

DOMUS NOVA



Portobello Road W11
£2,000,000



Set right at the heart of Notting Hill's most iconic street, this considered two-bedroom duplex for sale offers a calming reprieve from its colourful surroundings.

Amid the bustle of lively Portobello Road, this duplex celebrates soothing, streamlined simplicity, wrapped in a characterful period façade. The result of an extensive two-year renovation project, the apartment occupies the top two floors of the building where design studio Golborne 44 have brought a sense of finesse with white-walled backdrops, Dinesen Douglas Fir flooring and marble accents. The result is both refined but relaxed, with an inverted layout that places both bedrooms on the third floor and an inviting living space on the level above to capitalising on the natural light available.

Positioned under the eaves, the multi-purpose kitchen, dining and reception room has been conceived with both everyday living and entertaining in mind. Herringbone floors and neutral tones bring cohesion, while dual aspect windows lend a bright and open feel. To one side, white kitchen cabinets sit beneath a trio of sash windows, illuminating a series of refined finishes – note the mottled marble worktop and Zellige-tiled splashback.











At the opposite end of the room, two sets of French doors open onto a southwest-facing terrace that offers an unrivalled vantage point over the market stalls below. High ceilings draw attention to the generous footprint, which accommodates work and play; tucked neatly into a corner, an integrated desk provides a study area, without detracting from the living space.

Linking this floor with the bedrooms below, a curved wooden staircase makes an architectural statement. Understated yet refined, the immaculate principal suite is finished with considered details and custom-made storage. A large sash window brings warmth to the all-white colour palette and frames a view of the acclaimed Electric Cinema just opposite. But the real showstopper is the striking en suite. Set behind a sliding Crittall glass partition, a marble-topped vanity and Zellige-tiled rainfall shower emanate luxury and ease. The guest bedroom strikes a similarly peaceful note. White walls and built-in wardrobes create a restful setting, free from distractions. It's served by a separate shower room layered with textural detail.

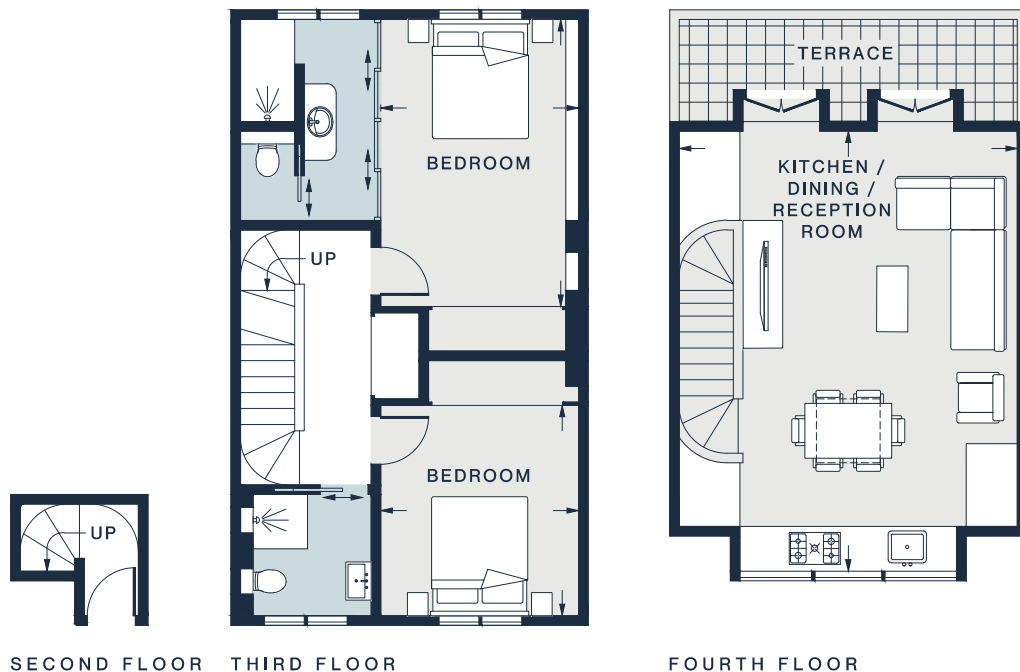












KITCHEN / DINING /
RECEPTION
22'8 x 17.5 (6.9m x 5.3m)

BEDROOM
10'6 x 10.0 (3.2m x 3.0m)

BEDROOM
14'9 x 10'0 (4.5m x 3.0m)

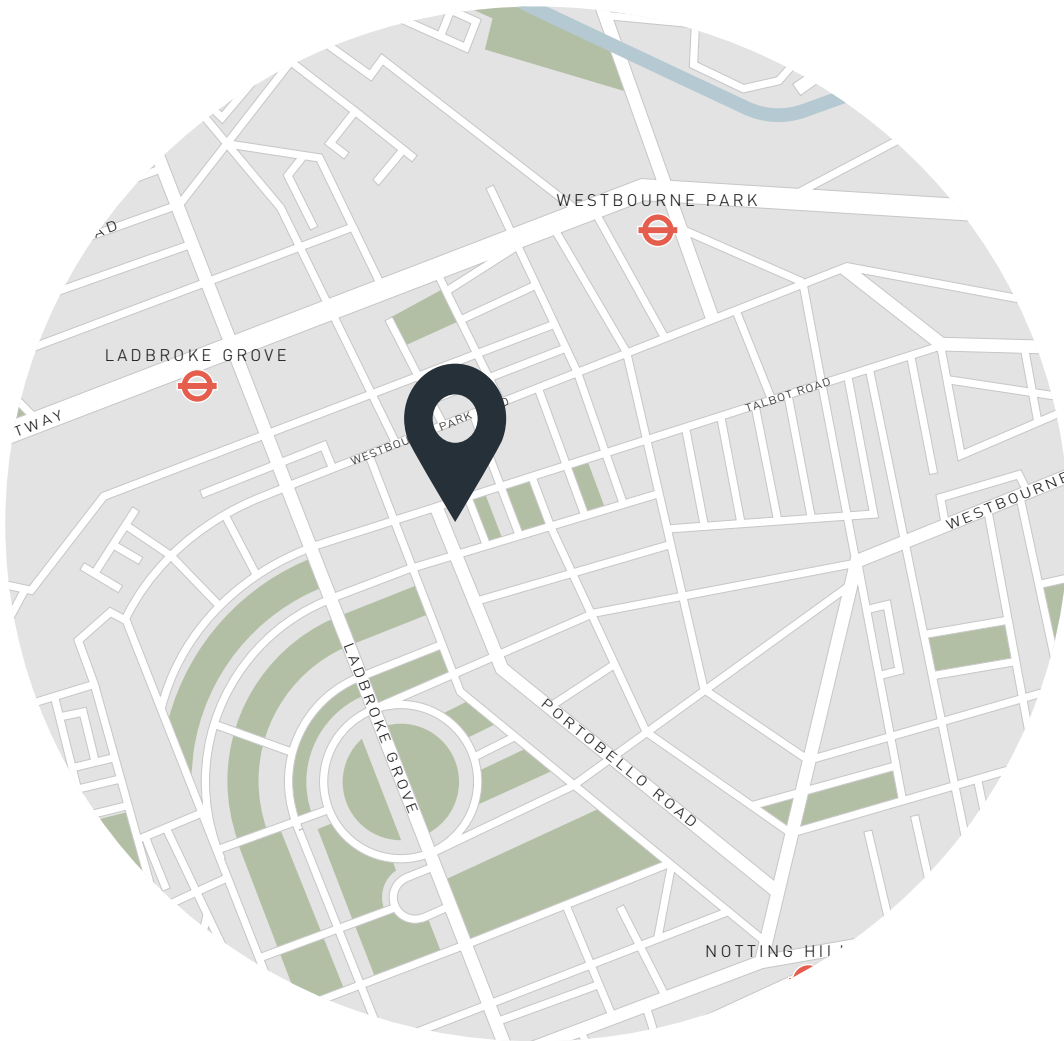
Approx. Gross Internal Area = 956.9 sq ft / 88.9 sq m

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

Property Details

Design by Golborne 44
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom
Shower room
Southwest-facing terrace
Royal Borough of Kensington & Chelsea

Approx. 956.9 sq ft / 88.9 sq m
Leasehold - circa 125 years



Location

Found on one of the capital's most famous streets, this home puts the best of community-minded Notting Hill on your doorstep. The options are endless here. Pick up a sourdough loaf from Fabrique, drop into an uplifting workout class at SoulCycle, or peruse the market's eclectic range of stalls and food stands. For evening ventures, book a table at Gold or The Ledbury, both just minutes away. Or for something even closer to home, catch a film at the Electric Cinema.

Ladbroke Grove – 7 mins (Circle, Hammersmith & City)

Notting Hill Gate – 13 mins (Central, Circle, District)

Specialising in London
and Ibiza's design-led homes

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

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2023. All rights reserved.