

# DOMUS NOVA



Talbot Road W11  
£1,200 p/w - Long Let



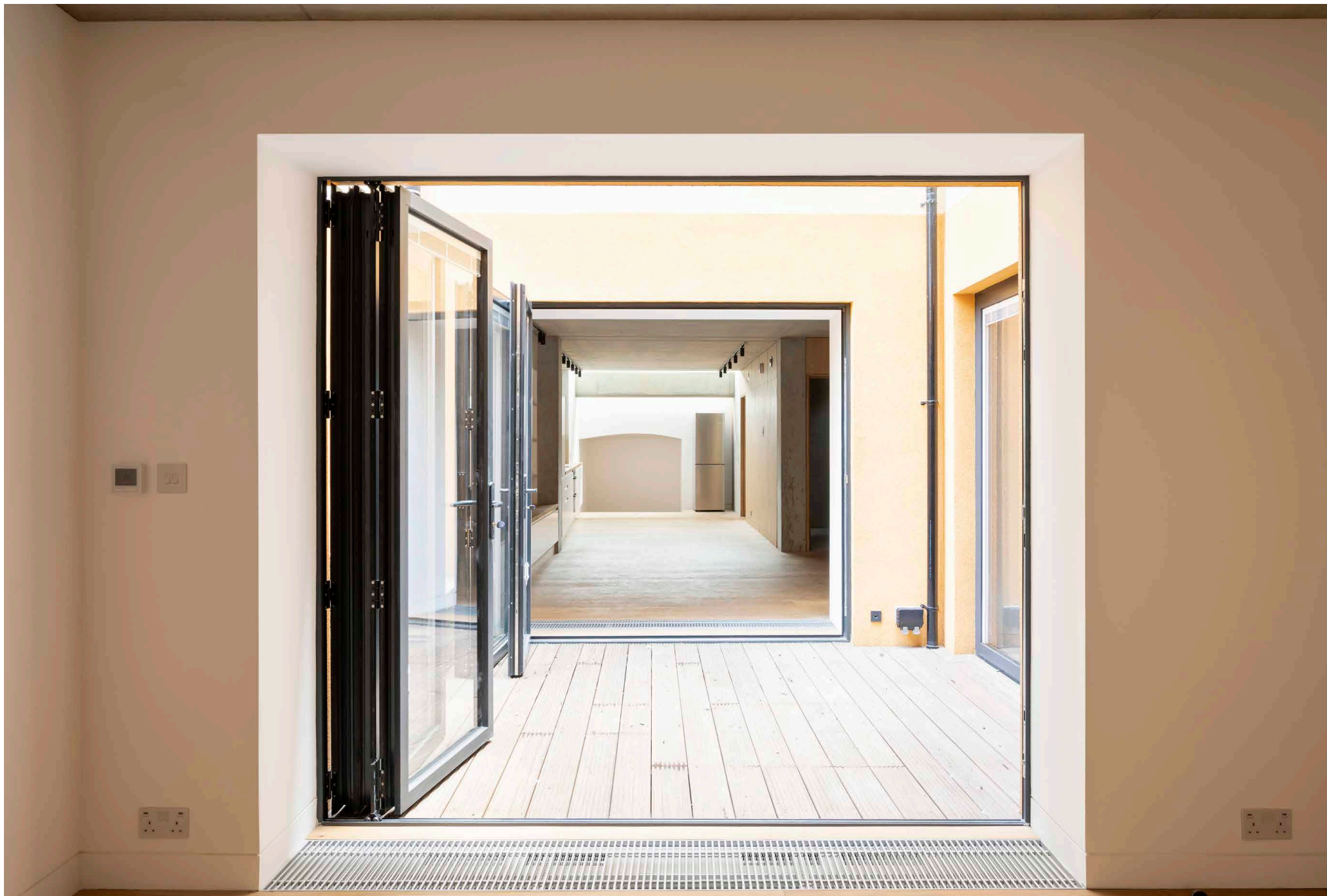
Set within a period townhouse pairing London stock bricks and white stucco, this design-led conversion employs a considered palette of materials to create an impressive hideaway. From the ground floor entrance, a floating staircase with oak treads leads to the lower level.

Full-height glazing draws in natural light to illuminate the contrasting textures of the reception room. Wood grain plays against white walls while an exposed concrete ceiling provides industrial rigour.

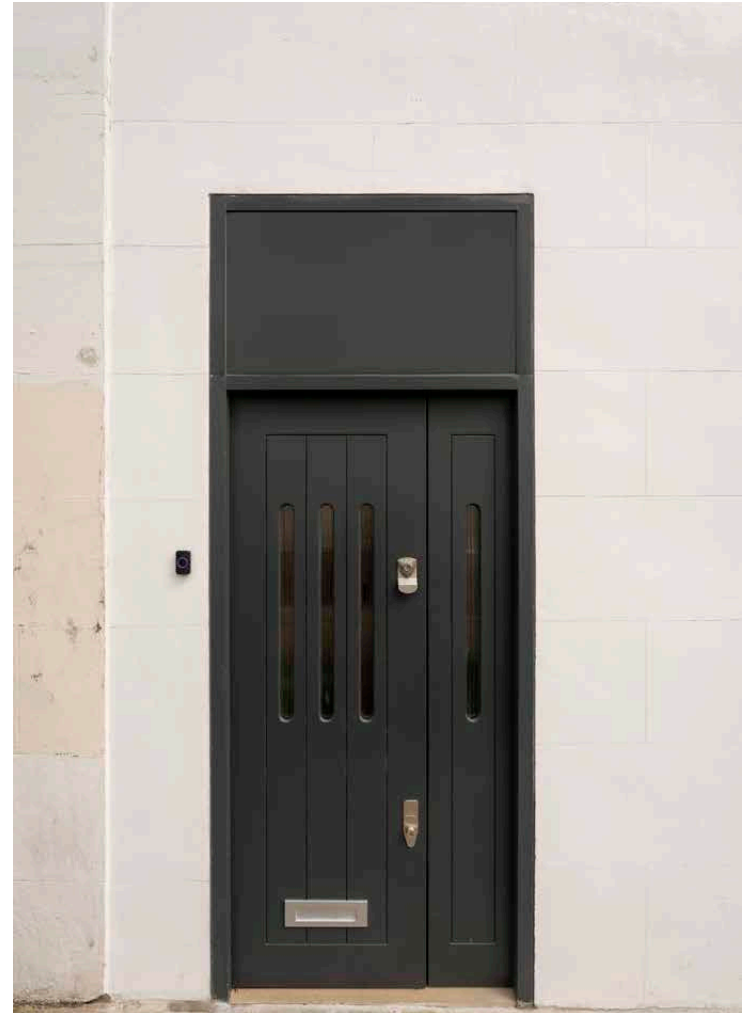
A bespoke media wall defines the living area. Beyond, the kitchen is characterised by minimalistic cabinetry, integrated appliances and track lighting. A skylight pours daylight onto the entrance to the dining snug – a modern take on the Victorian bread oven discovered here during the renovation project. From the living area, floor-to-ceiling glazing slides away to grant access to a decked terrace.





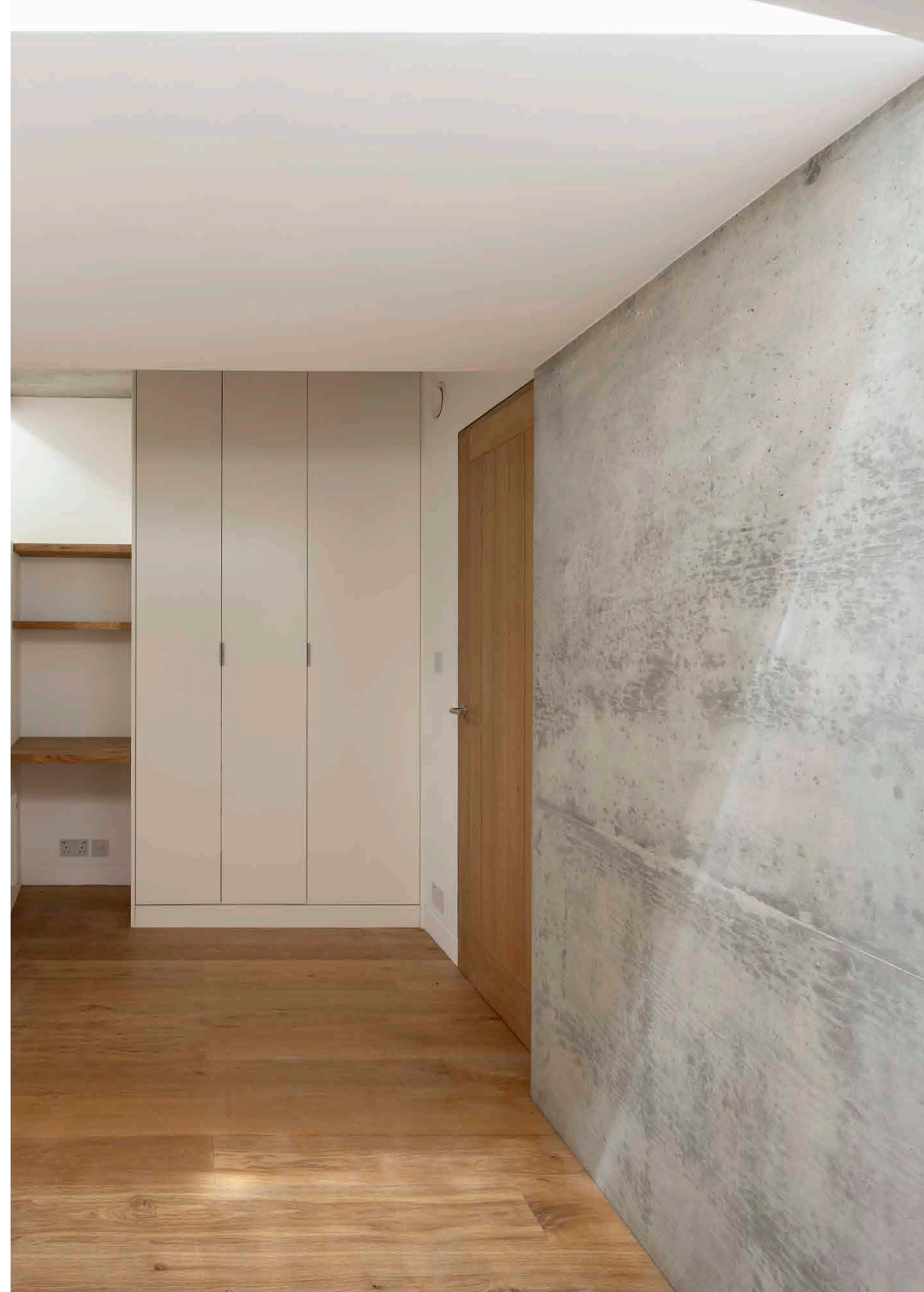






The principal bedroom benefits from a bank of fitted storage and direct access to the terrace. Retracting doors on three sides open this space up to create a connection all the way through the home. A family bathroom combines a bathtub with a walk-in shower.

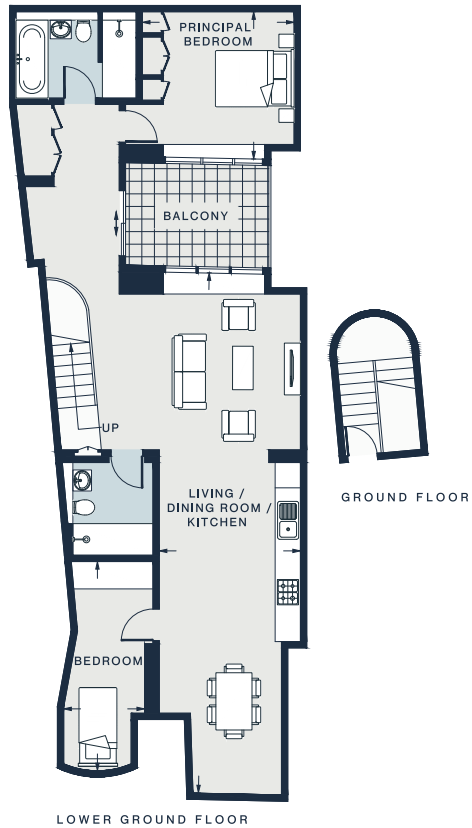
The skylit guest bedroom enjoys a concrete feature wall and a snug with a curving ceiling. This room is served by an additional bathroom with oversized wall tiles and a frameless rainfall shower.







“ Wood grain plays against white walls while an exposed concrete ceiling provides industrial rigour.



LIVING / DINING ROOM / KITCHEN  
40'6 x 11'0 (12.3m x 3.3m)

PRINCIPAL BEDROOM  
11'9 x 11'6 (3.5m x 3.5m)

BEDROOM  
16' x 6'3 (4.8m x 1.9m)

Approx. Gross Internal Area = 1,012 sq ft / 94.0 sq m

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.

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom  
Guest bedroom  
Two bathrooms  
Decked terrace  
Fitted storage  
Royal Borough of Kensington & Chelsea

Approx. 1,012 sq ft / 94 sq m  
EPC = Rating C  
Council Tax Band: D  
Deposit: £7,200



## Location

A stone's throw from Portobello Market, Talbot Road is a leafy street in sought-after Notting Hill. Start your day with sweet pastries courtesy of Buns From Home. The original bakery is on your doorstep. Caffeinate at Hermanos Colombian Coffee Roasters. Then check out the antiques of the market and nearby fashion boutiques Sézane and Reformation. Brunch at Gold or Granger & Co. Closer by, grab an Insta-ready lunch from Secret Sandwich Shop or up the ante and head to one-Michelin-starred Dorian or three-Michelin-starred The Ledbury. Choose any of the three and be home in one minute.

Westbourne Park (8 mins)

Notting Hill Gate (14 mins)

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Let's talk

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