

DOMUS NOVA



St Marks Road, W10
£2,250,000

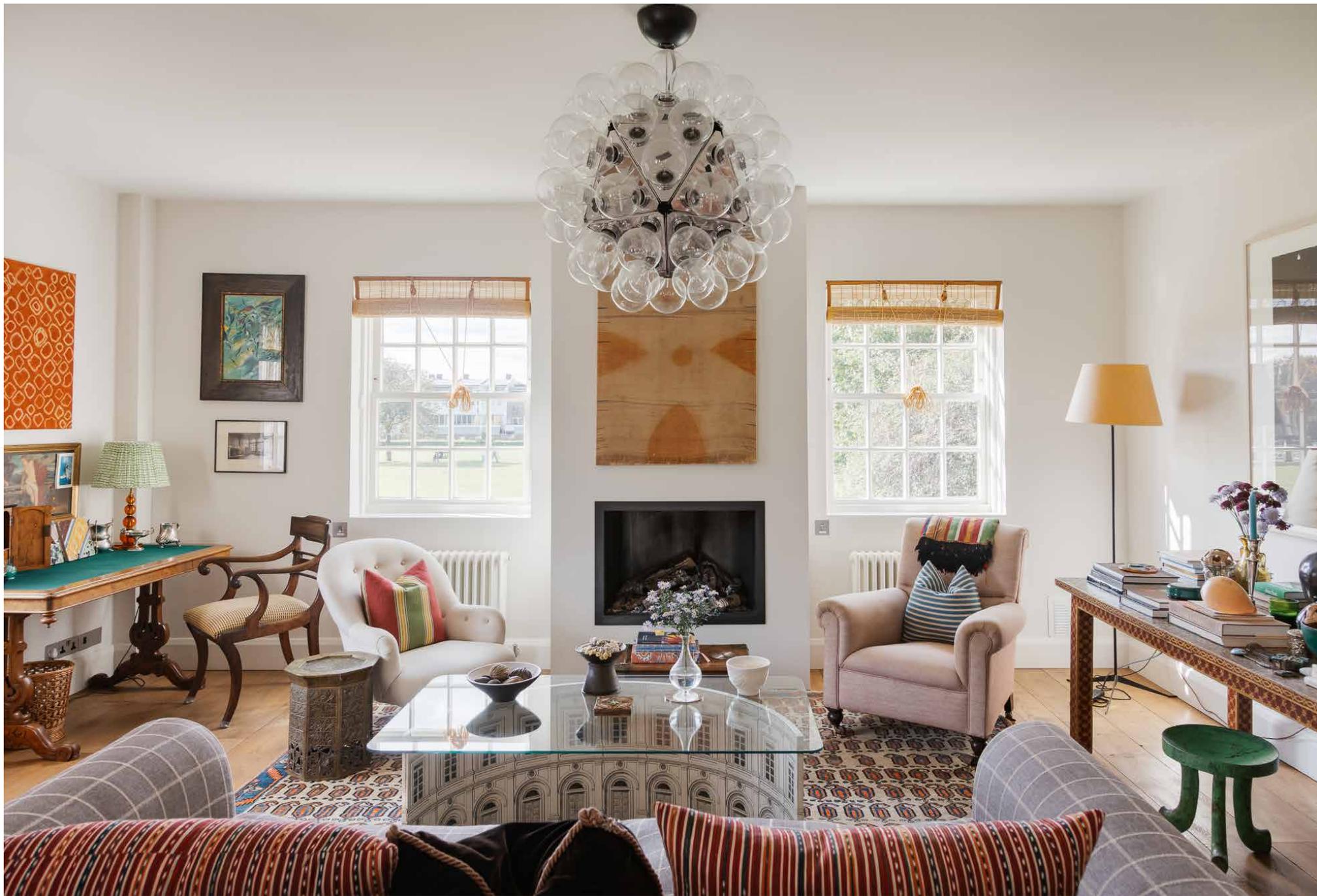


Connecting North Kensington and Notting Hill, this semi-detached home sits on a thoroughfare between two of the city's most coveted locales. Set back from the street, a leafy walkway landscaped by Rosie Bines paints a charming picture.

Beyond the raised entrance, a sprawling open-plan living space stretches almost 14m in length. Solid French oak floors are a grounding canvas for contemporary details, set against a backdrop of bright white walls. Natural light is accentuated with careful consideration, from the neutral Papers and Paints colour scheme to triple-aspect fenestration.

To the fore, a Bulthaup B3 kitchen is stylish and understated.

Gaggenau appliances and stainless steel counters lend a streamlined feel; the Viking professional range cooker is primed for keen cooks. Crowning the Carrara marble-topped island – two Flos Smithfield pendant lights. In the reception space, floor-to-ceiling shelving is set for curating a library of your own. When entertaining, a bespoke fireplace and dimmable Halogen lighting establish the ambiance.









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Space and light come to the fore upstairs, where skylights illuminate three peaceful bedrooms. Form and function combine in the principal, complete with bespoke, built-in credenza storage. Painted pine floors sweep through two further bedrooms, each with a calming quality. Serving the bedrooms is a shower room, plus an Edwardian-style family bathroom with a freestanding cast-iron tub.







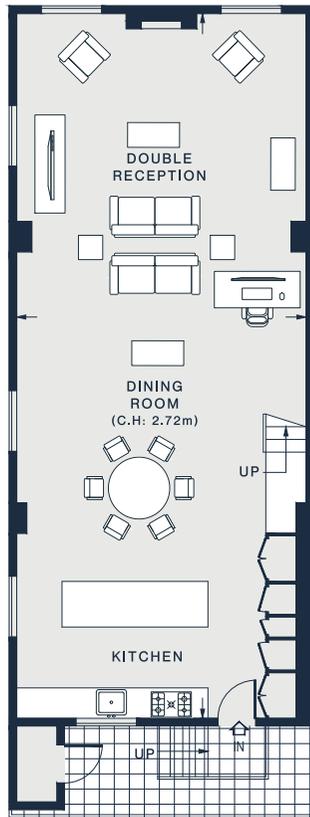












GROUND FLOOR



FIRST FLOOR



KITCHEN /
DINING /
DOUBLE RECEPTION ROOM
45'9 x 18'8 (13.9m x 5.7m)

WALK IN WARDROBE
10'7 x 7'10 (3.2m x 2.3m)

BEDROOM 1
16'5 x 10'10 (5.0m x 3.3m)

BEDROOM 2
16'5 x 10'8 (5.0m x 3.2m)

BEDROOM 3
11'6 x 10'10 (3.5m x 3.3m)

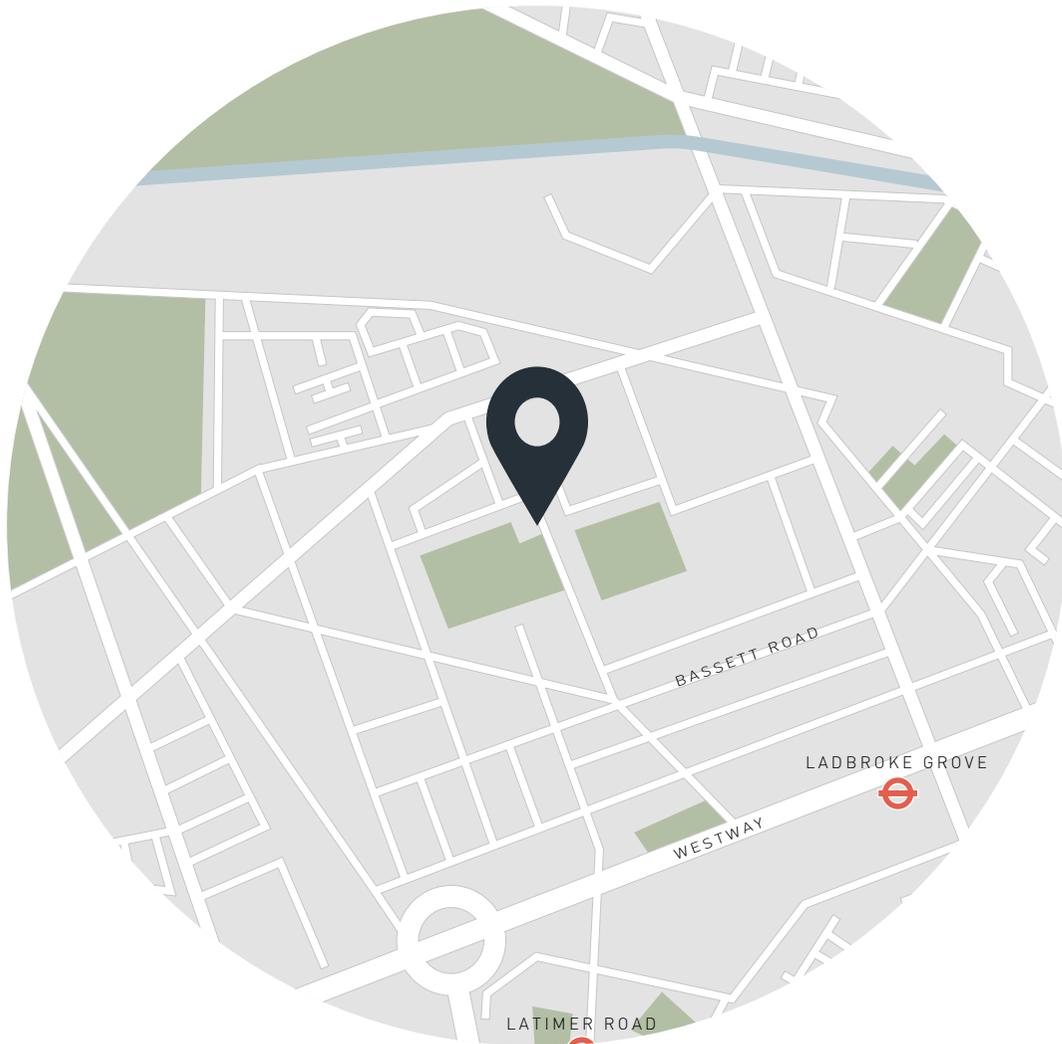
Approx. Gross Internal Area = 1724 sq ft / 160.2 sq m

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

Property Details

46 ft open-plan living, kitchen and dining room
Principal bedroom
Walk-in wardrobe
Two further double bedrooms
Family bathroom
Royal Borough of Kensington & Chelsea

Approx. 1,724 sq ft / 160.2 sq m
EPC: D
Tenure: Freehold
Council Tax Band: G
Service charge: £0
Ground Rent: £0



Location

There's a community feel to North Kensington, where the streets are lined with period architecture and leafy trees. A place to press pause in a thrumming capital. Yet, you're never far from some of West London's notable hotspots. White City House and Westfield are best for retail therapy or head to Golborne Road for creative boutiques and community-minded cafes. Spend afternoons browsing stalls on Portobello Road. Evenings at the Electric Cinema. Ideal for families with young children, a preschool playground sits merely a stone's throw away.

Ladbroke Grove - 14 mins (Circle, Hammersmith & City)

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