

# DOMUS NOVA



Portobello Road W11  
£2,500,000



Positioned in the vibrant heart of Portobello Road, this two-bedroom duplex apartment is a calming and contemporary sanctum. Expect a minimalist palette of materials with stylish interludes of colour, immaculately-finished joinery and large interior and exterior spaces that are tailor-made for entertaining.

Head up to the first floor where an open-plan kitchen, dining and reception room makes an uplifting first impression. The split-level plan and array of skylights and windows affords a bright and spacious feel, with smart wood floors and whitewashed walls spanning the entire setting. The living area features full-height bookshelves, cast-iron radiators and plenty of space for soft furnishings. Set adjacent, there's a versatile area currently configured as a home office, complete with an integrated bar and additional storage.

Up a set of steps, the kitchen has a welcoming character with modish details. At its centre, an island has been artfully crafted with mahogany-toned tiling, while the surrounding cabinets are topped with smooth white marble. A wooden table is complemented by banquette seating, making for a relaxed dining setting. Double doors open onto the first of two private terraces, which has been finished with smart wooden decking, an array of box planting and built-in seating.







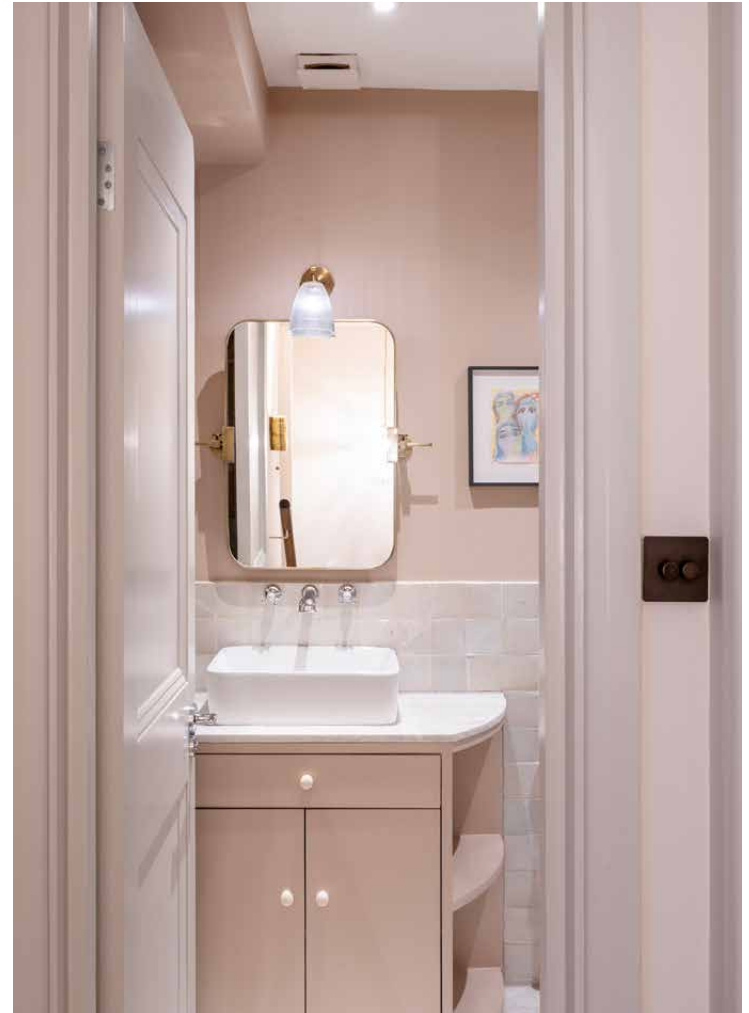


The home's tranquil character ensues in the bedrooms upstairs, introduced by a staircase with red-edged carpet runners. With its muted teal colourway, warm wood floors and bespoke joinery, the principal bedroom is as sophisticated as it is stylish. A pair of large sash windows are finished with smart draped curtains, while shelving is neatly engineered either side of the bed. Its en suite bathroom is a soothing affair, with pale mosaic tiling that wraps around a dual vanity and bathtub. There's direct access to the second terrace through French windows — a quiet suntrap to make the most of London's warmer months. The guest bedroom is pretty in pink, with built-in storage and a floating dressing table. It's served by a contemporary bathroom, featuring a rainfall shower and multi tonal tiles.





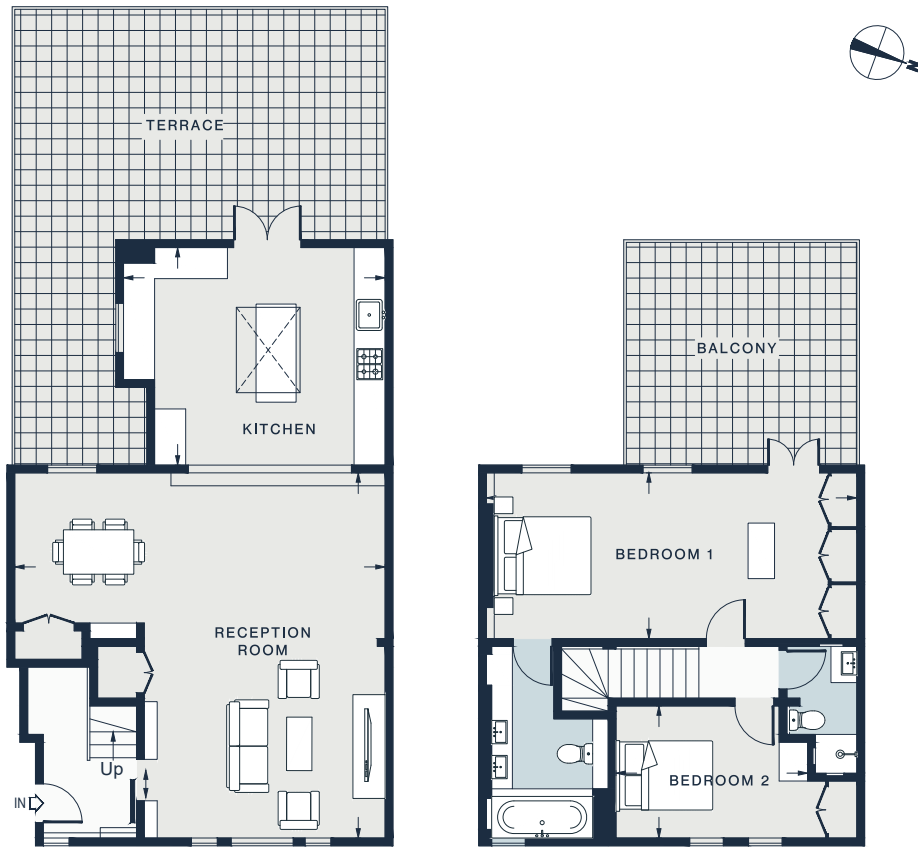












FIRST FLOOR

SECOND FLOOR

RECEPTION ROOM 23'5 x 23'1 (7.1m x 7.0m)	TERRACE 23'6 x 14'8 (7.2m x 4.5m)	BEDROOM 2 12'2 x 8'5 (3.7m x 2.6m)
KITCHEN 16'6 x 13'5 (5.0m x 4.1m)	BEDROOM 1 23'4 x 10'5 (7.1m x 3.2m)	BALCONY 14'10 x 14'3 (4.5m x 4.4m)

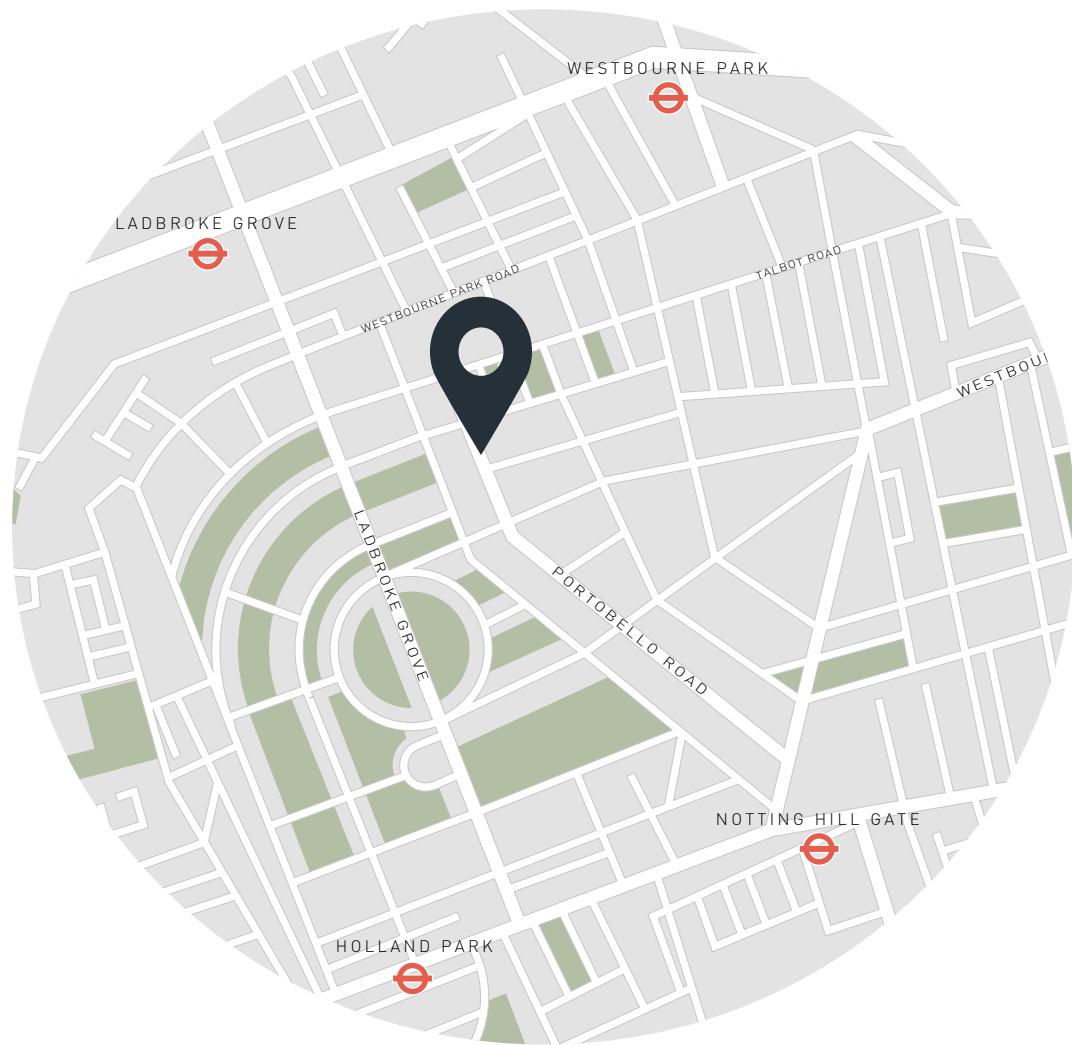
Approx. Gross Internal Area = 1287 sq ft / 120 sq m

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

## Property Details

Contemporary duplex apartment  
 Open-plan kitchen, dining and reception room  
 Principal bedroom suite  
 Guest bedroom  
 One further bathroom  
 Two private terraces  
 Royal Borough of Kensington & Chelsea

Approx. 1,287 sq ft / 120 sq m  
 EPC - D  
 Tenure: Leasehold  
 Lease Length: 100 years  
 Council Tax Band: E  
 Service charge: £7,007  
 Ground Rent: £200



## Location

A world-famous market street that comes alive with an array of antiques sellers and food stalls, Portobello Road is at the centre of the action. Start the day with a workout at SoulCycle followed by brunch at Farm Girl or some retail therapy around the vintage boutiques. It's not far to reach the lawns of Hyde Park or Holland Park, perfect for runs, dog walks and summertime picnics. Organic produce is best from Sally Clarke's or the Notting Hill Fish + Meat Shop, and you're spoilt for choice when it comes to restaurants – local favourites include Gold, The Ledbury and Core by Clare Smyth.

Notting Hill Gate (12 mins)

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