

# DOMUS NOVA



Ruston Mews, W11  
£1,650,000



Behind the charming exterior of Ruston Mews, a contemporary home is thoughtfully balanced between calm and connection. Discreet, gated, and charmingly quiet, the mews opens into a home that feels tucked away yet full of life.

Set across three floors, an inverted design places the living space at the top – a light-filled setting that makes the most of its position. Backdropping the kitchen, a row of skylights brings life to bespoke gloss cabinetry, white Carrara marble surfaces and a central island that doubles as a breakfast bar. An Insinkerator tap, Franke fixtures and integrated Neff appliances add a layer of thoughtful functionality, while bi-folding doors open directly onto a decked terrace.









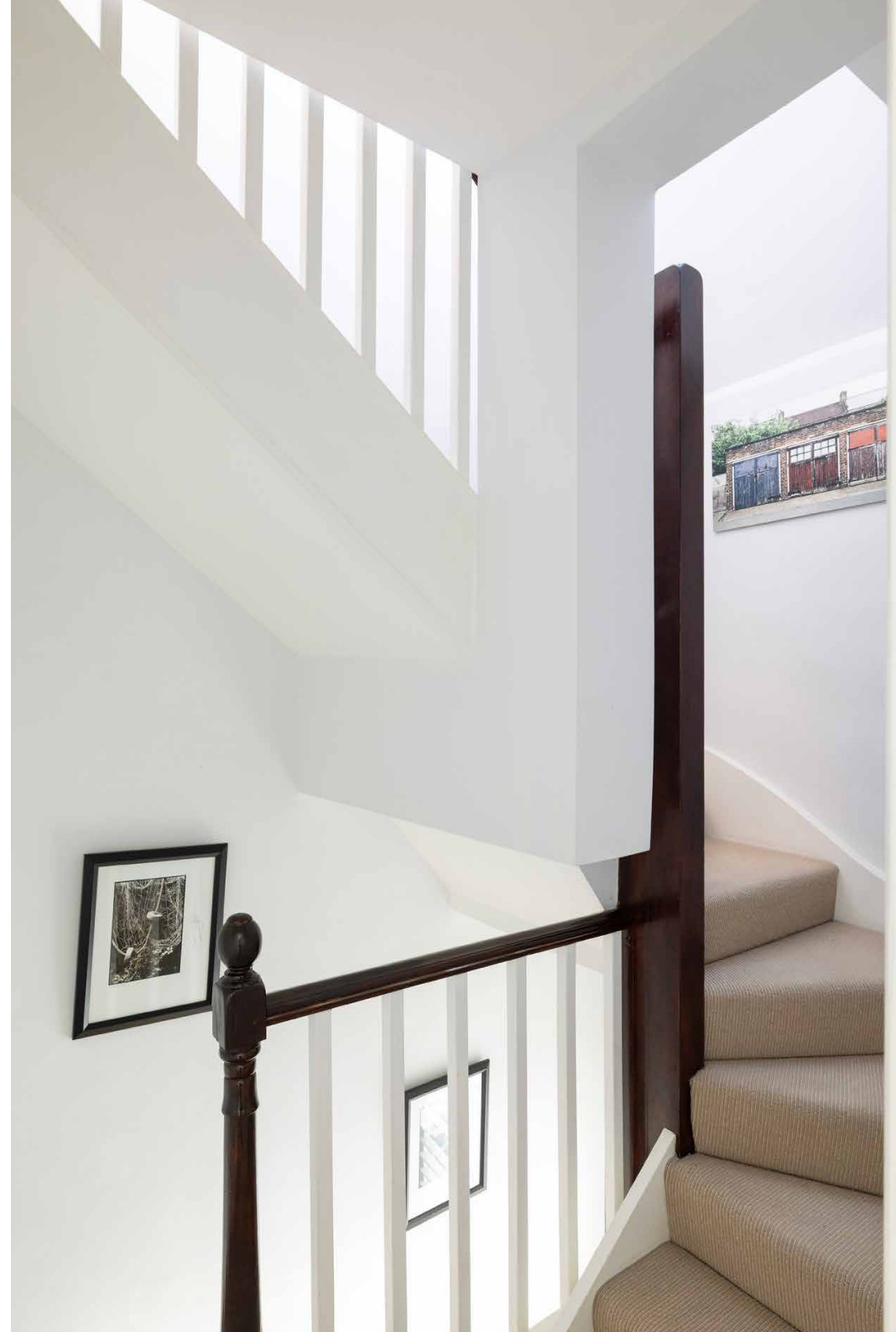


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Below, the first floor is dedicated entirely to the principal bedroom suite – a space that feels both expansive and intimate. Partitioned with a Crittall glass panel, the suite flows between sleeping, working and relaxing zones. Solid oak floors add warmth underfoot, while bespoke wardrobes maximise space. The en suite bathroom is a calming place to refresh, with underfloor heating, a freestanding tub and a generous walk-in rainfall shower.

Two further bedrooms below are softly styled in neutral tones, both with built-in storage and plush carpeting. A chic shower room with heated tiles serves these rooms, while a compact study adds flexibility for work or study.

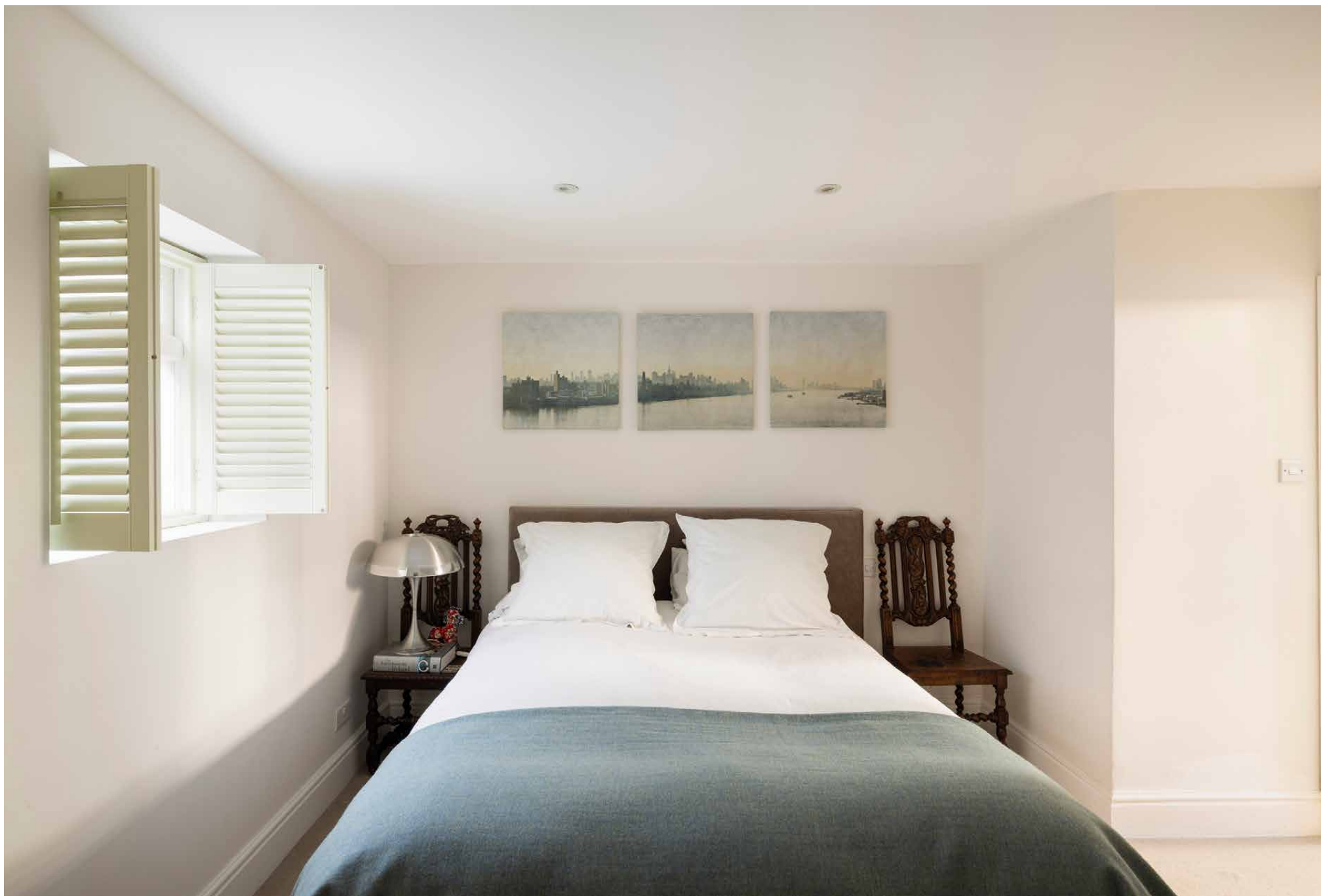






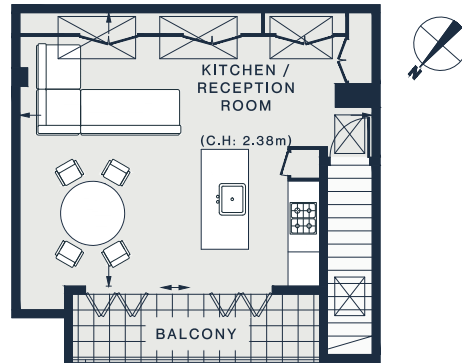




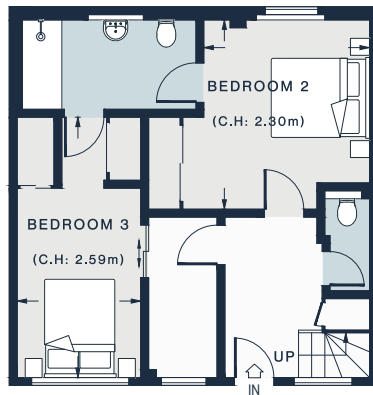




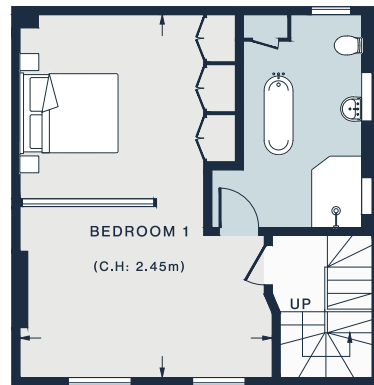




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

KITCHEN /RECEPTION ROOM

21'8 x 18'7 (6.6m x 5.6m)

BEDROOM 1

22'8 x 15'11 (6.9m x 4.8m)

BEDROOM 2

12'0 x 10'02 (3.6m x 3.1m)

BEDROOM 3

11'10 x 7'8 (3.6m x 2.3m)

Approx. Gross Internal Area = 1,387 sq ft / 128.9 sq m

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

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom suite  
Two further bedrooms  
Shower room  
Cloakroom  
Decked terrace  
Reserved street parking

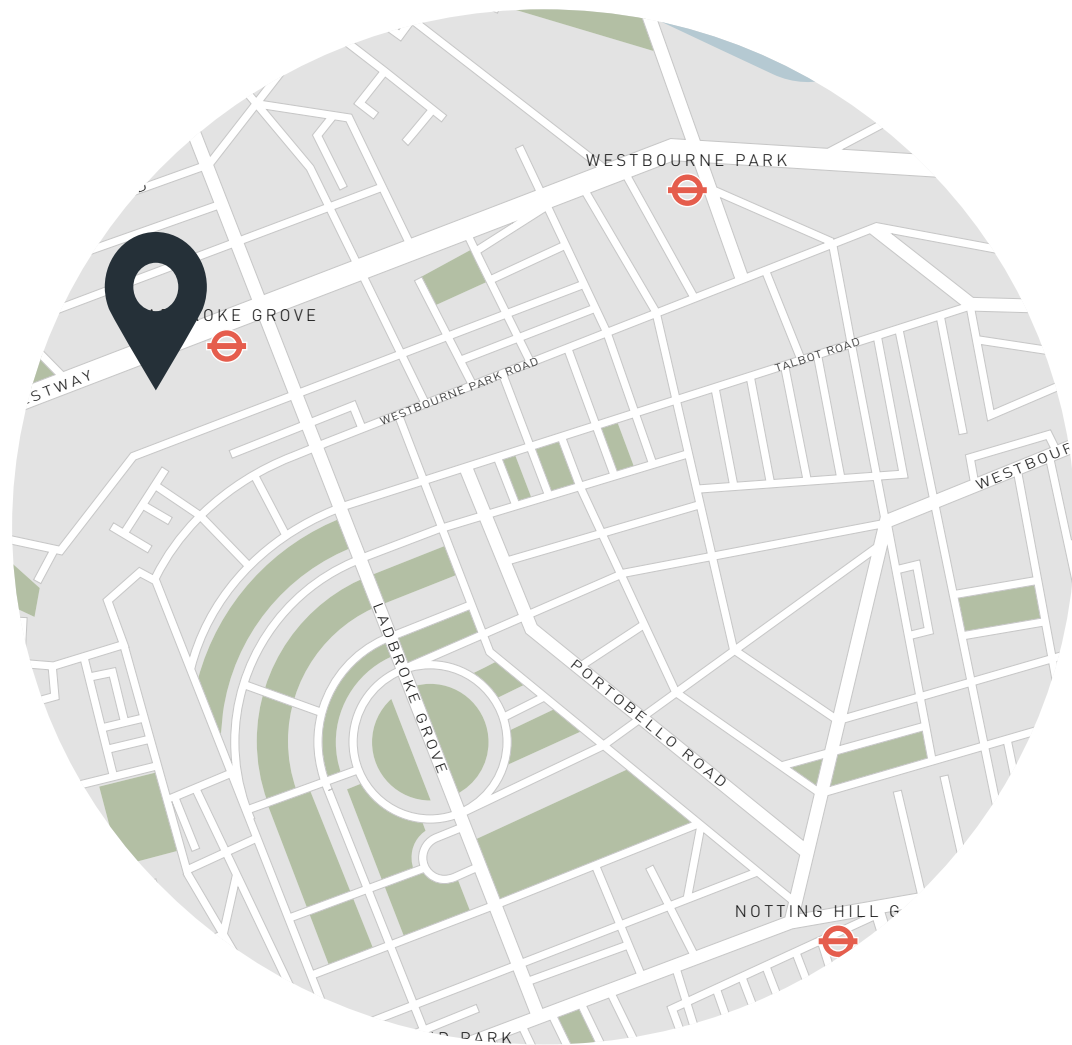
Approx. 1,387 sq ft / 128.9 sq m

EPC=D

Tenure: Share of Freehold

Council Tax Band: F

Service charge: £300



## Location

In spite of its peaceful residential atmosphere, Ruston Mews has fantastic proximity to the best eateries, shopping and amenities that Notting Hill has to offer. The bohemian buzz of Golborne Road is a ten-minute walk away, with its wealth of great food spots: Lisboa and Layla serve up morning pastries, while Straker's and Caia call for evening meals with friends. Make your way down to Portobello Road's rows of antiques stalls or stop in at the iconic Electric Cinema, or one of the nearby fine dining institutions: Dorian, The Ledbury or Caractère. With Ladbroke Grove tube station just a short walk away, there's easy access into central London and beyond

Ladbroke Grove (2 mins)



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