

DOMUS NOVA



Portobello Road W11
£2,000,000



Striking industrial style is brought to life by considerably crafted light channels at this two-bedroom duplex apartment for sale on Portobello Road.

A charming cobbled lane is the scenic setting for this design-led home, on an iconic corner of Notting Hill. Inside, considered styling fills an arresting industrial-style framework.

Primed for gathering, an open-plan reception and dining room acts as the centrepiece around which living unfolds. Playing with angles and light, imposing black beams create geometric shapes that draw the eye up across a double height ceiling. Paired with an exposed brick wall, steel framed arching windows leave a loft-like impression.







An L-shape configuration organically divides the room – the immediate area styled as a lounge with soft sage furnishings that bring a welcoming warmth.

Wooden floors sweep through to the dining area, where suspended pendant lights overhang a dining table surrounded by Acacia chairs with woven seats. Artwork by Sofia Lind adorns one wall, while an opening in the other mirrors the silhouette of the windows, offering a view through to the kitchen.





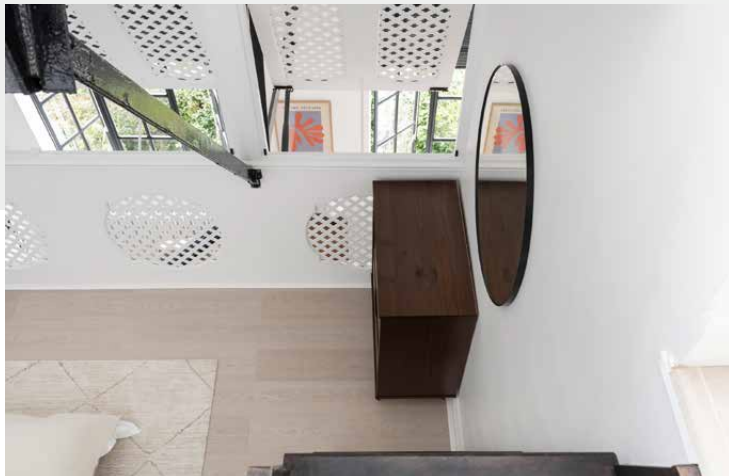




A refined space to expand culinary skills, marble countertops combine with light wooden cabinetry. Brushed gold hardware lends an opulent touch, echoing the accents of a black Lofra oven. Miele appliances are nestled neatly under the countertops, making the most of space.

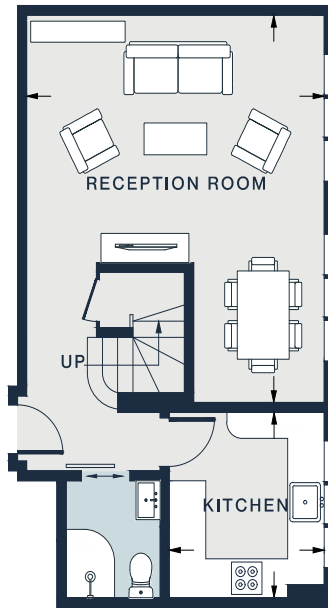
Upstairs – light, space, and steel beams combine to continue an industrial feel in two bright bedrooms. Both minimalist and whitewashed – wooden accents and considered textures produce an inviting ambiance.

From the second bedroom, a ladder leads up to an intimate mezzanine floor, ideally suited as an office or lounge space. Set on the lower floor, a spacious shower room features a marble tiled rainfall shower.

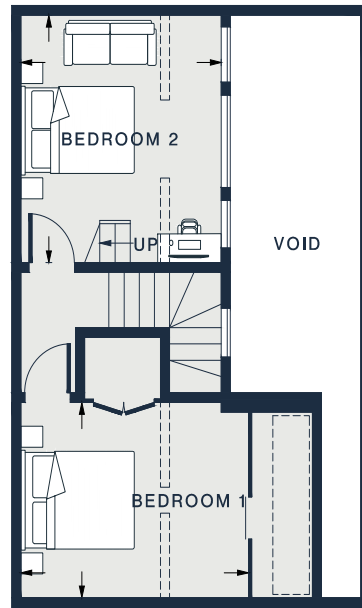




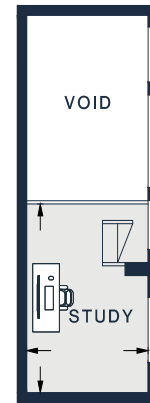




SECOND FLOOR



THIRD FLOOR



MEZZANINE FLOOR

RECEPTION
19'6 x 16'1 (5.9m x 4.9m)

KITCHEN
9'4 x 8'4 (2.8m x 2.5m)

BEDROOM 1
12'4 x 9'10 (3.7m x 3.0m)

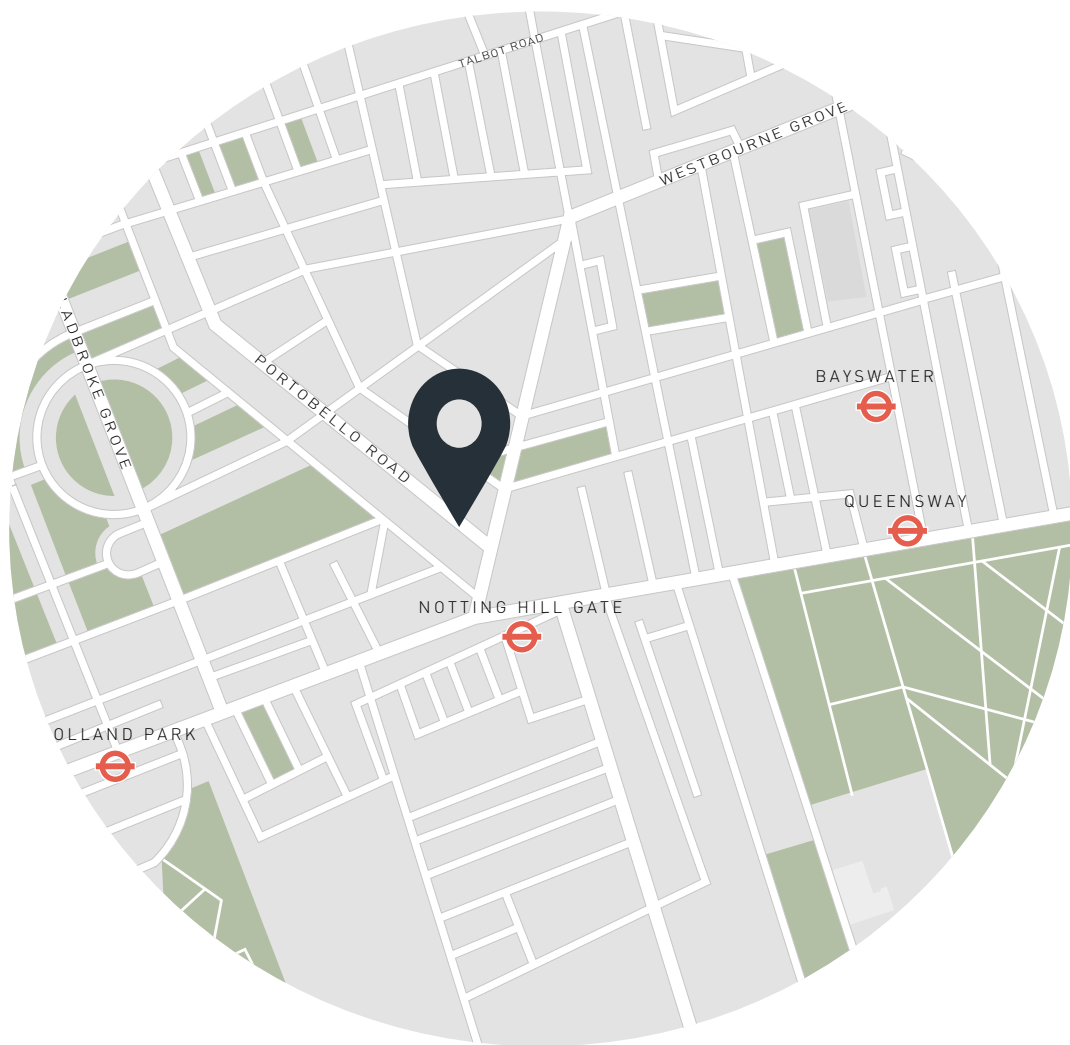
BEDROOM 2
12'6 x 10'10 (3.8m x 3.3m)

STUDY
9'6 x 6'7 (2.9m x 2.0m)

Property Details

- Open-plan reception and dining room
- Contemporary kitchen
- Two bedrooms
- Shower room
- Private covered park space
- Weekdays on-site porter until 4pm
- Private Mews
- Storage Room
- Royal Borough of Kensington & Chelsea

- Approx 886 sq ft / 82.3 sq m
- Tenure: Leasehold
- Lease Length: circa 969 years
- Council Tax Band: F
- EPC: D
- Service charge: £6,400 per annum
- Ground rent: £0



Location

Counting the likes of well-known brunch spot Granger and Co as one of its neighbours, this home is minutes from Notting Hill's exclusive restaurants, cafes and independent boutiques. Stock up pantry shelves at Spring to Go, lunch at Ottolenghi's before a session at Bodyism. Browse Swedish furniture at Modernity or be at the Electric Cinema in less than 10 minutes. For a change of pace, head to Kensington Gardens and stroll along the Serpentine.

Nearest tube:

Notting Hill Gate (Central Line, Circle Line, District Line) 4 mins

Westbourne Grove - 8 mins

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