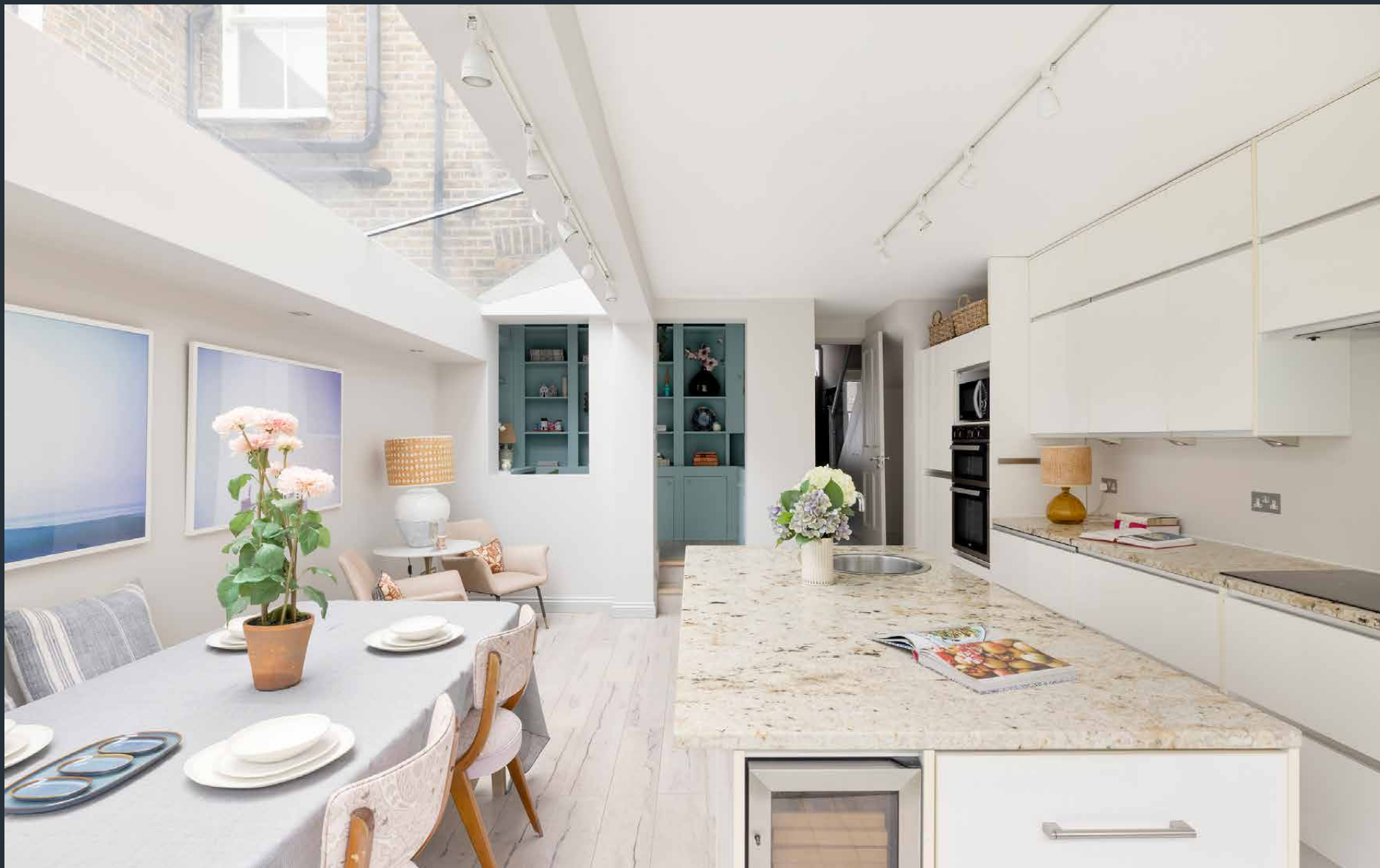


# DOMUS NOVA



Treadgold Street W11  
£1,800,000



In walking distance to Portobello Road and Westbourne Grove, this classic three-bedroom home for sale is perfectly located, with a family-focused layout.

On a leafy residential street, this reimagined period home is in a peaceful setting, conveniently close to the epicentre of Notting Hill and its countless amenities.

Offering a functional footprint suited to family life, considered, understated interior design creates a warm, comfortable atmosphere throughout.

To the front of the house, a tranquil reception room in soft tones is an inviting space to unwind. A large bay window illuminates heritage features, including classic cornicing and a dark feature fireplace that serves as the room's focal point. Integrated alcove shelving offers coveted storage space.

Past a utility room and study, wooden floors sweep through to the heart of the home – the open-plan kitchen and dining room. A space made for entertaining, morning light streams in through an angled skylight spanning the length of the room. Angled spotlights add additional ambient and directional lighting as required. All stone worktops and integrated appliances, there's a streamlined feel to the cooking area, where cabinetry stretches to the ceiling enhancing the sense of space.















A pared-back colour palette is a feature in the first-floor principal suite. Soft grey and pale blue tones create a calming backdrop, while fitted wardrobes and spot-lit recessed shelving offer a magnitude of storage space. The adjoining en suite bathroom comes complete with a bathtub. Also on this floor is a guest bedroom suite, enlivened by a large skylight. A triple-pane window offers additional light and views overlooking the garden. A third bedroom suite awaits on the top floor – a considered space which benefits from a roof window and bespoke joinery.









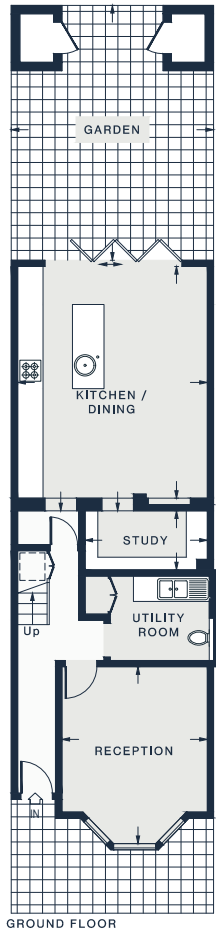




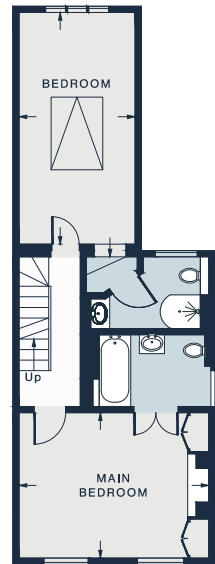


14  
Resident permit holders only  
Mon-Fri 8:30 am-6:30 pm  
Sat 8:30 am-1:30 pm





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

RECEPTION  
13'9 x 11'5 (4.1m x 3.4m)

KITCHEN / DINING  
18'2 x 14'10 (5.5m x 4.5m)

STUDY  
9'8 x 4'7 (2.9m x 1.4m)

MAIN BEDROOM  
15'2 x 11'6 (4.6m x 3.5m)

BEDROOM  
18'1 x 9'1 (5.5m x 2.7m)

BEDROOM  
17'0 x 10'0 (5.1m x 3.0m)

Approx. Gross Internal Area = 1408 sq ft / 130.8 sq m  
(Excluding Eaves)

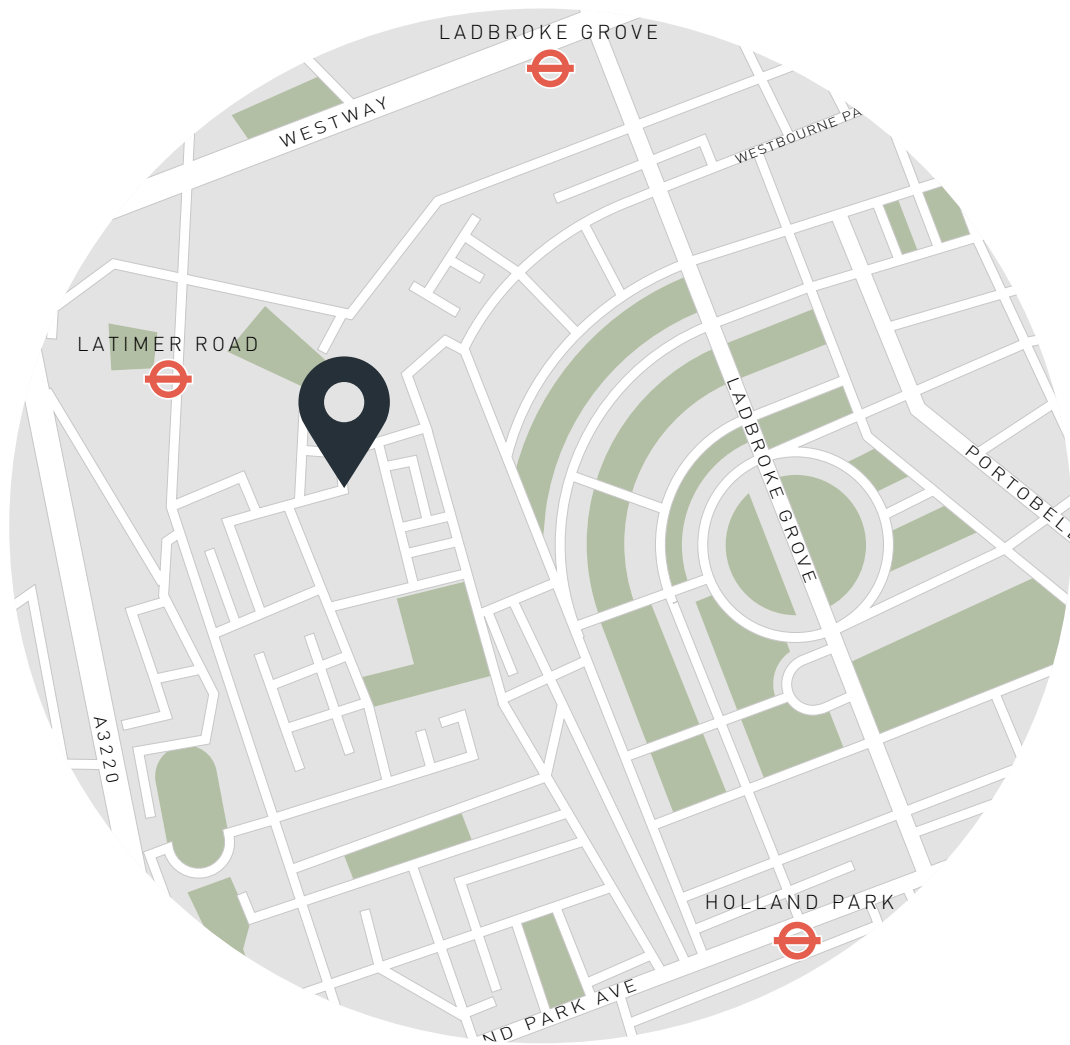
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Open-plan kitchen and dining area  
Reception room  
Principal bedroom suite  
Two further en suite bedrooms  
Utility room  
Study  
Royal Borough of Kensington & Chelsea

Approx 1,408 sq ft / 130.8 sq m  
EPC: D  
Tenure: Freehold  
Service Charge: £0  
Ground rent: £0  
Council tax band: F





## Location

In walking distance to Notting Hill's hotspots, Treadgold Street is ideally positioned to enjoy the best of the neighbourhood. Just a short stroll away, Avondale Park offers open green space and tennis courts, while Kensington Leisure Centre has three pools. Or for a livelier workout, head to SoulCycle on Portobello Road, stopping to browse the stalls, lunch at the weekend food market and search for vintage one-offs. For dinner, there's three-Michelin-starred Core by Clare Smyth. Or closer to home, enjoy a taste of Argentina at Casa Cruz, just minutes from your door.

Latimer Road – 4 mins (Circle, Hammersmith & City)

Holland Park – 13 mins (Central)

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