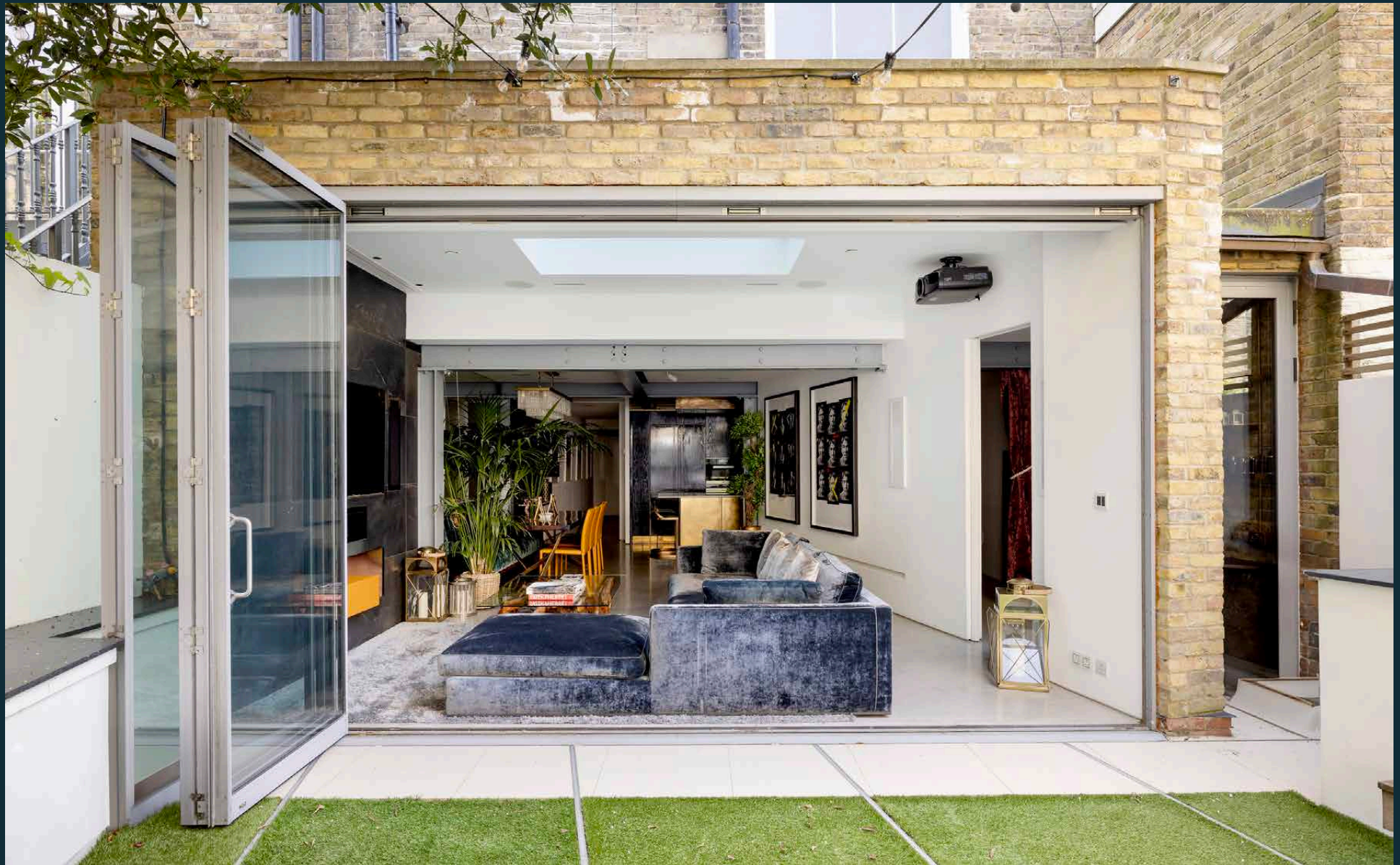


DOMUS NOVA



Upper Addison Gardens W14
£1,550,000



Dynamic, avant-garde and unexpected. Contained within a soaring bay-fronted townhouse, this two-bedroom apartment transforms its period blueprint with punchy industrial architecture.

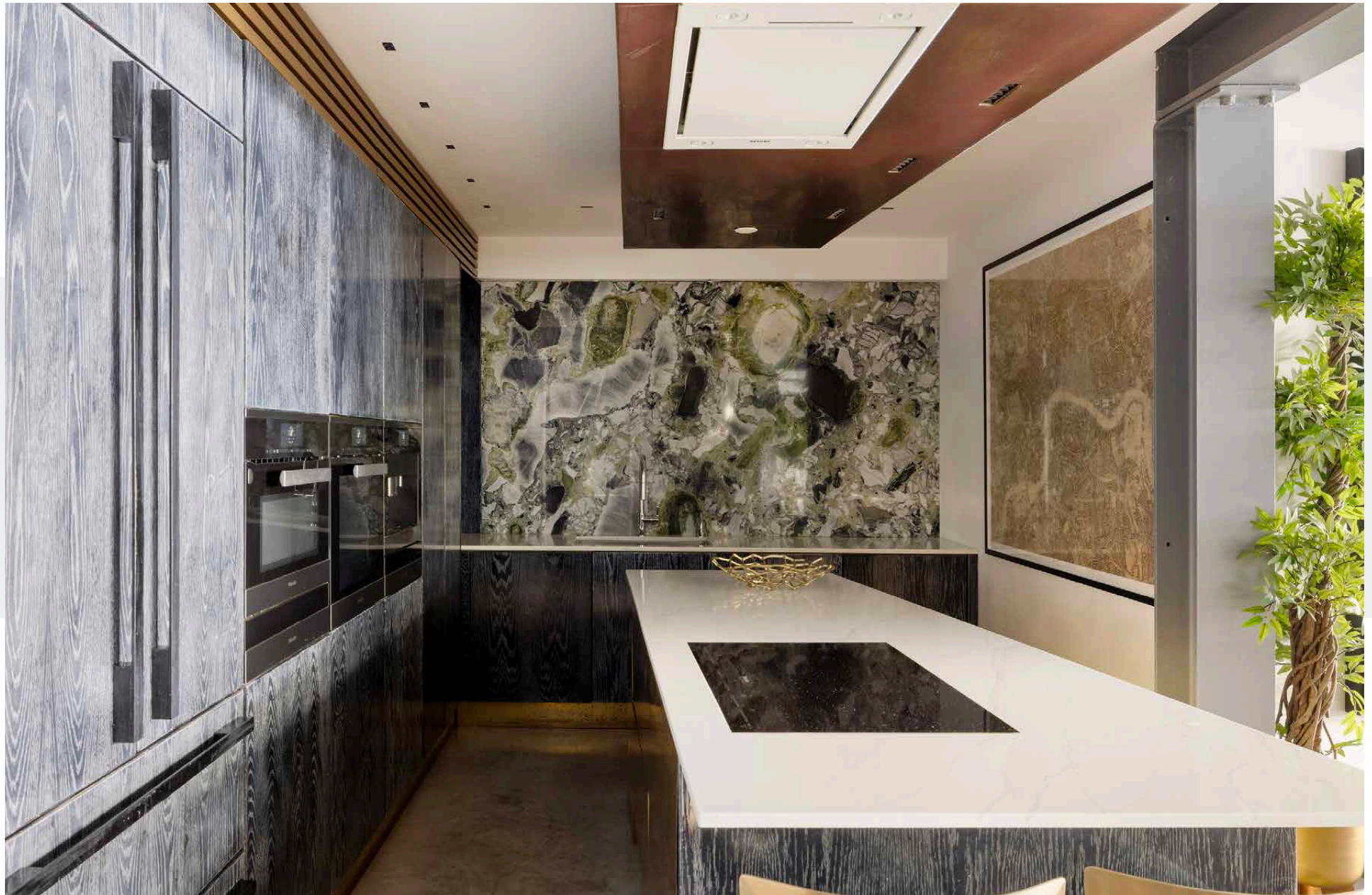
Upper Addison Gardens is characterised by its leafy trees and esteemed heritage residences, palatial in proportion with well-presented façades. Arranged across the garden level of a period townhouse, this striking two-bedroom apartment puts a bold spin on its original footprint with urban materials and state-of-the-art technology.

The entrance hallway feels akin to a gallery: its glossy concrete floors and whitewashed palette are a neutral backdrop for the row of colour-changing LED lights, neatly carved into the walls and ceiling at right angles. At the end of the corridor, reach the home's expansive open-plan kitchen, dining and reception room. Material and structural creativity is at play throughout the space. The culinary setting is eye-catching: dark wood cabinets hold sleek integrated appliances and a marble feature wall makes for a dramatic splashback, all centred by an island with brushed gold panels.

Greyscale ceiling girders add architectural flair while creating zones for the room. The dining area is set beneath an art-deco inspired crystal chandelier, backdropped by a large mirror to amplify the natural light. The living area is focused around a built-in television, set into charcoal-toned marble. Full-height windows flood the space with natural light and fold open to reveal the private garden. It's a tranquil setting with bench seating and well-manicured greenery, tailor-made for London's sunny months.

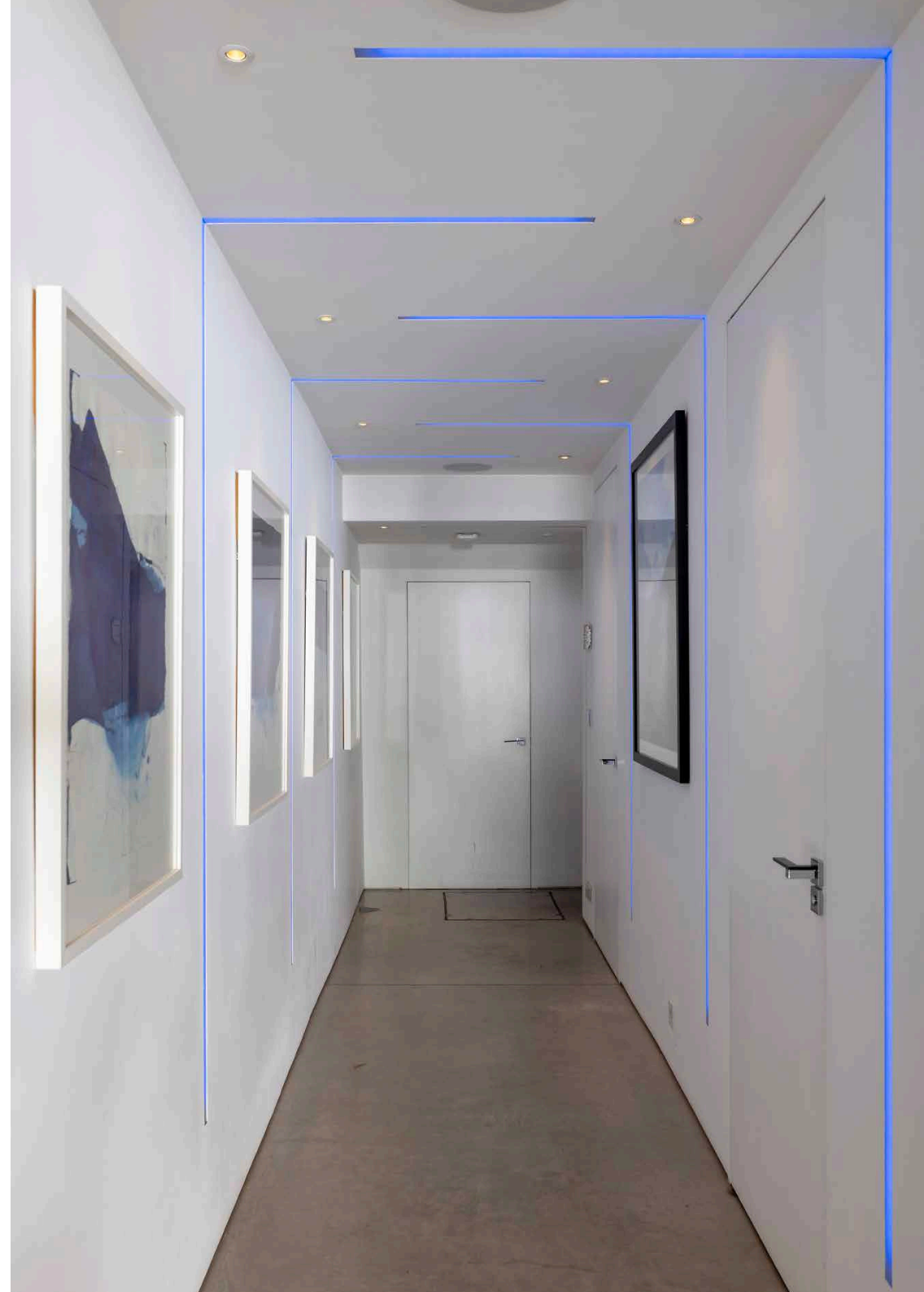








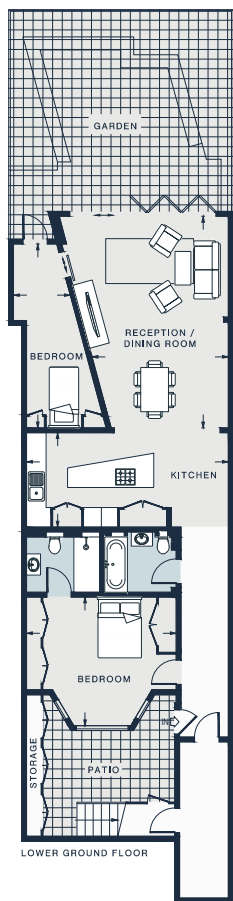
There's a minimalist approach to the principal bedroom. Bay windows filter soft light inside, gently illuminating the whitewashed wardrobes and pale padded headboard. Next door, its en suite bathroom paints a daring contrast: dark, irregular brickwork wraps around a large rainfall shower. In the guest bedroom, the sleeping area is sequestered behind curtains, while a study space has direct access to the garden. It's served by a luxe bathroom, featuring oversized marble tiling and a freestanding tub.











RECEPTION /
DINING ROOM
21'3 x 14'0 (6.4m x 4.2m)

KITCHEN
20'5 x 9'6 (6.2m x 2.9m)

BEDROOM
18'6 x 5'10 (5.6m x 1.7m)

BEDROOM
15'2 x 13'0 (4.6m x 3.9m)

Approx. Gross Internal Area = 1216 sq ft / 113 sq m (Including Storage)

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

Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom
One further bathroom
Private garden
Royal Borough of Kensington & Chelsea

Approx 1,216 sq ft / 113 sq m
EPC=C
Tenure: Share of Freehold
Council Tax Band: E



Location

A tranquil enclave hidden away in Holland Park, Upper Addison Gardens is just moments away from lively Shepherd's Bush and eclectic Notting Hill. The home is a short walk away from village-like Clarendon Cross – a cluster of independent shops with favourites including Melt Chocolates, Julie's Restaurant and Myriad Antiques. The 54 acre eponymous park centres the neighbourhood: wander around the peaceful Kyoto Gardens before a meal at Belvedere or exhibition at the Design Museum. Westfield Shopping Centre and Soho House White City are close-by for days of retail therapy and nights spent socialising.

Shepherd's Bush (5 mins)

Holland Park (8 mins)

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