

DOMUS NOVA



Portobello Road W11
£1,950,000



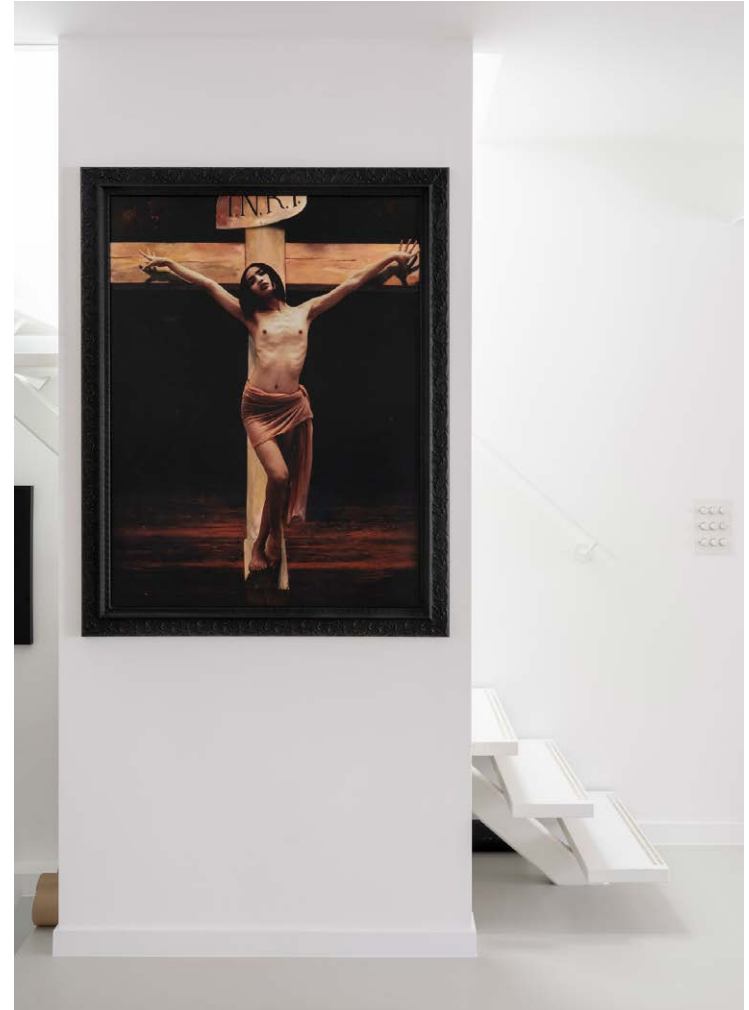
A gallery of light and proportions, this two-bedroom maisonette for sale pairs an understated aesthetic with an elevated perspective over Portobello Market.

Accessed via the secluded mews of Hayden's Place, a dark, distinguished exterior gives only subtle clues as to the home within. From a private ground-floor entrance, stairs ascend to the open-plan kitchen and reception room. This pared-back, split-level space features dual sash windows that pour light into the living area, creating an uplifting feel.

At the rear of the room, a peninsula kitchen combines contemporary cabinetry, integrated appliances and hexagonal marble wall tiles. Sliding gallery walls make for a versatile space with various options for displaying prized artwork. A central space could serve as a seating or study area.







Allowing light to flow through the apartment, an open-tread staircase leads up to the second floor where a decked terrace overlooks the mews. Facing southwest for afternoon sun, this design-led space also benefits from a retractable awning with integrated lighting.

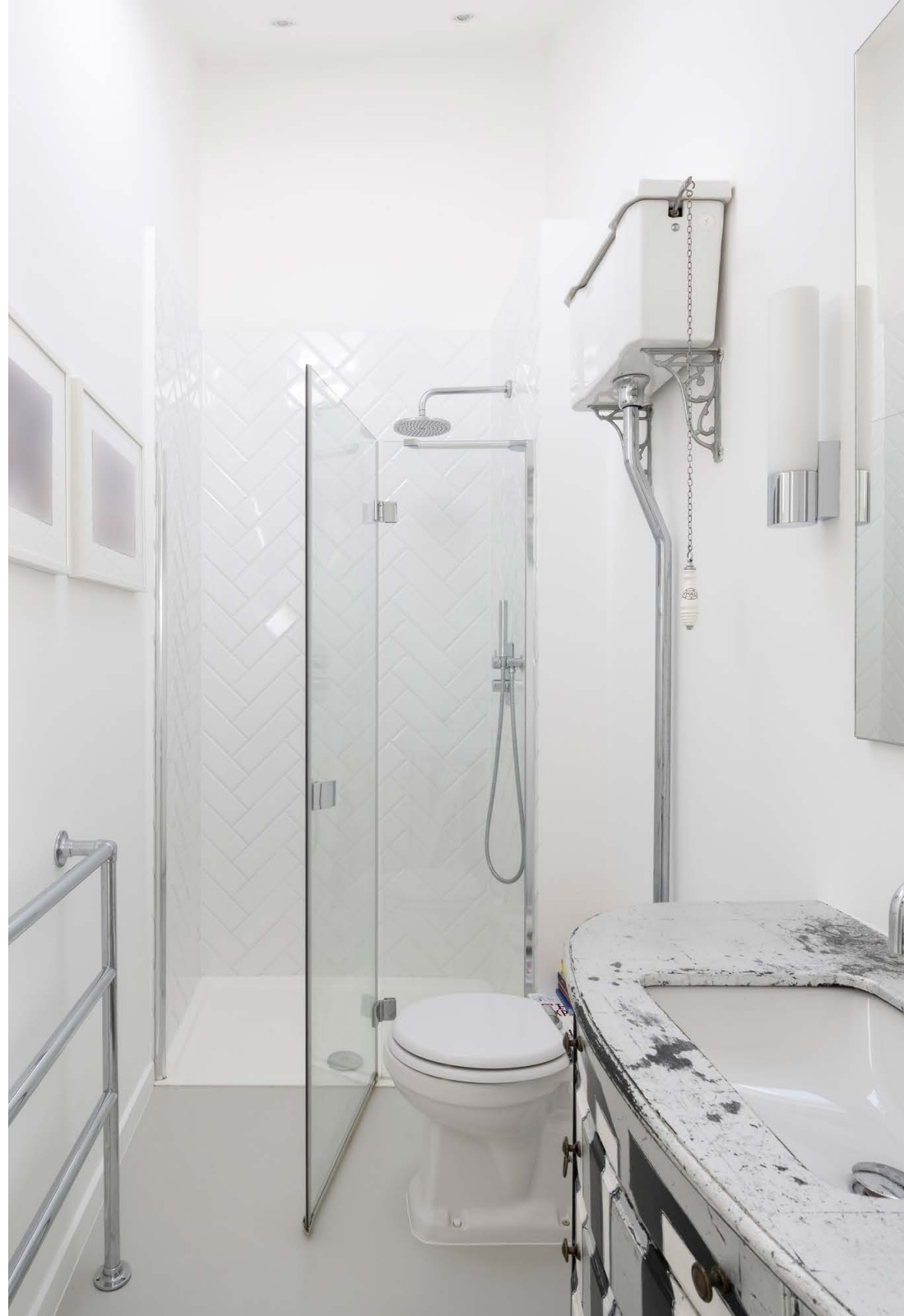
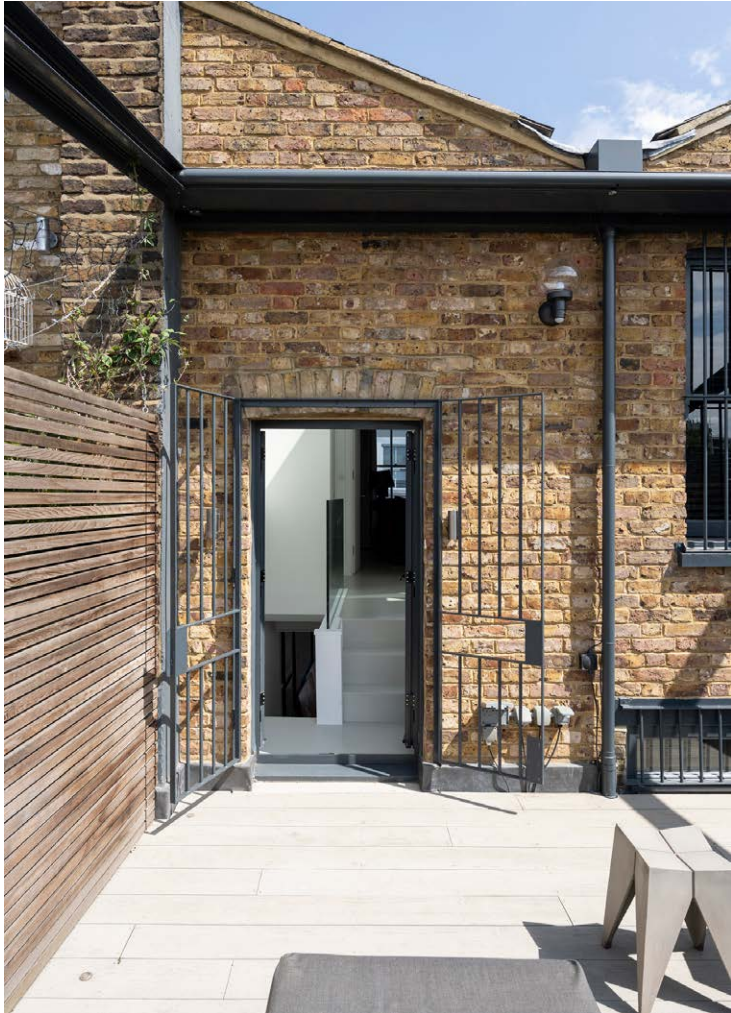
Inside, generous sash windows frame views of the market below in the front-facing bedroom. Above, an inverted pitched ceiling creates a sense of cosiness while sliding doors reveal concealed storage – pushing visual noise into the walls. This space could also be used as an additional reception room.

The home's guest bedroom pairs walls finished in denim-toned plaster with a quiet, rear-facing positioning while the bathroom enjoys a frameless rainfall shower and a distinctive two-tone cabinet vanity.













[] = REDUCE HEAD HEIGHT BELOW 1.5M



RECEPTION
26'5 x 16'2 (8.0m x 4.9m)

KITCHEN
15'3 x 12'10 (4.6m x 3.9m)

BEDROOM
15'10 x 13'4 (4.8m x 4.0m)

BEDROOM
10'1 x 8'0 (3.0m x 2.4m)

ROOF TERRACE
15'3 x 13'9 (4.6m x 4.1m)

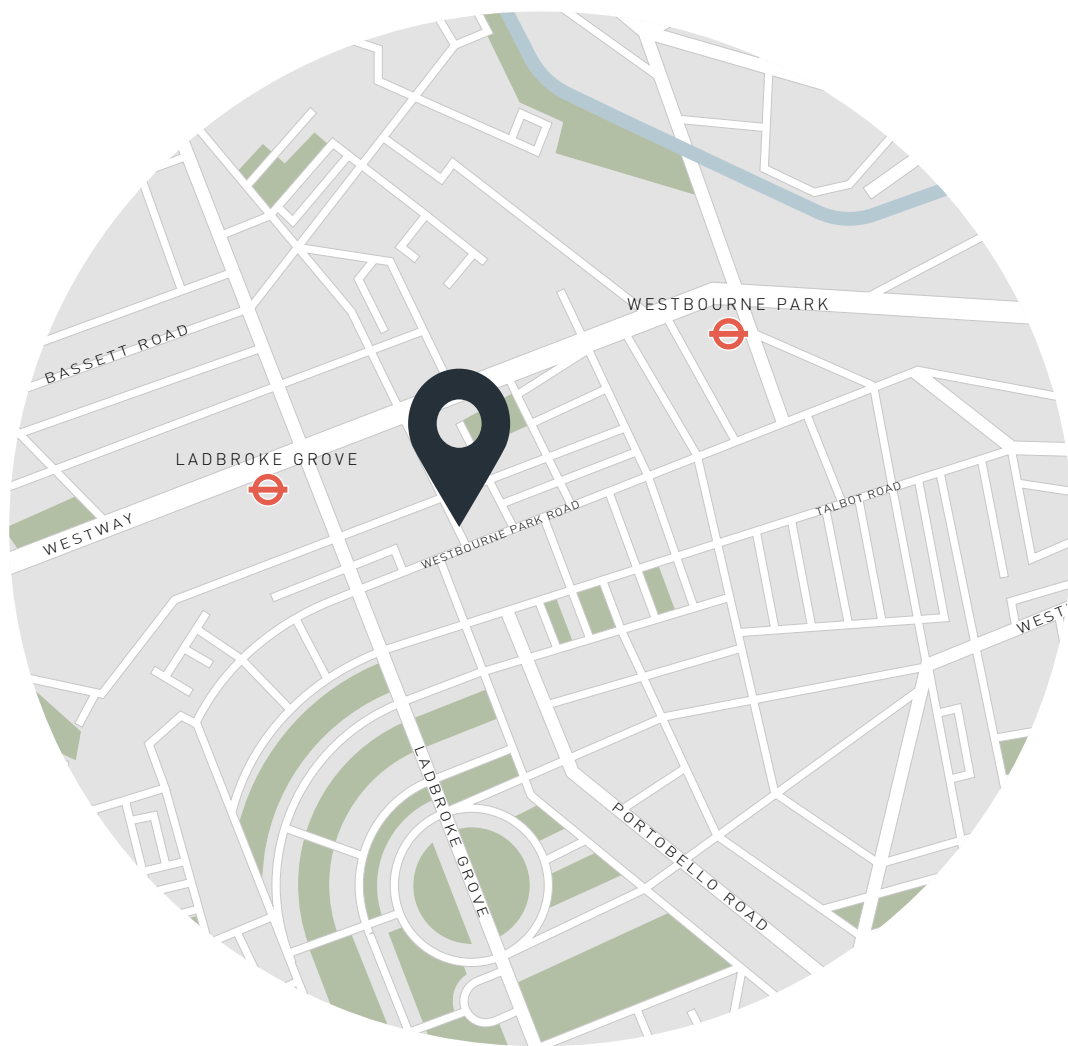
Approx. Gross Internal Area = 1,105 sq ft / 102.7 sq m

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

Property Details

- Open-plan kitchen and reception room
- Two bedrooms
- One bathroom
- Generous decked terrace
- Private ground floor entrance
- Accessed from a quiet mews
- Royal Borough of Kensington & Chelsea

Approx. 1,105 sq ft / 482.19 sq m.
 EPC - D
 Council tax - E
 Leasehold - circa 970 years
 Annual service charge - £850



Location

Notting Hill's most well-known street, Portobello Road draws together a wealth of market stalls, coffee shops, brunch spots and restaurants. Start your day with sweet pastries from Fabrique, head to the Electric Diner for brunch with friends then spend the afternoon perusing the antiques of the market and the boutiques of the neighbourhood. Don't miss Sézane or Sub Couture. The lawns and lakes of Hyde Park and Holland Park are both within strolling distance. On the way home, grab dinner at three-Michelin-starred Core by Clare Smyth or local haunt Gold. Walk home in six minutes.

Westbourne Park – 7 mins (Circle, Hammersmith & City)
Notting Hill Gate – 14 mins (Central)

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