

DOMUS NOVA



Pottery Lane W11 – £ 1,038 (Long Let) / £1,450 (Short Let)

In partnership with **BARNES**
INTERNATIONAL REALTY



Sitting on a quaint, residential street, a one-bedroom home elevated by 21st century design. On the exterior, a traditional bricked façade. Inside, a collision of elegant style and sleek touches. Plus, the breathtaking Holland Park is just moments away.

Step inside on the ground floor to a beautifully finished reception room; a thoroughly contemporary affair flooded with natural light from a large window. The room is characterised by high ceilings, warm lighting and a thoughtful colour palette; crisp, white walls and polished wood floors delicately contrast with inky blue floor-to-ceiling fitted shelves, which offer plenty of storage space. Descend a floating staircase into the kitchen, sympathetically renovated to cater to the practicalities of modern living. It's minimalist and fuss-free, with deep-toned handleless cabinetry and slick worktops.





With the expansive green space of Holland Park right on its doorstep, there's a best-of-both-worlds feel to Pottery Lane.





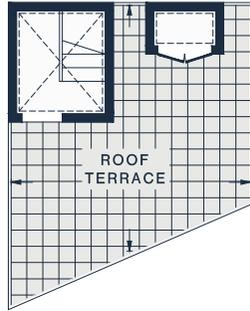
A monochromatic palette makes it an atmospheric space, enhanced by low-slung pendant lights. Ascend the stairs to the first floor, where the master bedroom awaits. Pared-back style strikes a calming tone in this light-filled space and a woven feature wall makes for a sophisticated focal point. It's served by an immaculately finished en suite bathroom with a walk-in shower. From the bedroom, stairs lead up to a generous doors lead outside onto a generous roof terrace occupying the second floor.



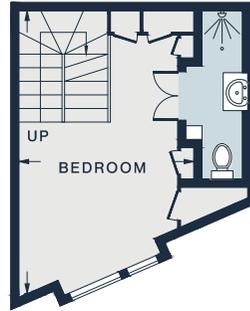




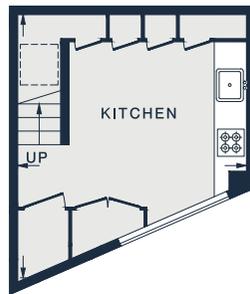
 = Reduced headroom below 1.5m / 5'0"



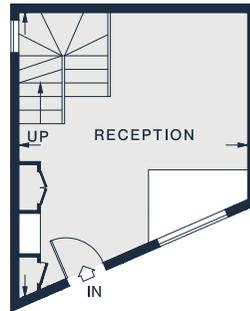
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION
17'7 x 14'1 (5.3m x 4.2m)

KITCHEN
16'4 x 13'8 (4.9m x 4.1m)

BEDROOM
17'1 x 10'11 (5.2m x 3.3m)

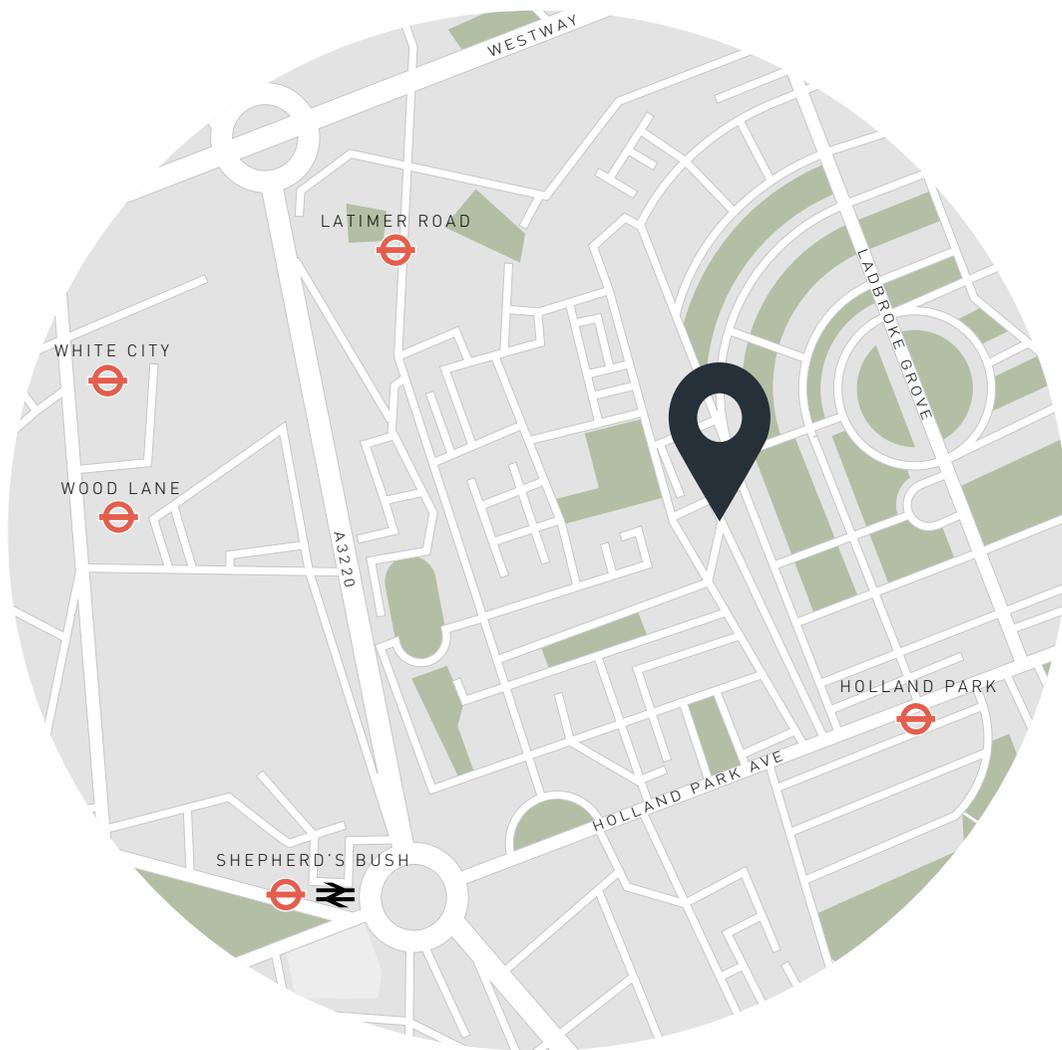
ROOF TERRACE
18'1 x 14'8 (5.5m x 4.4m)

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

- Formal reception room
- Contemporary kitchen
- Master bedroom with en-suite
- Peaceful roof terrace
- Integrated storage
- Floating Staircase
- Royal Borough of Kensington & Chelsea

Approx. 638 sq ft / 59.3 sq m
 EPC=C
 Deposit: £6,231 (LL) / £5,800 (SL)
 Council Tax Band: G



Location

With the expansive green space of Holland Park right on its doorstep, there's a best-of-both-worlds feel to Pottery Lane, affording a close proximity to vibrant Notting Hill. Spend Saturday mornings waking up with a yoga class at Bodyism before venturing to Daylesford Organic for a hearty and healthy brunch. From here, explore vintage clothing and antique wares at Portobello Road Market. If you're looking for a cultural experience, head to the Design Museum to catch the latest exhibition. Take in scenic views with a stroll around Kensington Gardens or Holland Park.

Holland Park - 6 mins (Central Line)

Latimer Road - 12 mins (Circle, Hammersmith & City Lines)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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