

DOMUS NOVA



Portobello Road W11
£3,000,000



A fresh spin on a traditional-style townhouse, this three-bedroom home for sale unites classic and contemporary details on Notting Hill's famous Portobello Road.

Sitting on one of London's most renowned streets, this townhouse puts the best of Notting Hill's shops and market stalls right on your doorstep, and comes with access to Grade II-listed Ladbroke Square Garden.

Climbing plants snake their way up a yellow brick façade, making a first impression that befits the building's charming location. Set back off the road – with coveted off-street parking – black-framed windows add a contemporary flourish to the four-storey exterior.

This updated traditional aesthetic continues inside. The first floor is devoted to the kitchen and dining room. On entering, a wall of Crittall-style glazing immediately draws the eye. It opens onto a secluded courtyard garden backdropped by a living wall. Bringing the outside in, these lush tones are reflected in the sage coloured kitchen cabinets. Crisp marble surfaces pop against the green, creating a space that's calming in its simplicity. Functionality has been prioritised – note the breakfast bar conveniently positioned in front of the induction hob. Considered details, such as a bespoke fitted dresser with brass hardware, bring a subtle heritage touch.













Accent lighting under the dado rail illuminates the way up to the first-floor reception room, where dual aspect windows flood the space with natural light. Old continues to meet new: a traditional mantelpiece is modernised by a wood burner; wainscoting elegantly outlines the walls; while floorboards are arranged on a diagonal, accentuating the width of the room. At one end, a bespoke cabinet comes with an integrated desk, making an ideal home study or reading nook. From here, access the balcony that overlooks the garden.

A sense of calm descends in the principal suite on the top floor. An entire wall is devoted to fitted wardrobes and a dressing table, keeping the space clutter-free. Green tiles and marble accents add a playful, indulgent feel in the en suite bathroom, complete with a walk-in shower. Watch the world go by from the moment you wake up from the south-facing balcony, which looks out over Portobello Road. Two further bedrooms are found on the second floor, both finished with herringbone floors, neutral tones and convenient storage solutions. The family bathroom is painted in soothing, soft pink, with a rainfall shower over a bath.

For a breath of fresh air, head round the corner to Ladbroke Square Garden, which is open exclusively to residents. Covering approximately seven acres, it's one of the largest private garden squares in London and offers a tranquil escape from city life.

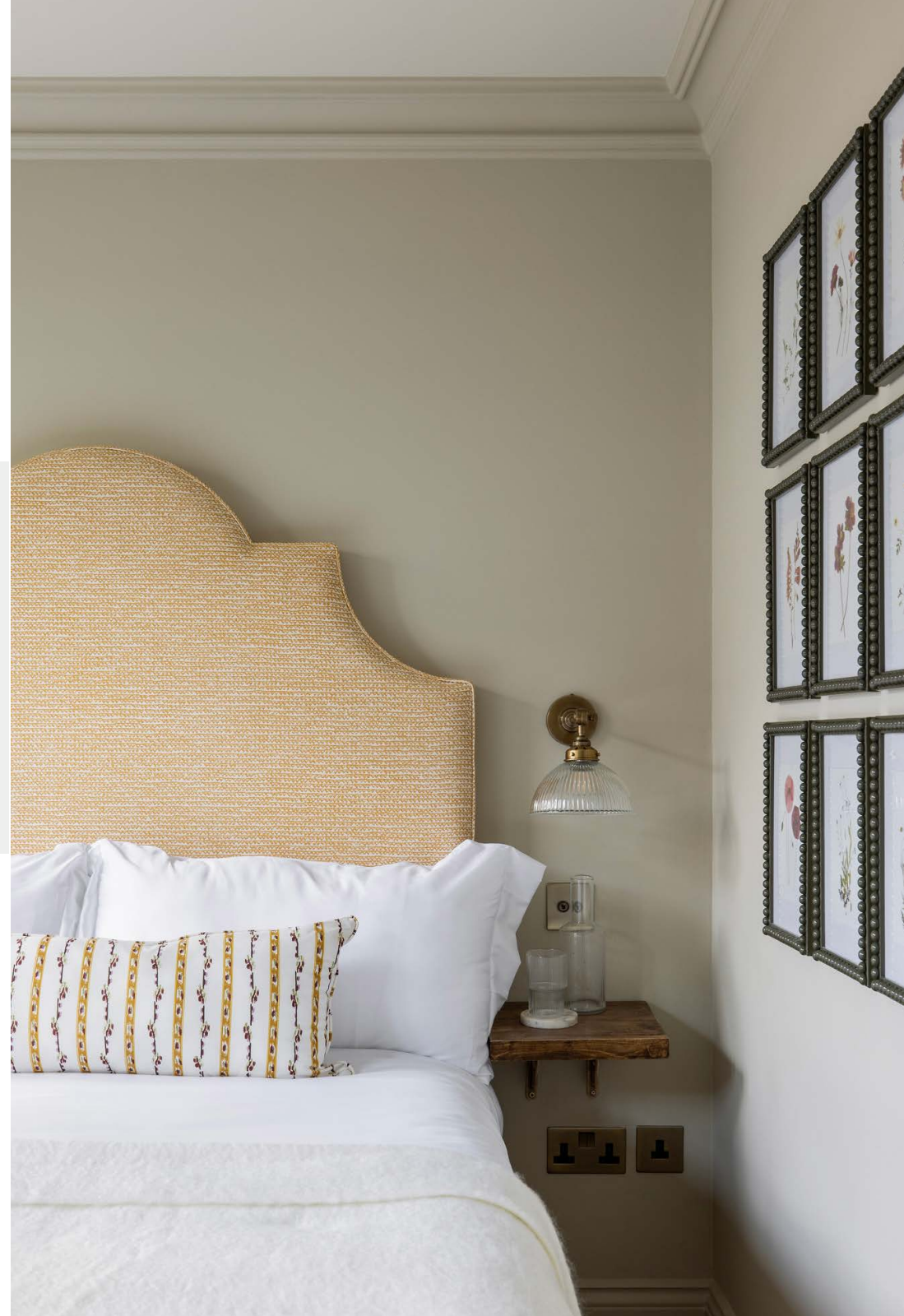














GARDEN 15'8 x 8'5 (4.8m x 2.6m)	RECEPTION ROOM 21'1 x 11'8 (6.4m x 3.6m)	BEDROOM 15'5 x 7'10 (4.7m x 2.4m)
KITCHEN / DINING ROOM 25'4 x 15'4 (7.7m x 4.7m)	BEDROOM 9'0 x 8'0 (2.7m x 2.4m)	BEDROOM 15'6 x 11'7 (4.7m x 3.5m)

Approx. Gross Internal Area = 1328 sq ft / 123.4 sq m

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

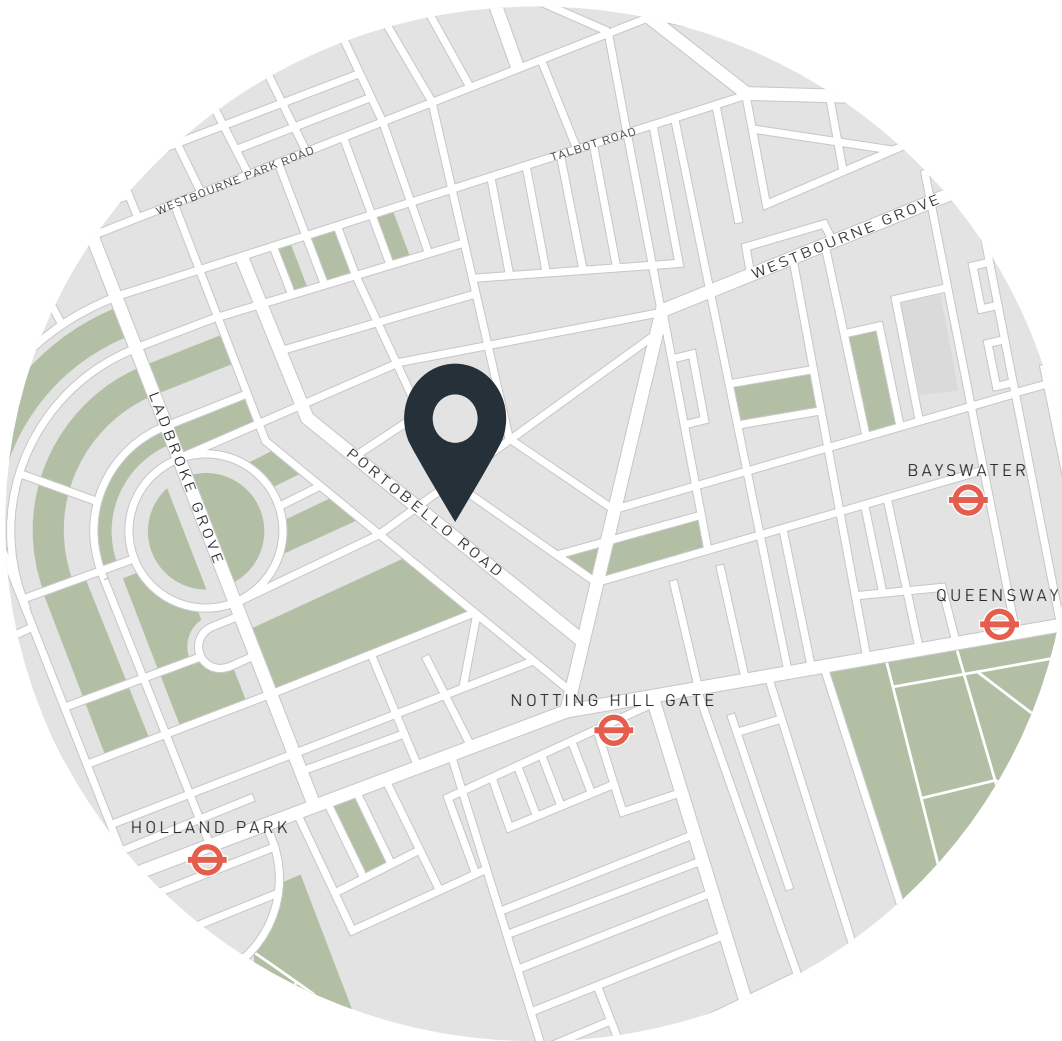
Property Details

Open-plan kitchen and dining room
 Separate reception room with wood burner
 Principal bedroom suite
 Two further bedrooms
 Family bathroom
 Two balconies
 Courtyard garden
 Access to Ladbroke Square Garden
 Cloakroom
 Off-street parking
 Royal Borough of Kensington & Chelsea

Approx. 1,328 sq ft / 123 sq m

EPC=C

Freehold



Location

Running almost the length of Notting Hill, Portobello Road is the beating heart of the neighbourhood. Start your morning with a matcha latte from Farm Girl and an uplifting workout at SoulCycle. For evening ventures, book dinner at Gold or Core by Clare Smyth, both minutes away. Hyde Park and Holland Park are close by for leisurely weekend strolls, followed by treasure hunting at the market and a film at Electric Cinema. Finish with a nightcap at local favourite The Cow.

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

Holland Park – 11 mins (Central)

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Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

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