

DOMUS NOVA



Portobello Road W11
£5,250,000



Teeming with vibrancy, this Portobello Road townhouse is an environment elevated beyond the ordinary, brought to life by interior designer Carolin Larsberg. Through an unsuspecting entrance, a fibreglass staircase sets a benchmark of creativity. Its spiralling steps wind through a spectrum of paint box hues, designed by AB Rogers – a firm synonymous with bold colours and compelling structural invention. Ultra-white walls reflect the kaleidoscope of tones.

Ascend to the first floor open-plan kitchen and reception room, where light from tall sash windows bounces across dark chevron flooring. The room's centrepiece – a gilded slide – emerges from the ceiling, adding a playful touch to the industrial aesthetic. In the kitchen, sleek white marble countertops contrast matte black cabinets, creating a contemporary yet timeless appeal.

A metal-framed glass door leads to a dedicated guest bedroom suite, complete with a partially enclosed dressing area. Refined minimalism takes hold in the en suite – finished in exposed plaster, with a glass partition separating the rainfall shower.



The second floor is dedicated to the spacious principal bedroom suite, where skylights and triple-aspect windows flood in natural light. Floor-to-ceiling mirrored wardrobes enhance the room's sense of space, while a large freestanding bathtub, set atop cool grey tiles, takes centre stage. An exposed brick wall provides a dramatic backdrop for a bed, and glass doors open onto a private west-facing roof terrace. For unconventional access to the downstairs reception room, just lift the trapdoor hatch and slide down.

The lower ground floor offers a versatile space that can serve as an additional reception room or guest sleeping quarters, with an intimate enclosed area at the rear providing extra space for sleeping or dining.

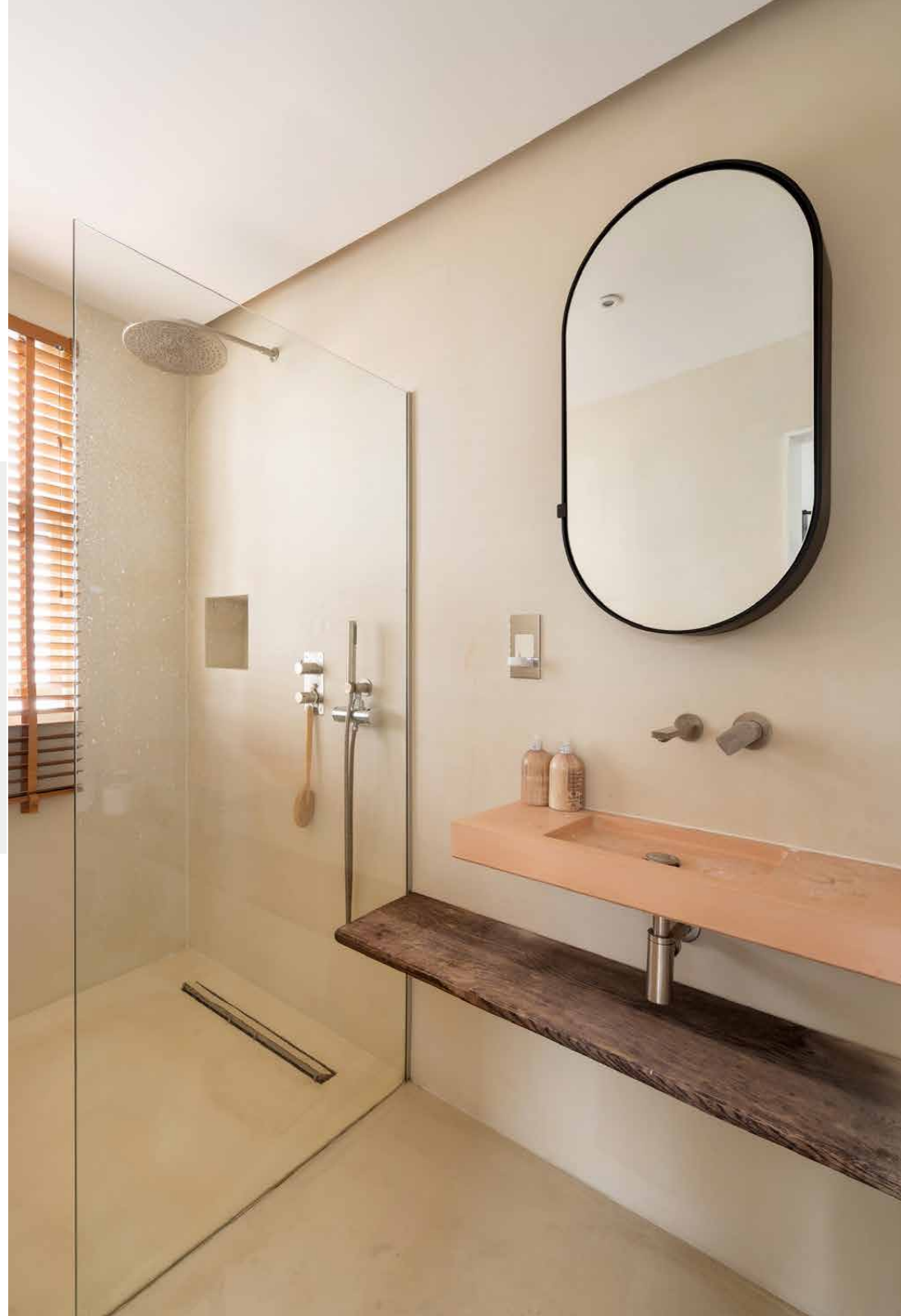
In addition, the property presents a rare opportunity to acquire a lucrative income producing business. Available to purchase separately – a premier recording studio set on the home's ground floor. Complete with everything from a treated vocal booth to an expansive mic collection, instruments include drum kits, guitars, and a Yamaha grand piano. The studio's equipment is currently owned privately by individuals managing the business – an arrangement that can continue following further discussion – but may be purchased through separate negotiations.





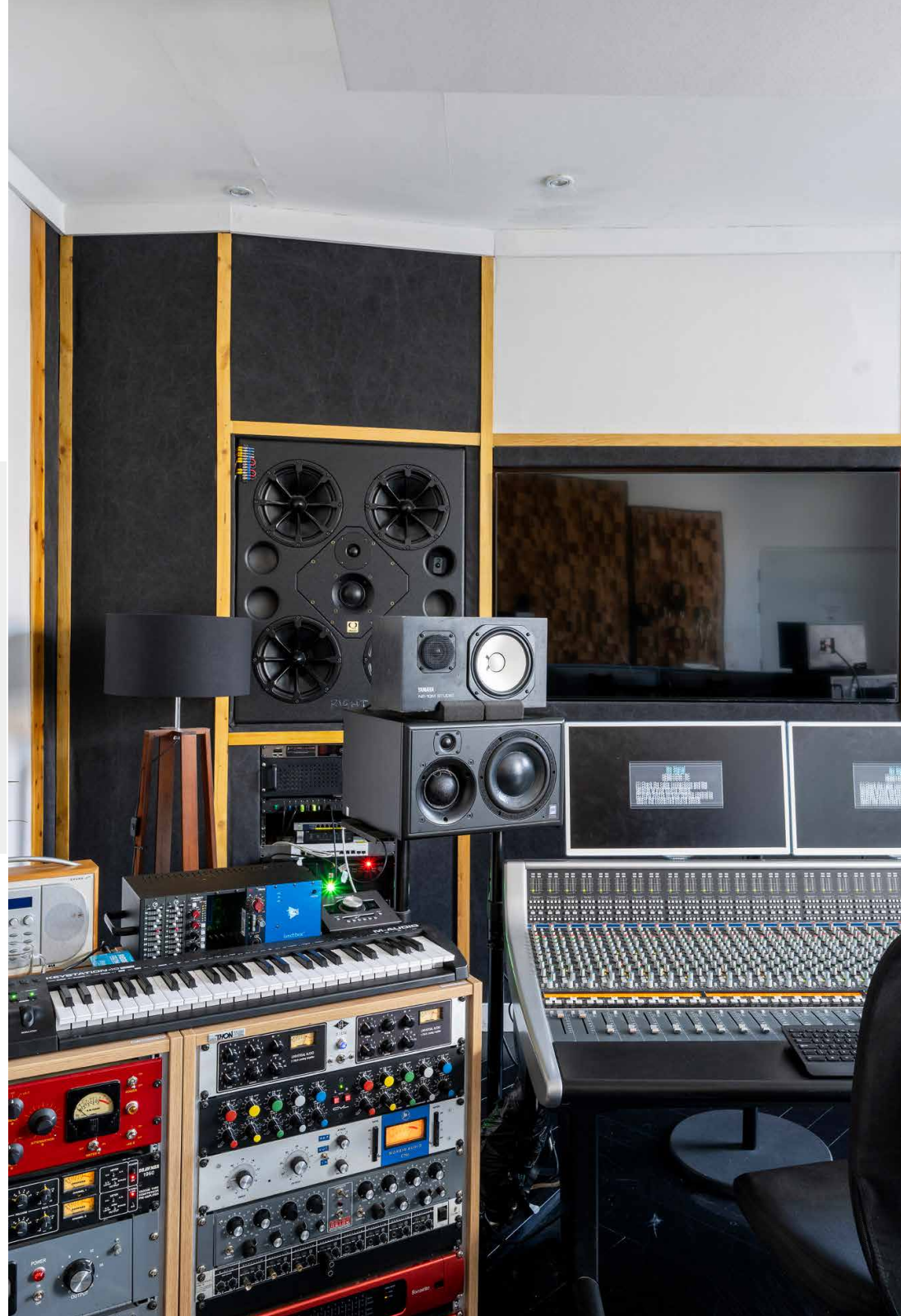














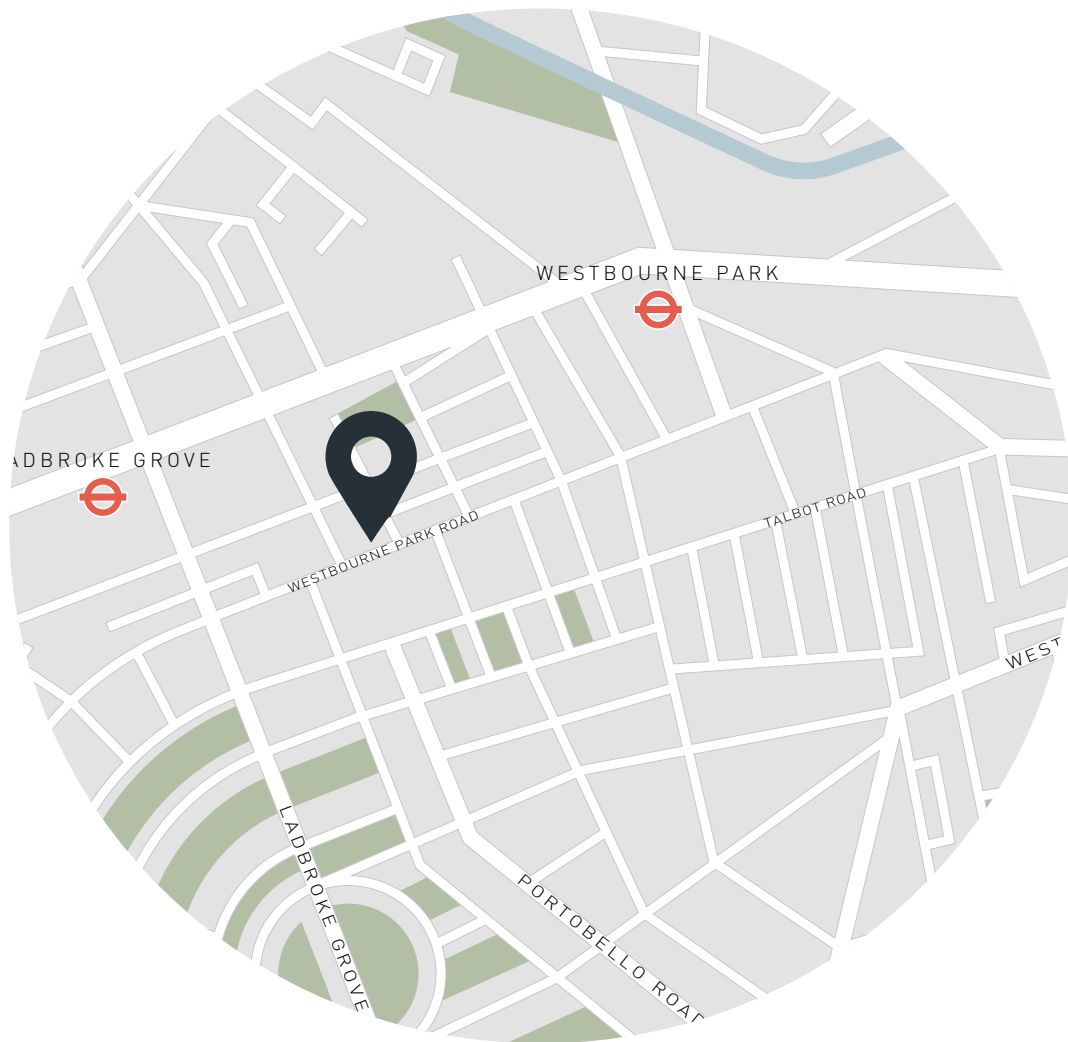
Approx. Gross Internal Area = 3536 sq ft / 328.6 sq m
(Including Vaults)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- Open plan kitchen and living room
- One further reception room
- Principal bedroom suite
- Two guest bedroom suites
- Two bathrooms
- Private roof terrace
- Opportunity to purchase separate recording studio
- Royal Borough of Kensington & Chelsea

Approx 3,536 sq ft / 328.6 sq m
EPC - E
Council Tax Band - G



Location

A mirror of its location, Portobello Road emulates all the eclectic creativity and artistic spirit of its Notting Hill postcode. Start your morning with a sweet treat from Buns from Home or Lisboa, before lunching at Portobello Road market with an array of global cuisines. Laylow is your go-to for an evening of live music. For distinctive, rock-inspired lifestyle design, stop by Rockins HQ on Golborne Road. For laid-back evenings, Electric Cinema is just down the road, or stop for a drink at local favourite, The Cow.

Ladbroke Grove - 4 mins

Westbourne Park Road - 9 mins

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