

# DOMUS NOVA



St Lukes Road W11

£725,000



Elegantly-proportioned lateral living in the beating heart of Notting Hill. Period proportions set the stage for streamlined, contemporary living. Ascend the stairs to the raised-ground floor, and step inside a spacious open-plan kitchen and reception room. It's as uplifting as it is tranquil, with soaring ceilings decorated with original cornicing. Natural light enters through elegant bay windows, brightening the space characterised by its calming, pared-back palette. An ornate fireplace is a testament to the home's heritage. There's plenty of space for homely furnishings; sweeping wood floors are the foundation for thoughtful living and dining zones. The kitchen is a practical space, defined by the clean lines of its cabinetry and smooth surface tops.









Head through to the spacious, double bedroom – a haven of minimalism. Its neutral tones and soft carpets are soothing and serene, with reams of light entering through south-west facing windows. Ample storage ensures a clutter-free space. The bathroom next door features a fitted bath, inviting long soaks after a busy day in the city.

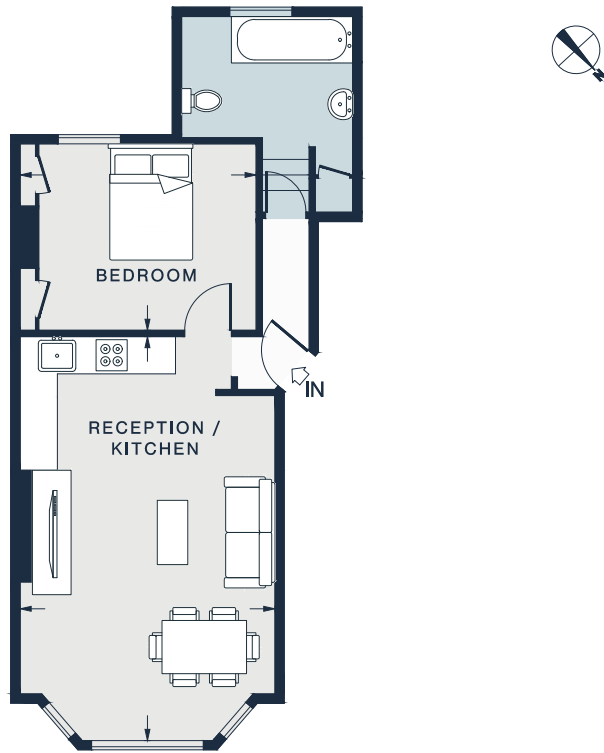












RAISED GROUND FLOOR

RECEPTION / KITCHEN  
21'5 x 13'5 (6.5m x 4.1m)

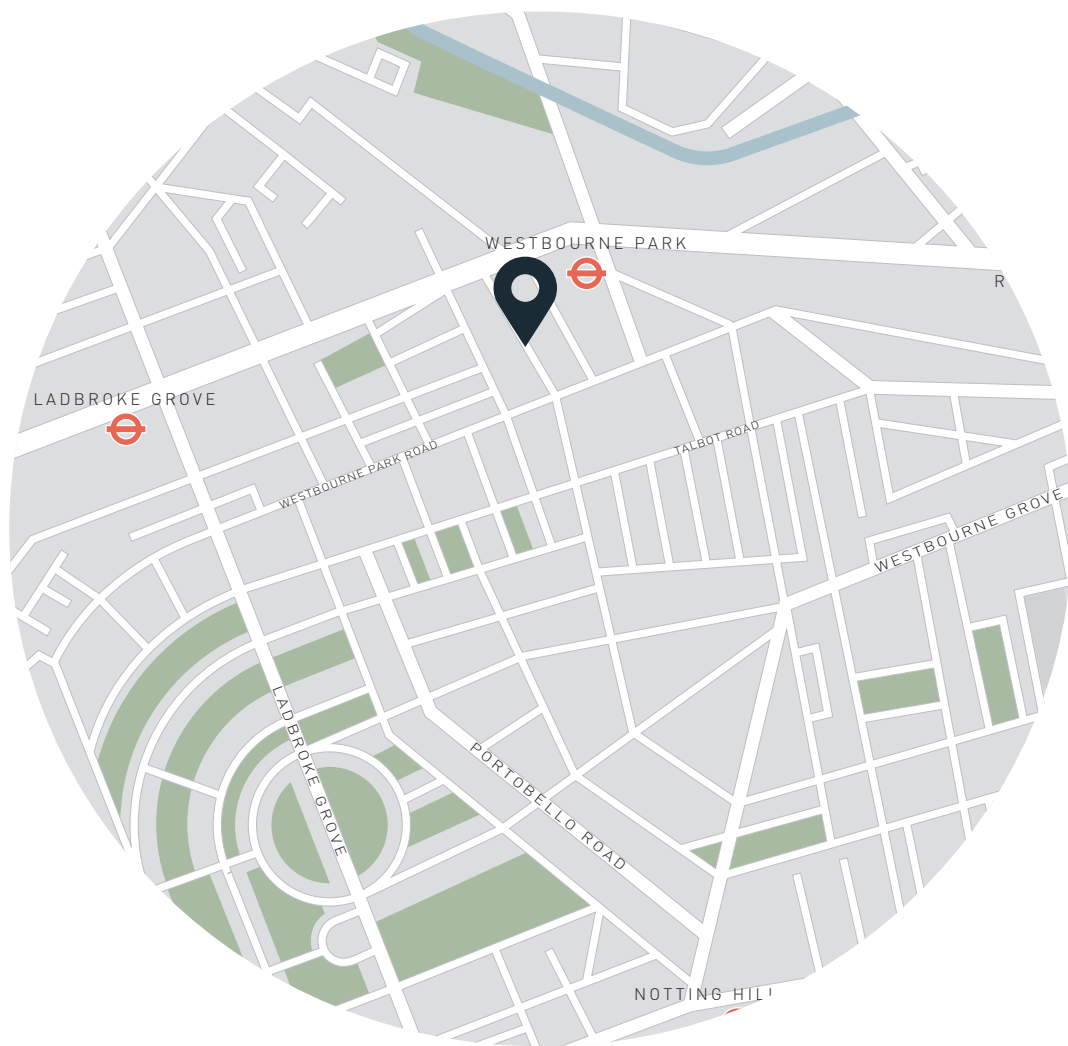
BEDROOM  
12'5 x 10'0 (3.8m x 3.0m)

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

## Property Details

Open-plan reception room and kitchen  
 One bedroom  
 One bathroom  
 Royal Borough of Kensington and Chelsea

Approx. 506 sq ft / 47 sq m  
 EPC - D  
 Council tax - D  
 Share of freehold - circa 87 years  
 Annual service charge - £800



## Location

St Luke's Road could not be better located to enjoy the best of Notting Hill's boutiques, eateries and leisure amenities. Walk alongside the paint-box coloured houses of Westbourne Park Road to reach Portobello Road, where a host of vintage stalls and global cafes await. Head to SoulCycle for an uplifting workout, or visit London's most iconic picture house, Electric Cinema. Revel in an evening of fine French cuisine at Caractère – home in 5.

Westbourne Park – 5 mins (Hammersmith & City, Circle)

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