

# DOMUS NOVA



Portobello Road W11  
£499,950

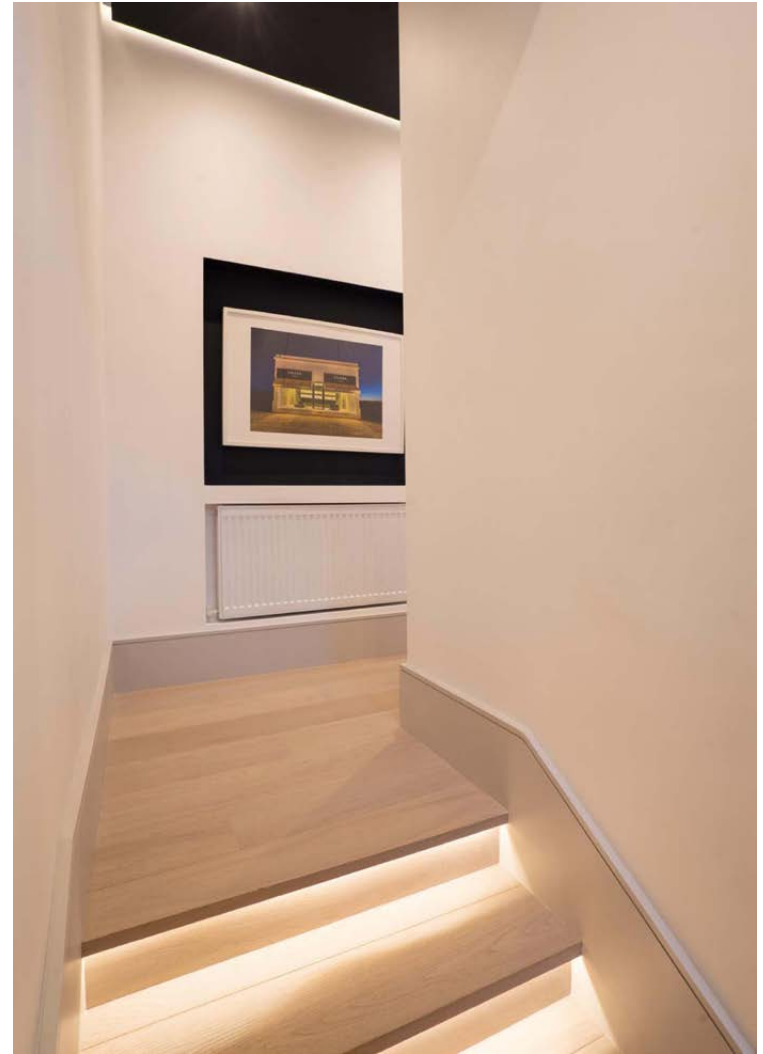


This contemporary one-bedroom apartment is a gateway to Notting Hill's most famed market street.

Situated in the middle of Portobello Road, this streamlined one-bedroom apartment sits above a favoured local Italian restaurant. The home's open-plan reception room and kitchen makes an uplifting first impression. Its pale wood floors and whitewashed walls are brightly illuminated through sash windows. In the kitchen, inky-blue cabinets and a brushed gold splashback offer tonal contrast to the paler interior palette.

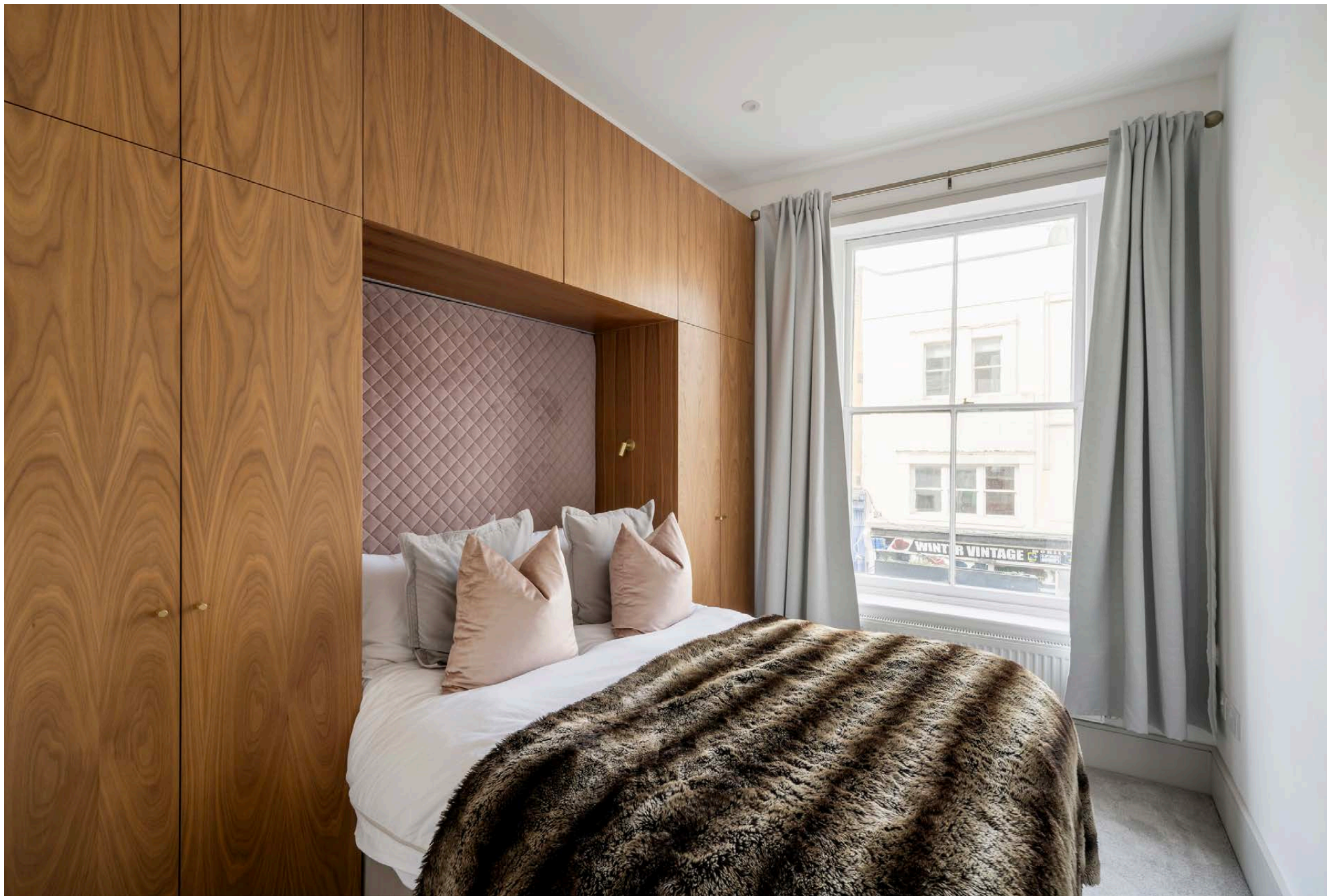


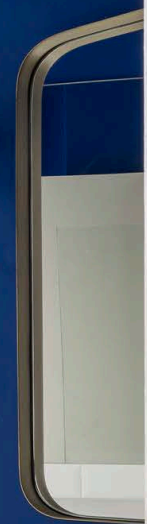




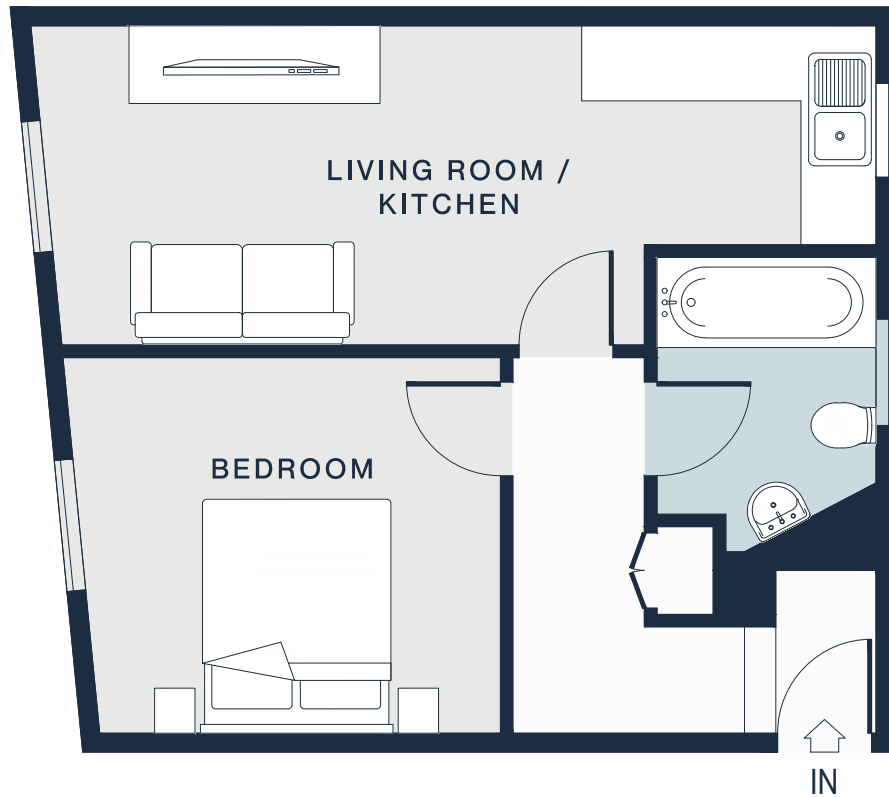
The double bedroom has a tranquil atmosphere, gently lit through a large sash window. Smart wooden cabinets frame the bed, with gilded spotlights neatly integrated into the framework. Things take a playful turn in the bathroom, which is finished in a cobalt hue with mosaic floor tiling.











**FIRST FLOOR**

**BEDROOM**  
10'6 x 8'5 (3.20m x 2.57m)

**KITCHEN / RECEPTION ROOM**  
21'11 x 9'3 (6.68m x 2.82m)

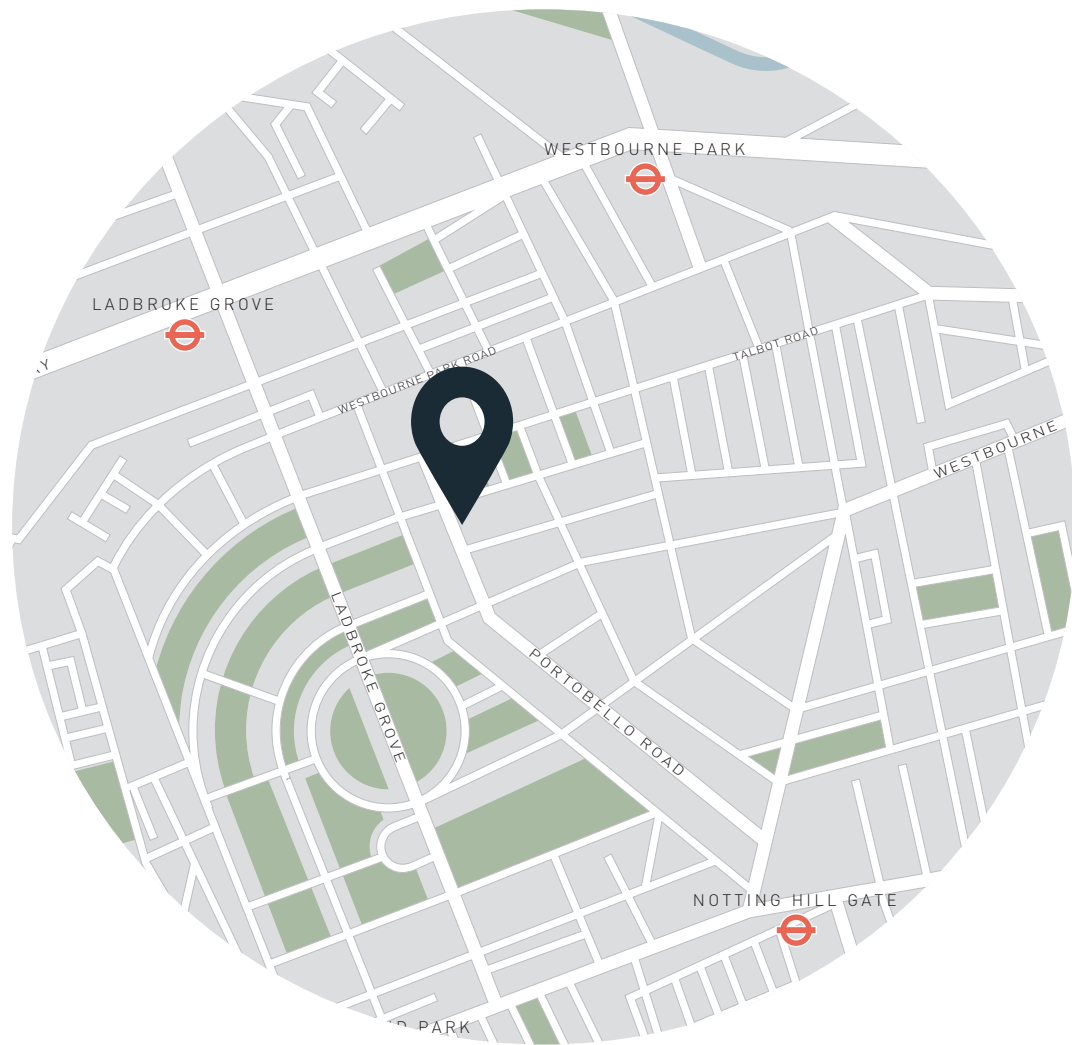
Approx. Gross Internal Area = 393 sq ft / 36.5 sq m

**Property Details**

- Open-plan kitchen and reception room
- Unrivalled location
- Bespoke joinery
- Newly refurbished
- Ideal Pied-à-terre
- Royal Borough of Kensington & Chelsea

- Approx. 393 sq ft / 36.5 sq m
- EPC - D
- Tenure: Leasehold
- Lease Length: Circa 120 years
- Council Tax Band: E
- Service charge: Circa £1,200 pa

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



## Location

Portobello Road is one of the world's most-loved market streets, lined with food stalls and antiques sellers who embody the neighbourhood's creative spirit. The infamous Notting Hill Carnival takes place at the end of August each year: a kaleidoscopic celebration of Afro-Caribbean music, food and dance. Westbourne Grove is home to coveted brunch spots Beam, Granger & Co. and Sunday in Brooklyn, plus a host of upmarket boutiques to peruse. After a workout at SoulCycle, stock up on groceries from the Notting Hill Fish + Meat Shop or Sally Clarke's. One of the country's oldest picturehouses, the Electric Cinema, is just moments from your doorstep.

Notting Hill Gate - 10 mins (Central, Circle, District)

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