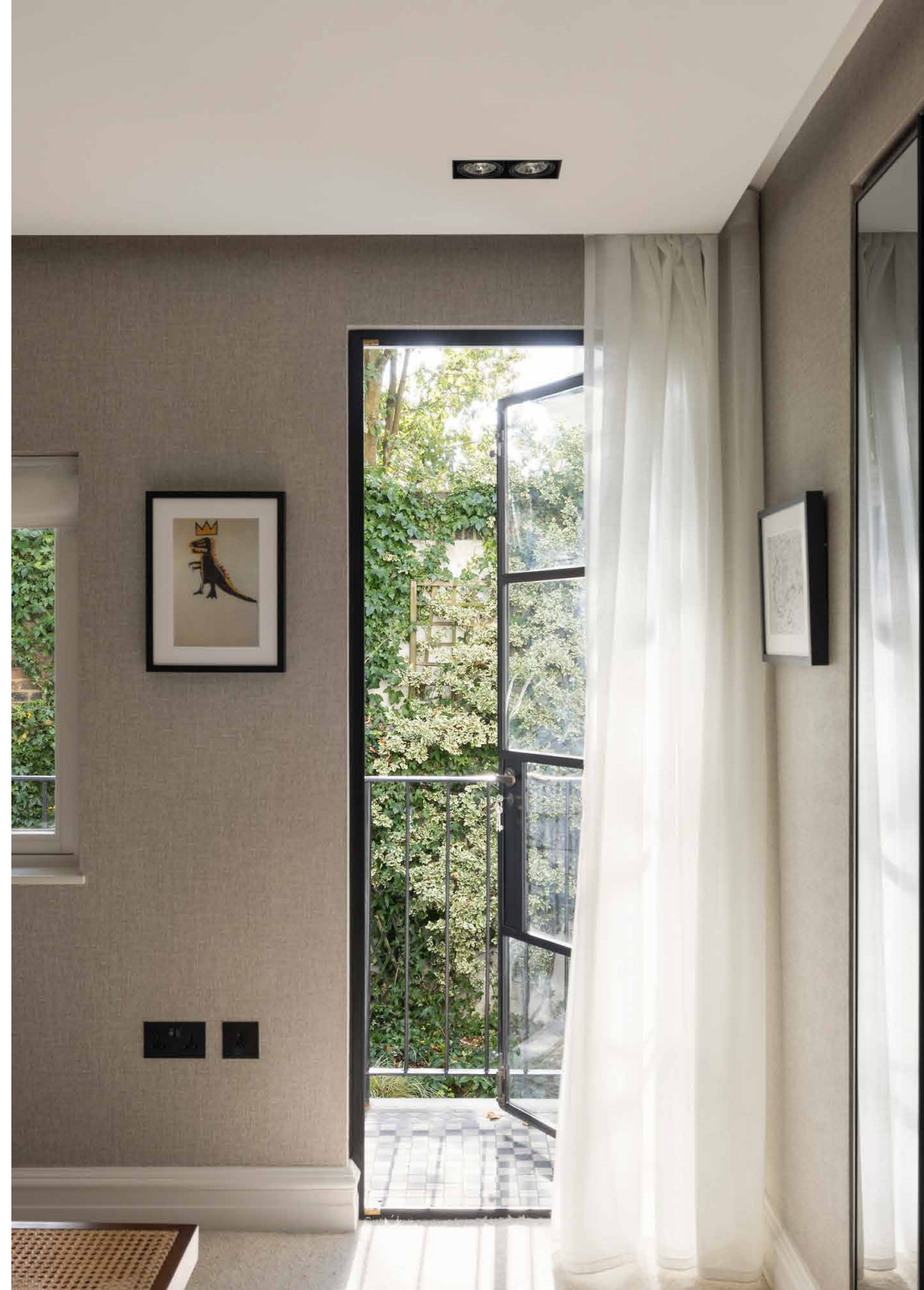


















RECEPTION / DINING ROOM / KITCHEN
29'7 x 15'10 (9.0m x 4.8m)

MEZZANINE
15'4 x 6'5 (4.6m x 1.9m)

BEDROOM
11'9 x 9'4 (3.5m x 2.8m)

BEDROOM
17'3 x 16'0 (5.2m x 4.8m)

STORAGE
12'10 x 2'11 (3.9m x 0.8m)

Approx. Gross Internal Area = 1,050 sq ft / 97.6 sq m
Outbuilding / Mezzanine = 136 sq ft / 12.7 sq m
Total = 1,185 sq ft / 110.3 sq m

Property Details

Recently refurbished to a high standard
Striking open-plan kitchen, reception and dining room
Generous period proportions
Principal bedroom suite with dressing area
Guest bedroom with balcony
Contemporary shower room
Private balcony to the front of the property
Demised storage room accessible via communal lobby
Sonos system wired throughout with separate zones
Water-cooled A/C in reception and principal suite
Royal Borough of Kensington & Chelsea

Approx. 1,185 sq ft / 110.3 sq m

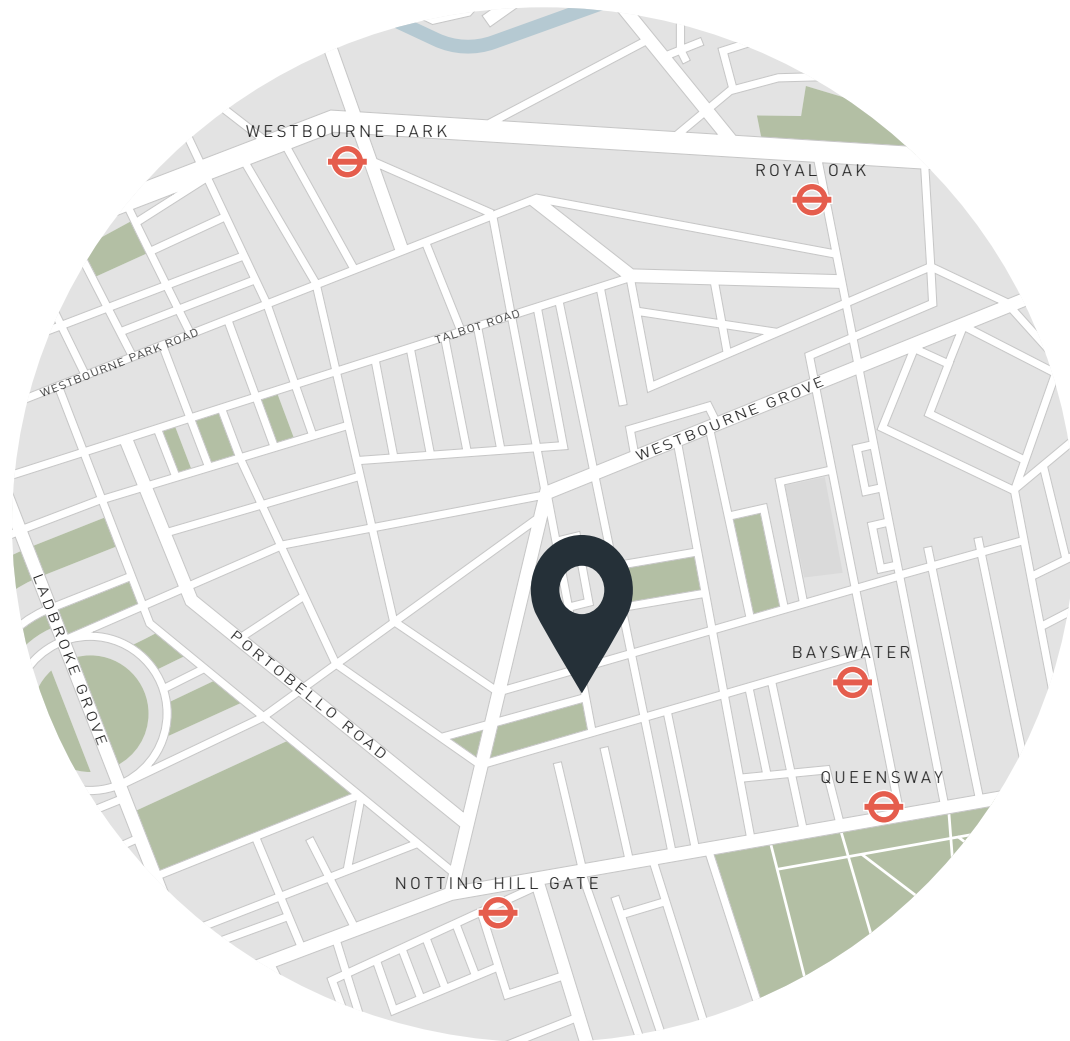
EPC=C

Tenure: Leasehold

Lease Length: circa 199 years

Council Tax Band: F

Service charge: £4,612 per annum



Location

Perfectly located to enjoy the buzz of Notting Hill and the calm of Kensington Gardens and Hyde Park, Pembridge Square has a best-of-both-worlds feel. Stop by Guillam Coffee House for a morning brew; then wander along to Westbourne Grove for lunch at Beam, Sumi or the Barbary. In the other direction, ever-popular Portobello Road awaits. Browse the market, catch a film at the Electric Cinema or dine at Gold.

Queensway – 8 mins (Central)

Bayswater – 7 mins (District & Circle)

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

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