

# DOMUS NOVA



St Charles Square W10

£1,800,000



Bright spaces and bold tones invigorate this contemporary three-bedroom duplex for sale in North Kensington.

Past its charming Victorian style exterior, St Charles Square plays host to a stunning duplex with understated design and lively tones.

Inverted living done in style, a palette of bright hues considerably zones an open-plan living space on the upper floor. Nestled under two large skylights, a grey shaker kitchen melds into the rear walls. Integrated appliances and a glossy white island maximise space, while an antique brass light overhead brings a touch of decadence.

A bright juxtaposition, warm coral walls illuminate an elevated dining space adjacent. Under twin skylights, cosy banquette seating mirrors the L-shape of the kitchen cabinetry. Wooden floors unite the generous reception area, where neutral tones and natural light bring a calming feel. With its top floor positioning, there's a unique feeling of privacy. Sliding glass doors flood the space with light, opening to a small garden balcony – an open air living space with leafy views.









Arranged over the lower floor of the home, three sleek bedrooms come with expansive storage space. Pastel grey walls lend a soothing quality to the principal bedroom suite, complete with spacious floor-to-ceiling wardrobes. Steps lead down to the charming en suite bathroom, uplifted by white and blue tiles. Two further bedrooms are brought to life by natural light and large sash windows. A refined, cream-tiled shower room serves these.



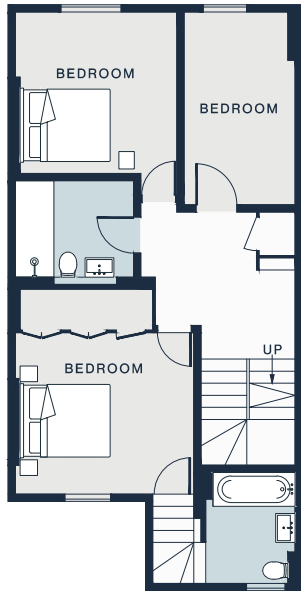








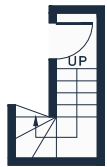




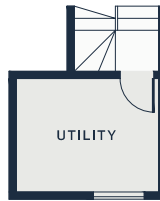
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



UTILITY

BEDROOM  
12'5 x 10'11 (3.7m x 3.3m)

BEDROOM  
13'2 x 7'1 (4.0m x 2.1m)

BEDROOM  
14'0 x 12'4.2m x 3.7m)

RECEPTION / KITCHEN  
26'11 x 18'11 (8.2m x 5.8m)

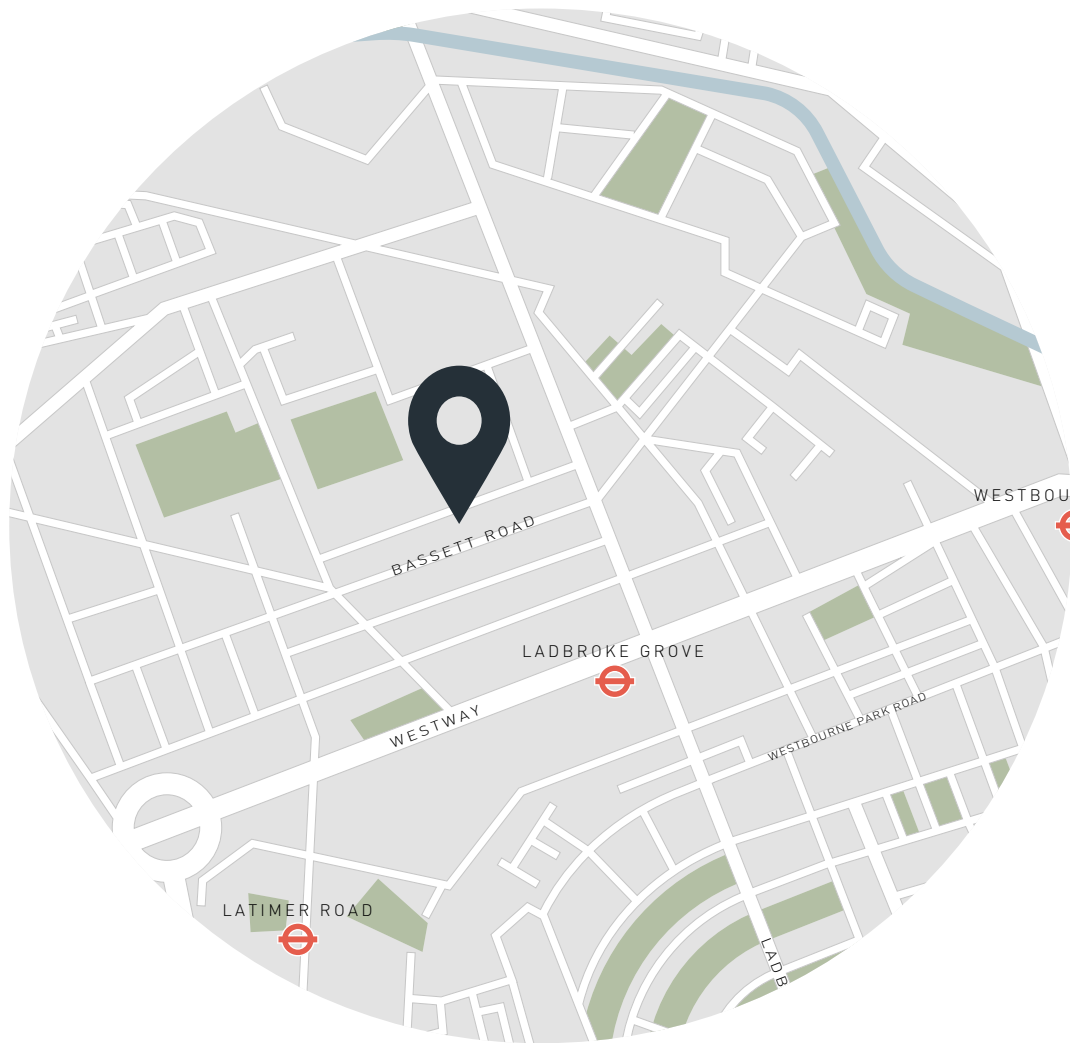
UTILITY  
10'0 x 7'10 (3.0m x 2.3m)

Approx. Gross Internal Area = 1391 sq ft / 129.3 sq m

## Property Details

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

- Approx. 1,391 sq ft / 129.3 sq m
- EPC - D
- Council tax - F
- Share of freehold - circa 191 years
- Annual service charge - £4,256
- Ground rent - £300 per annum



## Location

Nestled between lively Notting Hill and upbeat Shepherd's Bush, North Kensington offers a place of reprieve with easy access to the action. Start the day with an artisan-led breakfast from Lowry & Baker, then stroll along Golborne Road to browse the vintage offerings and grab groceries from Golborne Deli & Wine. Spend an afternoon wandering the stalls on Portobello Road, stopping in at E&O for pan-Asian delights. After, take a book along to Holland Park's tranquil Kyoto Garden.

Ladbroke Grove – 6 mins (Circle, Hammersmith & City)  
Holland Park – 20 mins (Central)

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