

DOMUS NOVA



Portobello Road W11
£2,350,000



A pastel palette and contemporary character. Playful details enliven this inspiring three-bedroom home for sale in the heart of Notting Hill.

Nestled between pastel façades on the more tranquil end of Portobello Road, a peach frontage sets the tone for this vibrant Notting Hill home.

Through a bright rose-coloured door, form meets function in an airy open-plan living space. Defying the expectations of its charming cottage-style exterior, there's space to spread out with 6m wide interiors. Bathed in natural light, pale peach walls pair with soft cream carpet to lend an uplifting ambiance. Animated accents leave a modern feel; however a rich sense of the home's heritage prevails. A feature fireplace creates a regal impression with an ornate carved surround, while cornicing draws attention to the room's generous proportions. Intertwining classic and contemporary, inky coloured alcoves and cabinetry add a vibrant drop of depth. A playful contrast to the pastel tones, double doors open to a cloakroom enveloped in a deep blue hue.

Arranged for effortless family living, a split level subtly distinguishes a relaxed kitchen and dining area. A refined culinary space, a U-shaped kitchen to the left embraces bright white tones and subtle textures. Integrated appliances and sleek cabinetry keep things streamlined, while marble countertops add a touch of luxury. Calming minimalism defines the adjoining dining room, where reams of light cascade through glass-framed French doors. From here, step out to a quiet leafy mews lane.





Positioned to the front of the first floor, the principal bedroom suite features soothing neutral hues. Enveloped in an inviting ambiance, twin sash windows cast light across a wall of fitted wardrobes. Wooden flooring sweeps through the neighbouring guest bedroom, where an expansive skylight draws light across tall integrated wardrobes and a cast-iron feature fireplace. A third, final bedroom sits to the rear, its pale blue walls illuminated by soft natural light. A spacious family bathroom serves these rooms – glossy herringbone tiles creating a glistening backdrop for a generous bathtub and wood-topped dual vanity.

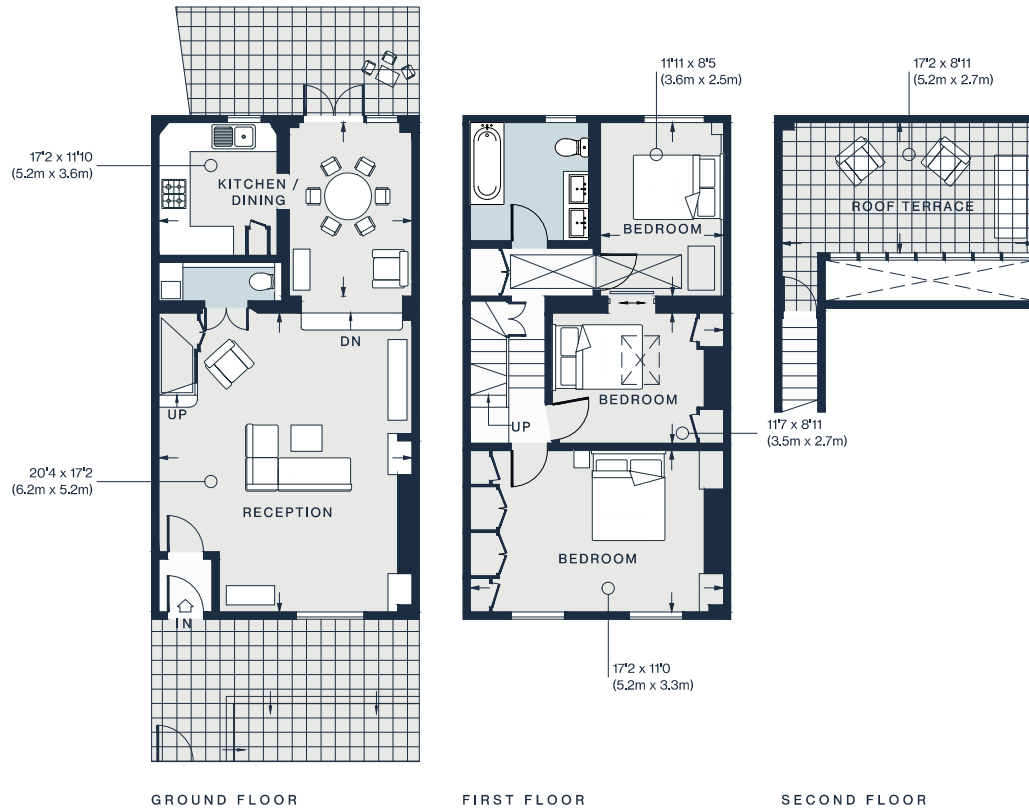
At the top of the home, private space to unwind comes courtesy of a generous roof terrace with views across Notting Hill. The home also benefits from access to an offsite garage on a separate long lease, located just a short walk away. Plus, access to Ladbroke Square Gardens, the largest of the Ladbroke Estate, which features three sprawling lawns and a tennis court.











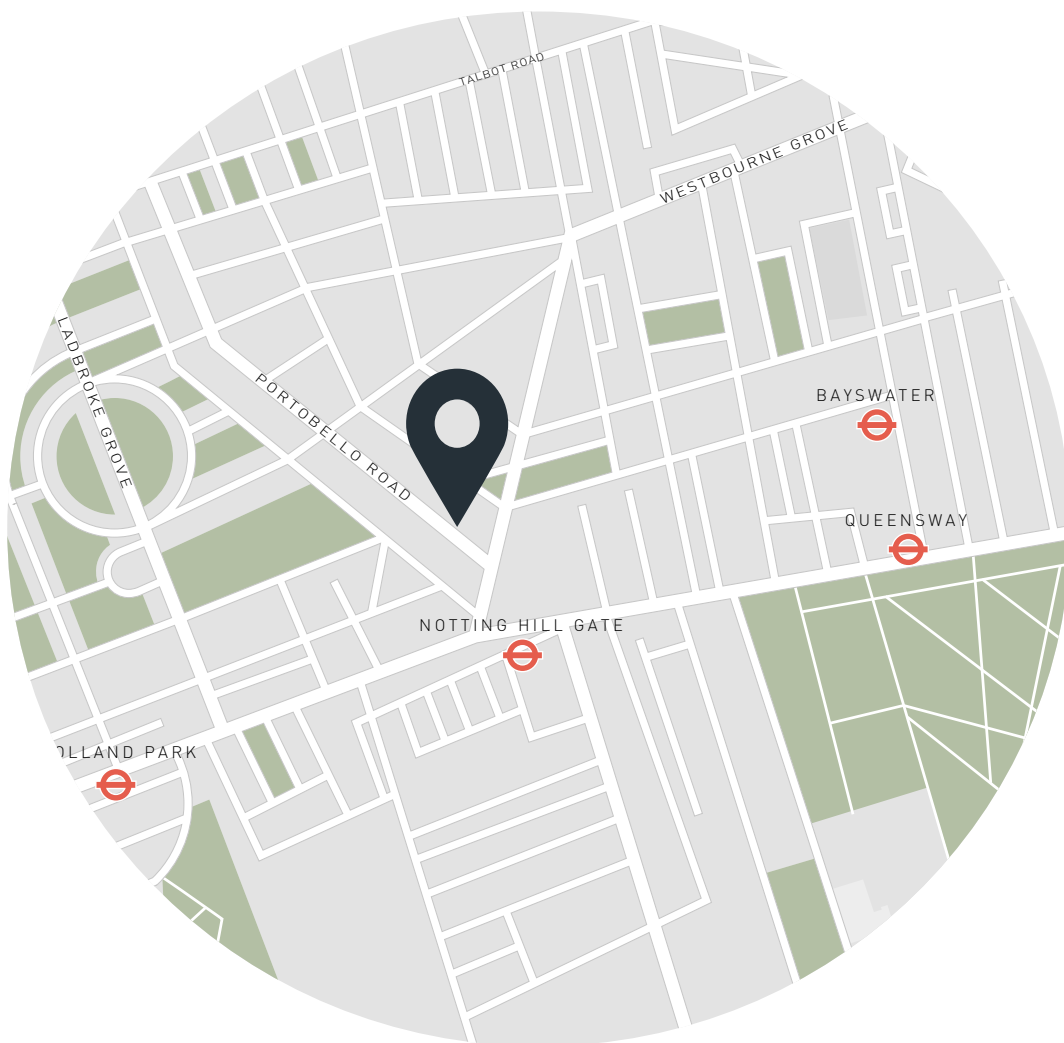
Property Details

Open-plan kitchen and dining room
Reception room
Principal bedroom
Two further bedrooms
Family bathroom
Cloakroom
Roof terrace
Communal garden access
Offsite garage on separate long lease
Royal Borough of Kensington & Chelsea

Approx. 1,163 sq ft / 108 sq m
EPC - F
Freehold

Approx. Gross Internal Area = 1,163 sq ft / 108 sq m

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



Location

Notting Hill's most prominent street, Portobello Road puts you in prime position for the best the area has to offer. Start your morning with a caffeine kick from Amoret, then head to SoulCycle for an invigorating workout. Stop by Farm Girl for a well deserved brunch, then wander down to Hyde Park or Holland Park for a leisurely stroll. Complete your afternoon browsing the antiques and vintage treasures at Portobello Market. Finish the day with dinner and drinks at Gold.

Notting Hill Gate – 3 mins (Central, Circle, District)

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