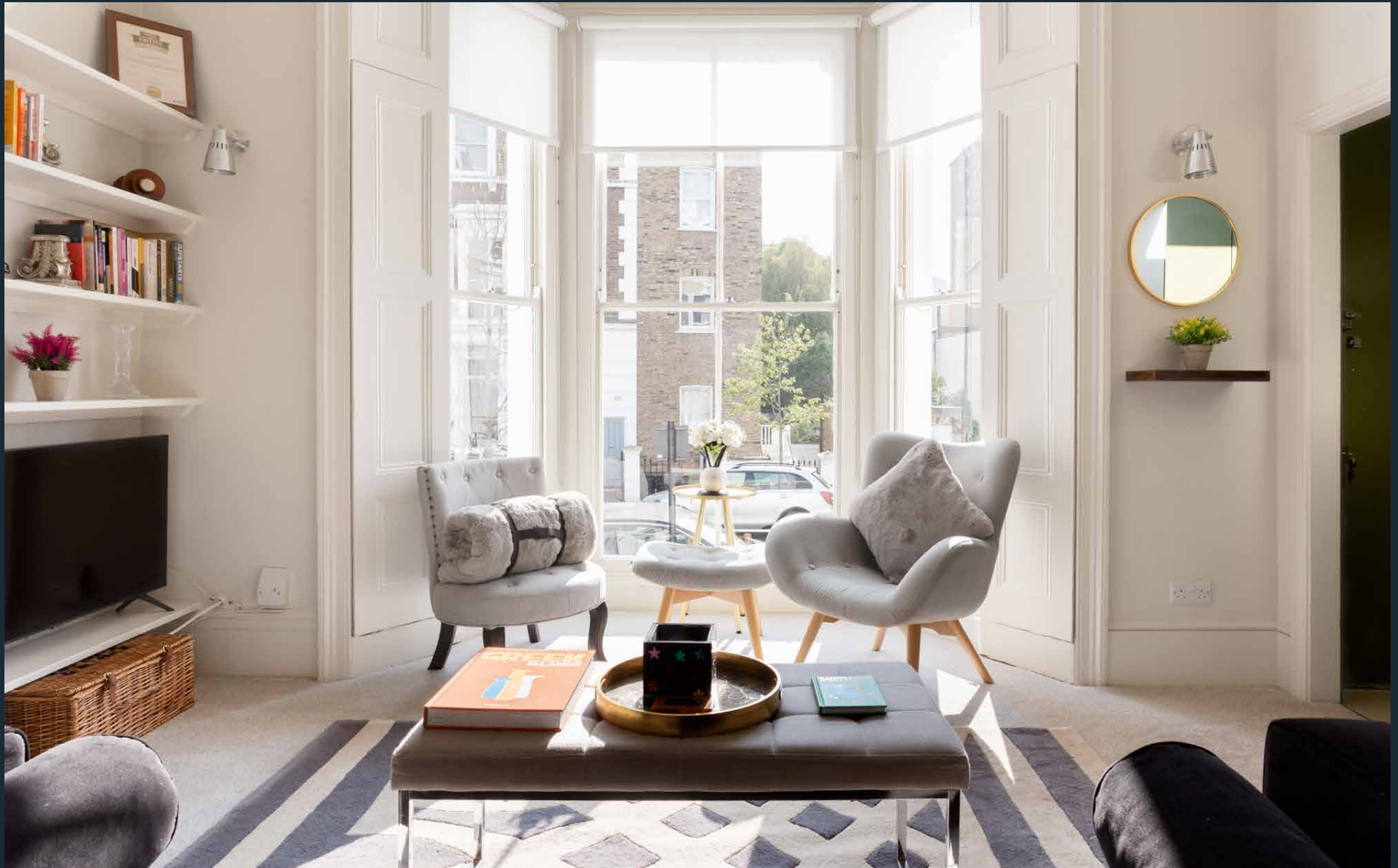


# DOMUS NOVA



St Marks Place W11  
£800,000



On the raised ground floor of a handsome period townhouse, this one-bedroom apartment sees its historic footprint reworked with a modern minimalism. Past the letterbox-red front door, an open-plan reception room and kitchen vaunts impressive ceiling height. Sunlight beams through full-height bay windows, illuminating the whitewashed walls and floors that span the space. The kitchen area is streamlined and sleek, with clean-line grey cabinets neatly engineered into the wall. Through an archway sits a versatile study and guest bedroom, complete with integrated shelving and storage.









Soft light is filtered through a large sash window into the principal bedroom, wrapped in a calming pale sage tone. It opens onto the bathroom, stylishly-finished with oversized metro tiles and pale wood floors. From here, a folding door reveals a walk-in wardrobe.

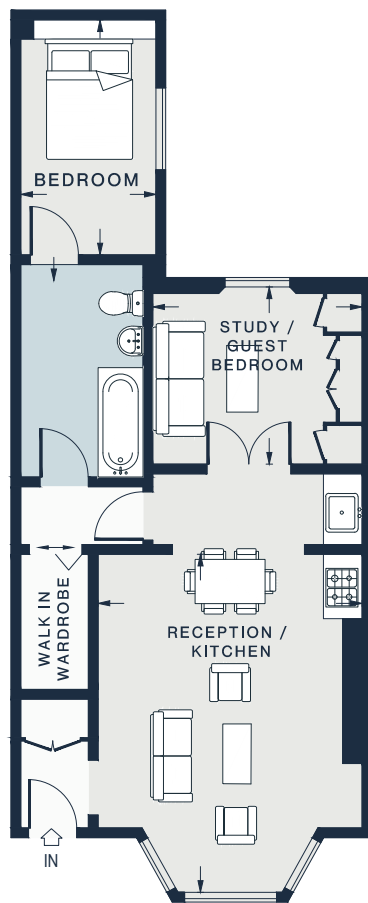












RAISED GROUND FLOOR

RECEPTION / KITCHEN

21'3 x 13'9 (6.4m x 4.1m)

BEDROOM / STUDY

10'7 x 9'1 (3.2m x 2.7m)

BEDROOM

11'7 x 6'11 (3.5m x 2.1m)

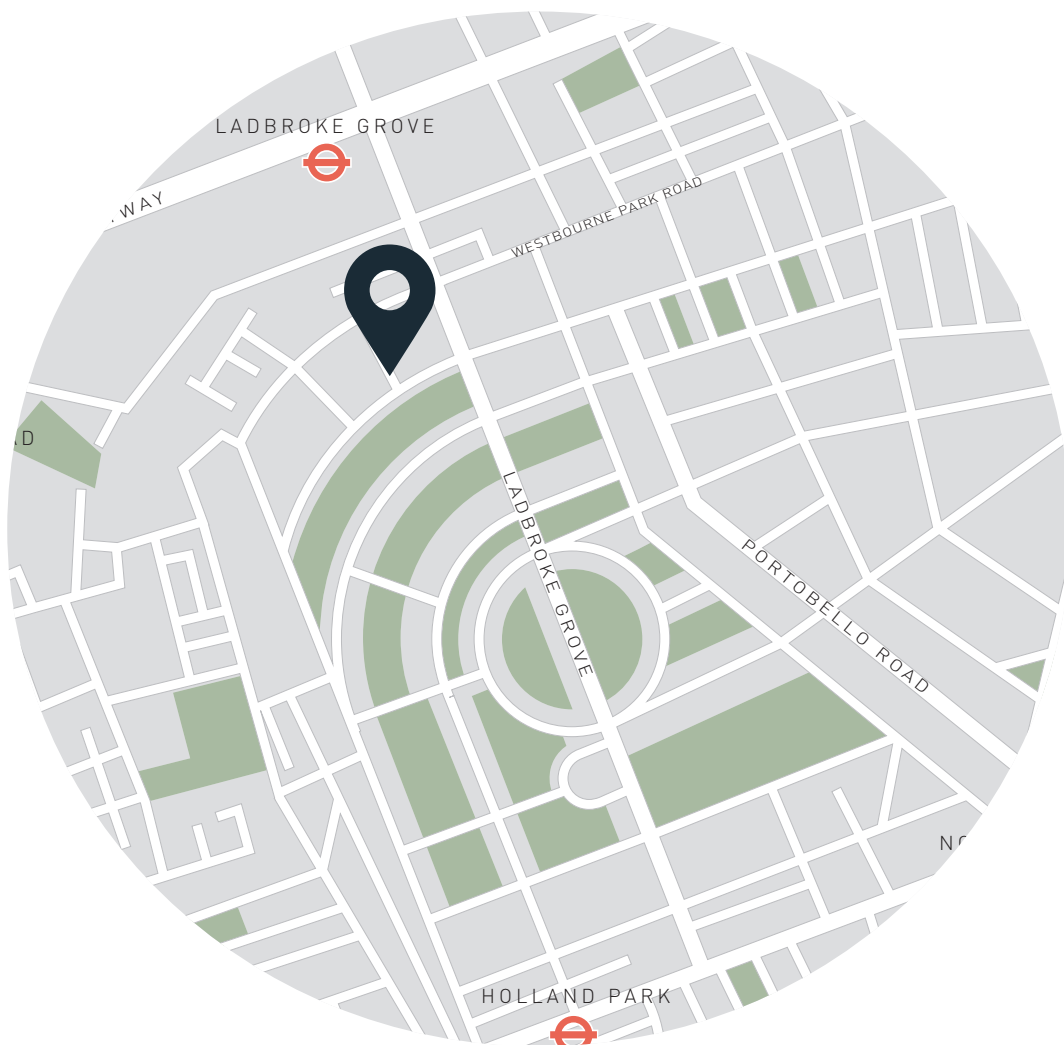
Approx. Gross Internal Area = 625 sq ft / 58 sq m

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

## Property Details

Open-plan kitchen and reception room  
Principal bedroom suite with walk-in wardrobe  
Guest bedroom / study  
Royal Borough of Kensington & Chelsea

Approx 625 sq ft / 58 sq m  
EPC - C  
Leasehold - Circa 141 years remaining  
Ground rent - Peppercorn  
Service charge - Circa £1,494 per annum  
Council tax band - D



## Location

Nestled amongst quintessential Notting Hill townhouses, St Marks Place has a distinctly peaceful quality. Yet the thrum of its vibrant postcode is just a stone's throw away. Coveted eateries such as E+O, Gold and Osteria Basilica are on your doorstep, as is Notting Hill Fish & Meat Shop for seasonal local produce. Portobello Road and Westbourne Grove offer an eclectic mix of vintage shops and luxury boutiques to update your wardrobe. Head to Holland Park for weekend strolls, followed by a world-class exhibition at the Design Museum.

Ladbroke Grove – 4 mins (Circle, Hammersmith & City)  
Holland Park – 14 mins (Central)

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