

# DOMUS NOVA



Sinclair Road W14  
£1,525,000



A heritage home with striking minimalist style, this three-bedroom duplex apartment in Kensington impresses at every turn.

A home that embraces both past and present, Sinclair Road is an alluring lesson in pairing period features with contemporary interventions. Beyond its white stucco and brick exterior, stairs lead the way to an apartment considerably updated for modern living.

Maximising light from a generous skylight, an inverted layout places a sweeping open-plan living space at the top of the home. A wall of floor-to-ceiling glass bathes whitewashed walls and floorboards in a natural radiance, drawing expanses of light across a lounge area. Slide back the glass to an intimate decked balcony, offering enchanting leafy views across Kensington.

Punctuating the pristine white canvas, a dark wooden countertop sits atop stainless steel cabinets in the kitchen. Integrated appliances contribute an effortlessly sleek feel, while deep toned cabinetry nestled into a recessed wall creates a sophisticated nook for storage. An alluring touch of textural detail, an exposed brick wall extends along the room's left side.









Descend sunlit steps to the principal bedroom suite, encompassed by wooden floors in a palliative walnut hue. Enveloped in white walls, the pared-back design lends a serene sense of minimalism, while a cast-iron fireplace is a characterful hint at the home's heritage. A contemporary elegance defines the en suite bathroom, fitted with a rolltop bathtub and an expansive dual vanity.

Soothing natural light illuminates two further bedrooms, each in calming neutral tones, one with a white-painted feature fireplace. A generous shower room serves these bedrooms – complete with a rainfall shower wrapped in glossy green tiles – and can be accessed from both the hallway and larger guest bedroom.

Subject to planning permission, a roof garden could be created, for which there is precedent on the street.

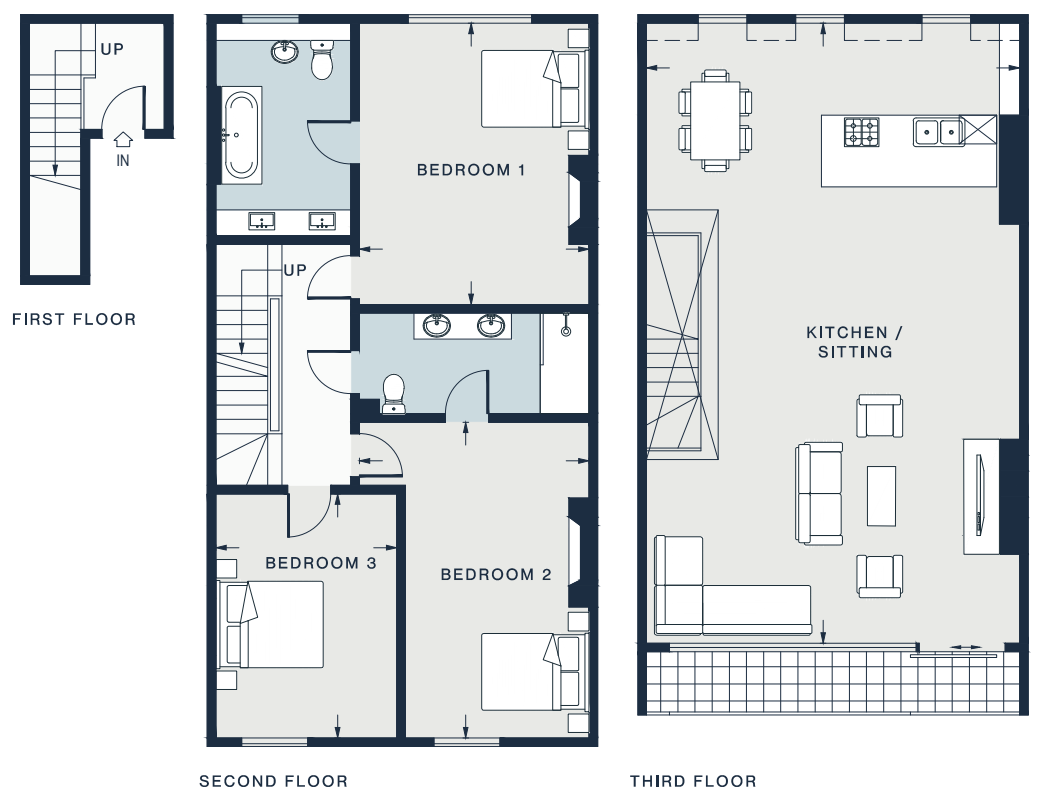












**KITCHEN / SITTING**  
 35'4 x 21'0 (10.8m x 6.4m)

**BEDROOM 1**  
 16'2 x 13'2 (4.9m x 4.0m)

**BEDROOM 2**  
 18'0 x 13'1 (5.5m x 4.0m)

**BEDROOM 3**  
 13'11 x 11'0 (4.2m x 3.3m)

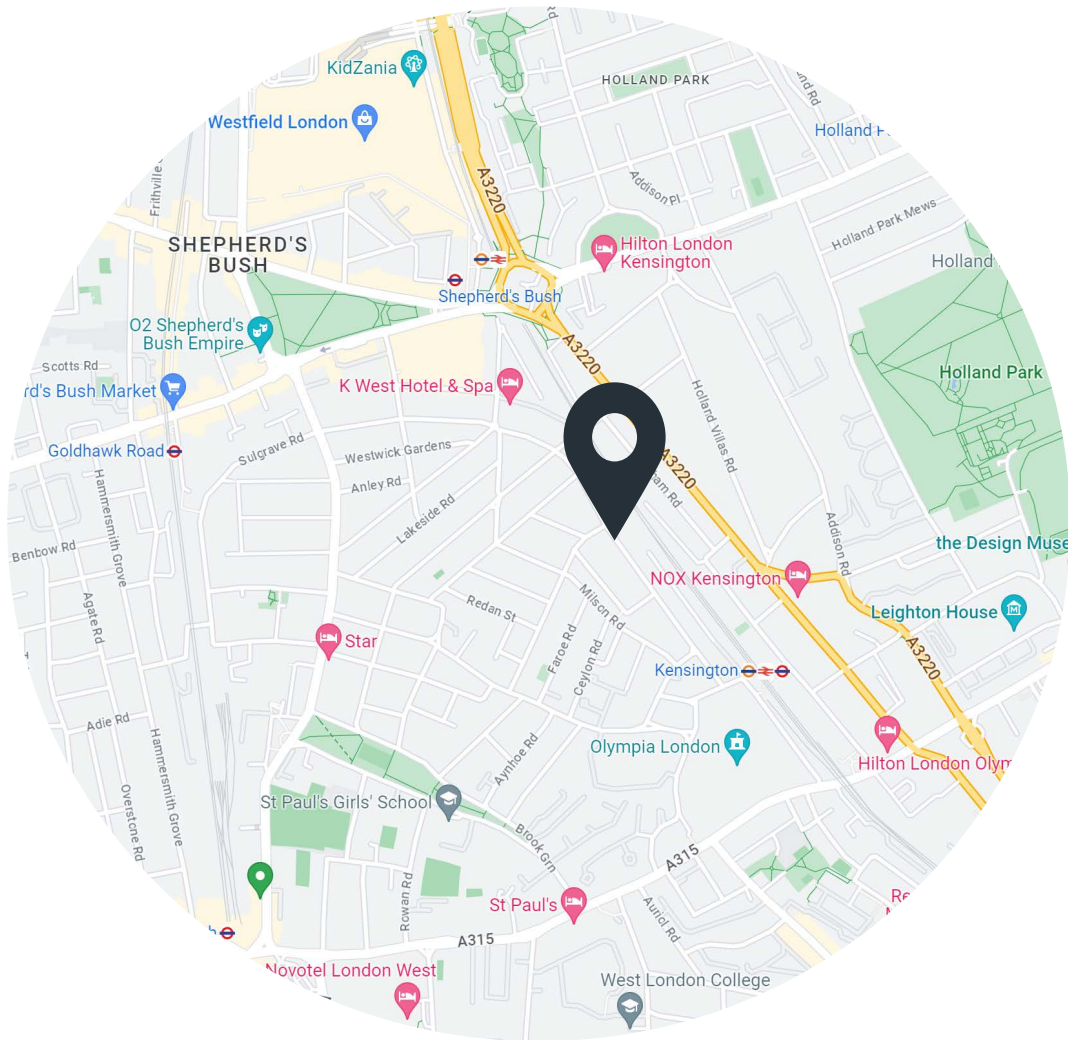
Approx. Gross Internal Area = 1698 sq ft / 157.8 sq m

## Property Details

- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Two guest bedrooms
- Shower room
- Balcony
- Royal Borough of Kensington & Chelsea

Approx. 1,698 sq ft / 157 sq m  
 EPC - B  
 Council tax - E  
 Leasehold - circa 956 years

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



## Location

Nestled between tranquil Kensington and bustling Shepherd's Bush, Sinclair Road positions you for the best of both worlds. For a leisurely stroll, head to nearby Holland Park, or the serene Kyoto Garden. Stop in at Belvedere for a refined lunch with a rich Tuscan-style backdrop. Westfield Shopping Centre is just a 15 minute walk away, where The Village hosts Louis Vuitton, Prada and Mulberry. For a more eclectic style of shopping, head into Notting Hill for the antique stalls and vintage finds on Portobello Road.

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