

DOMUS NOVA



St Lukes Road W11
£3,500 p/w Short Let

Situated on the end of a row of terraces, this four-storey townhouse has undeniable personality and grandeur. An airy entrance hall leads to an impressive double reception room, which occupies the entire ground floor. A floor-to-ceiling bookcase makes the most of the room's classic proportions, and a large rolled-arm sofa and two marble fireplaces create a cosy atmosphere.

At the front of the room, soft afternoon light enters through south-west-facing bay windows; at the back, two French windows open out to a balcony which overlooks the garden. Head downstairs to the spacious open-plan kitchen, dining and utility area; perfect for entertaining. Crittal doors open onto a patio with outdoor seating and paving gives way to a garden of birch and hornbeam trees. There is a wealth of artwork to explore – find a set of framed letters from the likes of Germaine Greer, Dirk Bogarde and Harold Acton in the ground-floor bathroom.









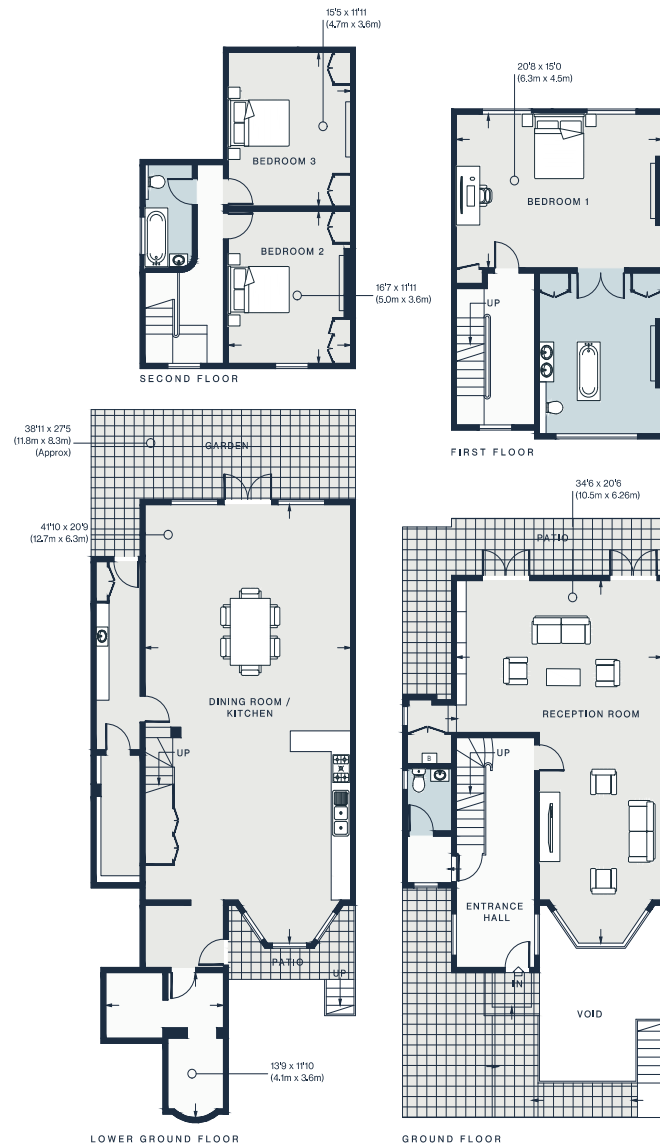
Upstairs, the master bedroom embodies the charm of an English country home. The muted pink walls, dark wood furniture and chintz fabrics are as inviting as they are elegant. Its en suite bathroom features a dual vanity and at its centre, a free-standing bath. Another flight of stairs leads to two bedrooms and a further bathroom, with patterned curtains and marble fireplaces.









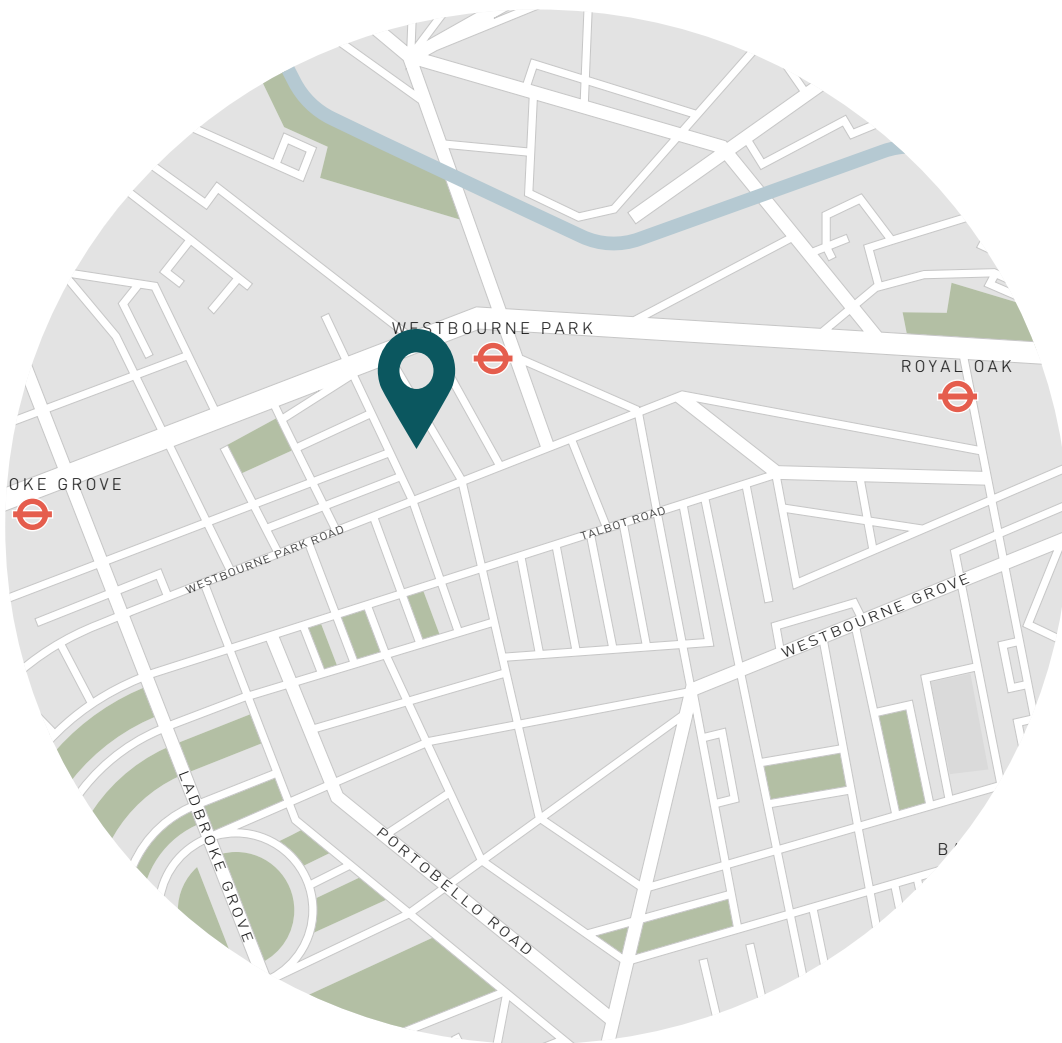


Property Details

Double reception room
 Large kitchen and dining area
 En suite master bedroom
 Two further bedrooms
 One further bathroom
 Cloakroom
 Garden
 Royal Borough of Kensington & Chelsea
 Approx. 3,339 sq ft / 310.2 sq m.

EPC - E
 Council Tax Band - H
 Deposit Payable - £14,000

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.



Location

St Luke's Road could not be better located to enjoy all the delights of this prime Notting Hill location. It's a short walk to the famous Electric Cinema, one of the oldest working film theatres in the United Kingdom. Next door, explore the Electric House brasserie run by Soho House – members can enjoy the private club upstairs. The highly-acclaimed restaurant Caractere run by Emily Roux, daughter of the celebrated Michelin-starred chef, Michel Roux Jr. On weekends, check out some contemporary art at the Westbank Gallery and browse the eclectic range of vintage goods at Portobello Road Market.

Nearest Tubes:

Westbourne Park (4 minutes)

Ladbroke Grove (9 minutes)

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