

# DOMUS NOVA



Pembridge Villas W11  
£1,100,000



Regal and refined, this one-bedroom apartment by Gianni Botsford Architects places contemporary accents against a period backdrop.

Crafted within a heritage framework, a considered home on Pembridge Villas takes the raised ground floor of a striking converted townhouse. An eye-catching façade makes for an elegant welcome. Inside, an entranceway flows into an understated space masterminded by Gianni Botsford Architects.

Voluminous proportions characterise the open-plan kitchen, dining and reception room. Flanked by white wooden shutters, a full-height window draws in natural light to elevate the atmosphere and illuminate thoughtful design details. Enlivened by painted tiles, a dark fireplace grounds the room. Above, the high ceiling is crowned with ornate cornicing and completed by an intricate ceiling rose.

Herringbone flooring sweeps into a uniquely minimalistic kitchen contained within a monolithic island. Clean lines and integrated appliances make for a bold look. Framing leafy views beyond, the southeast-facing window makes for sunny mornings. Decorative plasterwork skirts the entire room to infuse the space with period charm.







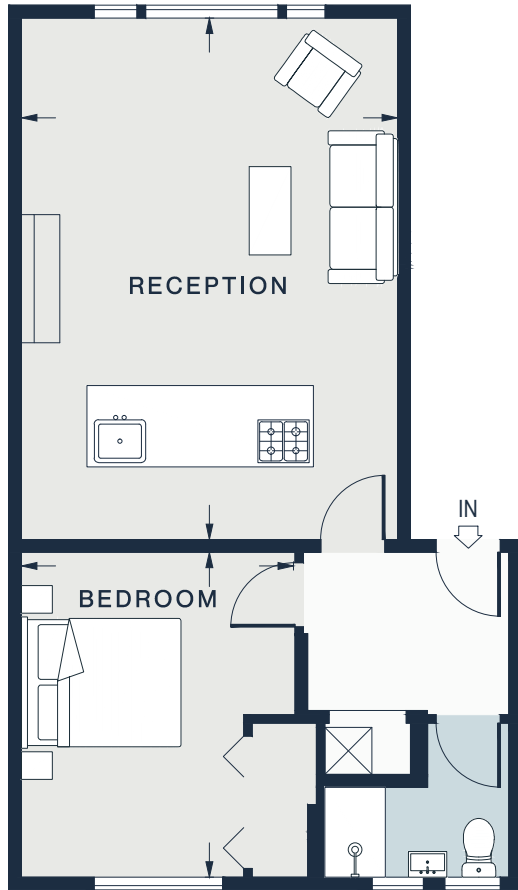
A sense of stillness has been crafted within the bedroom. A large sash window pulls daylight into the space while a bank of fitted wardrobes keeps visual noise to a minimum. An ultra-modern bathroom combines diffused light, chrome fixtures and a frameless walk-in rainfall shower.











## RAISED GROUND FLOOR

RECEPTION  
19'11 x 14'5 (6.1m x 4.4m)

BEDROOM 1  
12'4 x 10'4 (3.8m x 3.2m)

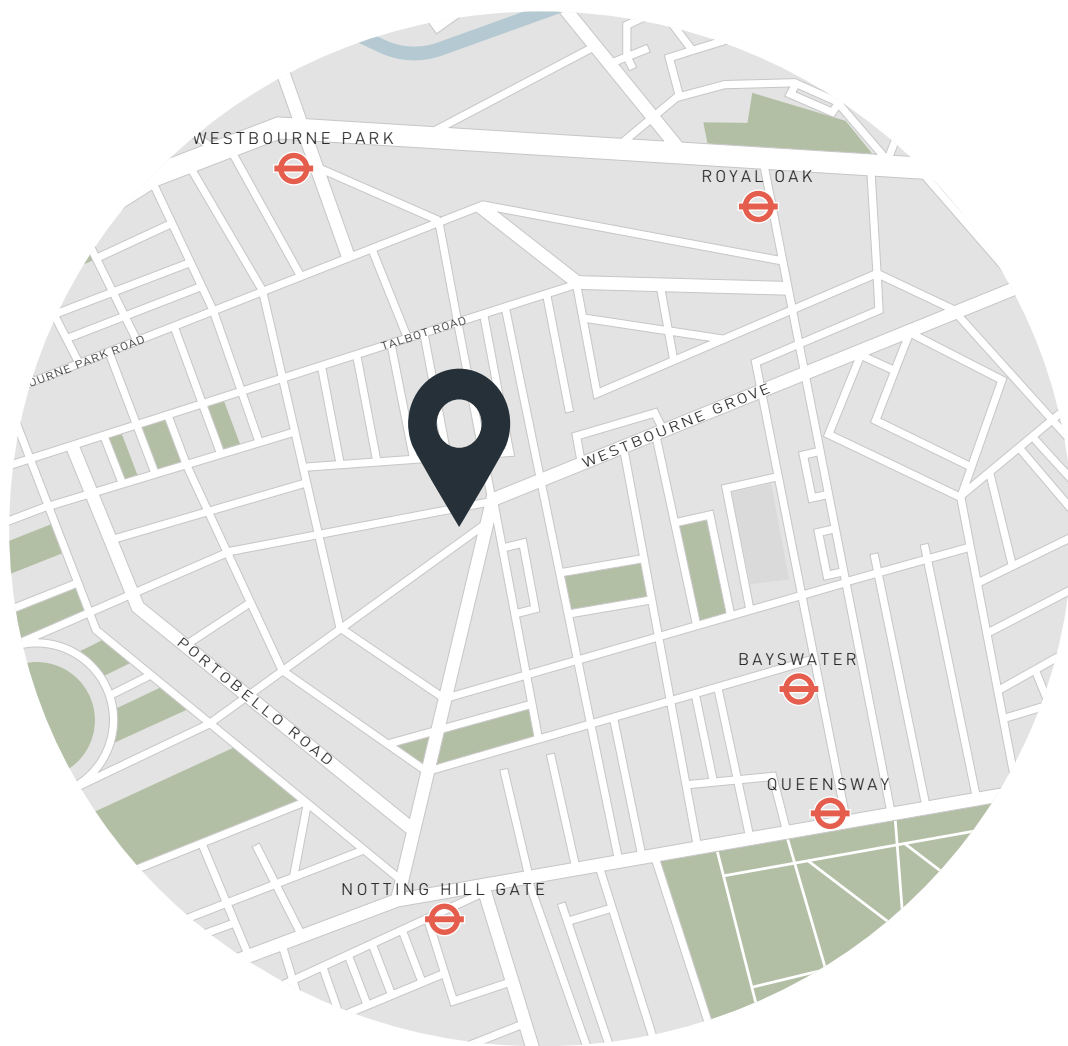
Approx. Gross Internal Area = 528 sq ft / 49.1 sq m

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

## Property Details

Architect-designed apartment  
Open-plan kitchen, reception and dining room  
One bedroom  
One bathroom  
Laundry area  
Period details  
Royal Borough of Kensington & Chelsea

Approx. 528 sq ft / 49.1 sq m  
EPC - E  
Council tax - E  
Leasehold - circa 88 years  
Ground rent - £2,400 per annum  
Annual service charge - £3,494



## Location

Minutes away from the heart of Notting Hill, there's a true sense of tranquillity to Pembridge Villas. Stop by Farm Girl for breakfast or brunch, then browse the vintage stores and antique stalls on Portobello Road. Take an invigorating workout at Bodyism, picking up groceries from Daylesford Organic on the way back home. Enjoy Grecian delights at Zephyr, then end the day with drinks at local favourite, The Sun in Splendour.

Notting Hill Gate – 8 mins (Central, Circle, District)  
Westbourne Park – 13 mins (Hammersmith & City, Circle)

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020 7221 7817  
sales@domusnova.com  
domusnova.com

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