

# DOMUS NOVA



Vernon Yard W11  
£4,615 p/w Short let



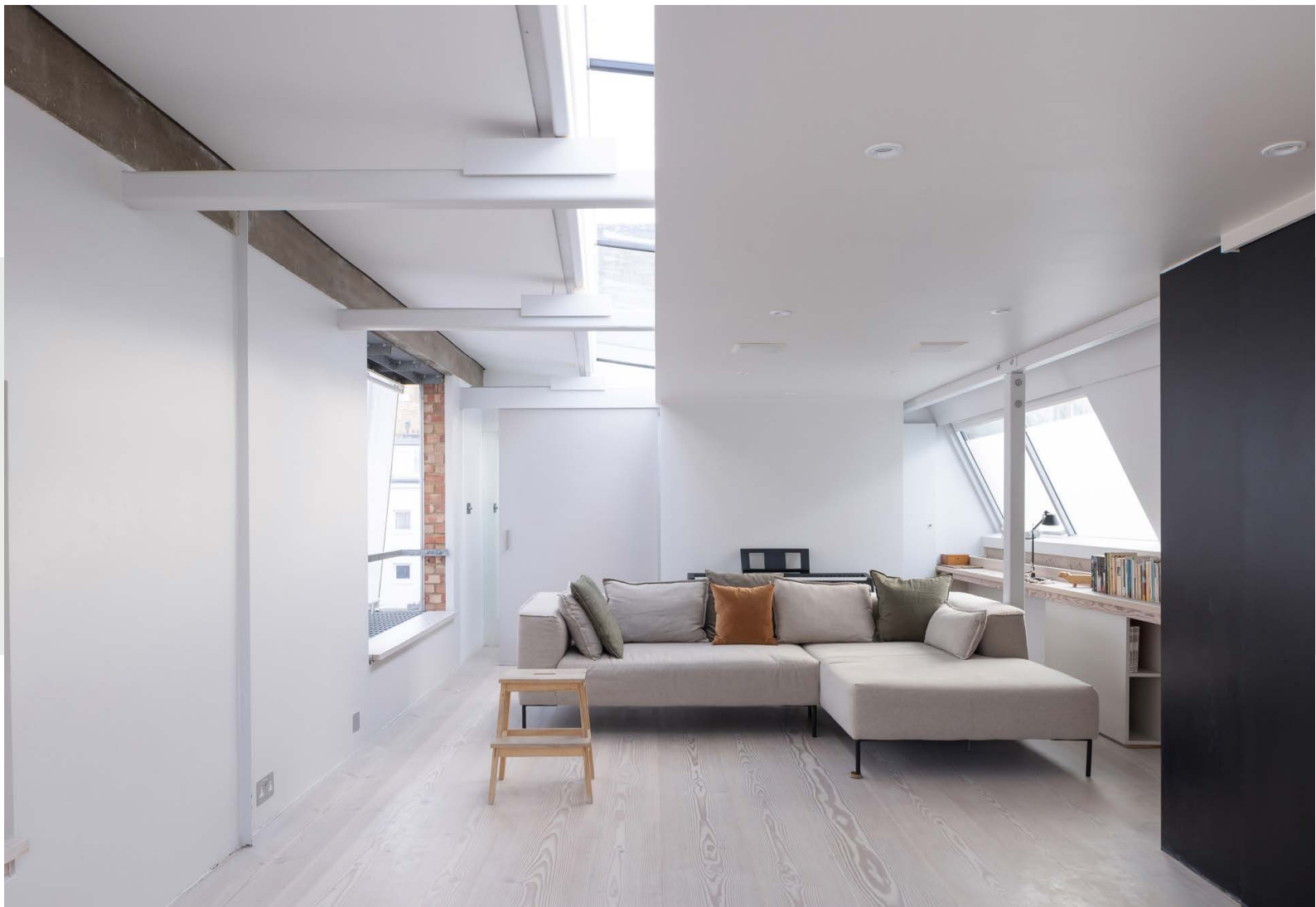
There's a real sense of privacy to Vernon Yard, a quite mews located off Portobello Road. Positioned at the end of the cobbled enclave, the home makes a bold first impression with its red-brick façade – punctuated with black window shutters, a double garage and russet steel panels. Behind it lies three floors of awe-inspiring design with a finely-tuned material palette.

An inverted floorplan places the reception room, open-plan kitchen and dining space on the second floor. With industrial-leaning elements – whitewashed beams, a mass of glazing and areas of exposed brick and concrete – there's a loft-like quality to the home's social heart. The kitchen pairs form with function: integrated appliances and a large stainless steel fridge are framed by smooth greyscale cabinets. Sunlight pours in through Velux and clerestory windows that sit above the worktops and dining zone respectively. A corridor leads to the reception room beyond, its spacious footprint laid with pale wood floors. Configured as a glass box, three sides of full-height glazing frame the roof terrace – a space tailor-made for socialising. A wood fire outdoor oven is adjacent to integrated bench seating, whilst a row of planted succulents softens the urban textures of the bricked chimney and red steel fencing.

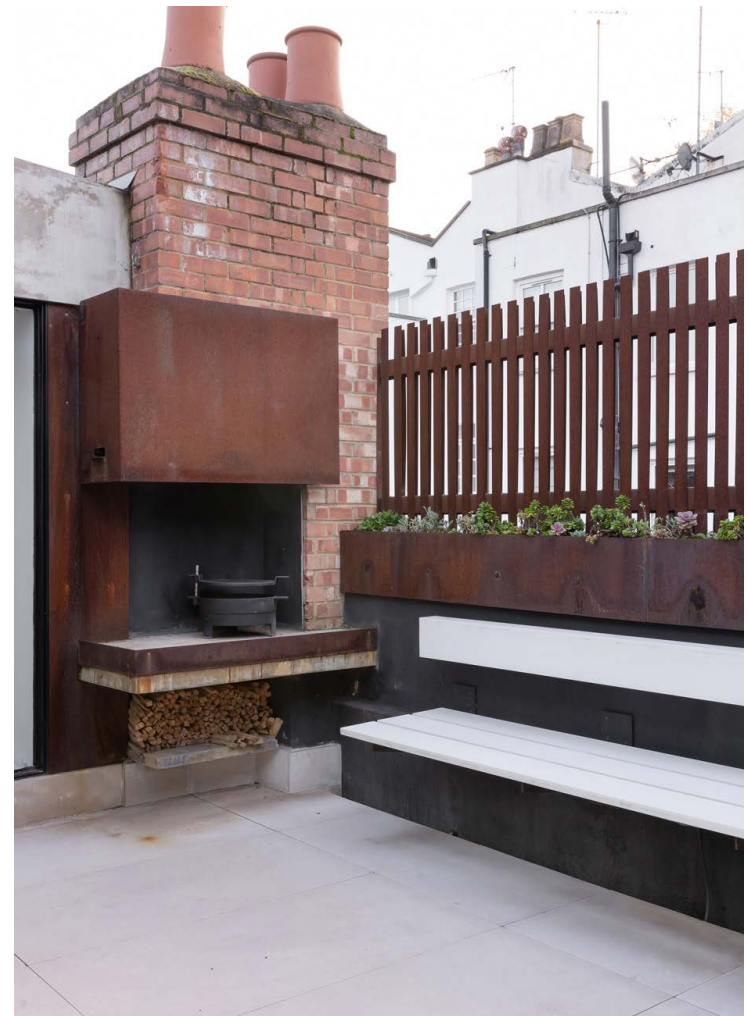


























Downstairs, a black sliding door engineered onto a steel beam delineates a quiet study and second reception room. A pared-back palette places emphasis on the exposed-brick feature fireplace – an eye-catching textural backdrop to this versatile living space. Next door, the principal bedroom suite is a minimalist sanctuary of whitewashed walls and swathes of natural light. A partition wall crafted with a sliding door leads into the en suite bathroom, with a clean-line sink, freestanding bath and rainfall shower. Elsewhere on this floor, two guest bedrooms are served by a family-sized bathroom wrapped in soft marble tiles.

A striking open-tread staircase is constructed with a smooth metal bannister and glass balustrade. Descend to the ground floor, where a second kitchen, two bedroom suites and an additional shower room offers potential for a self-contained studio flat.



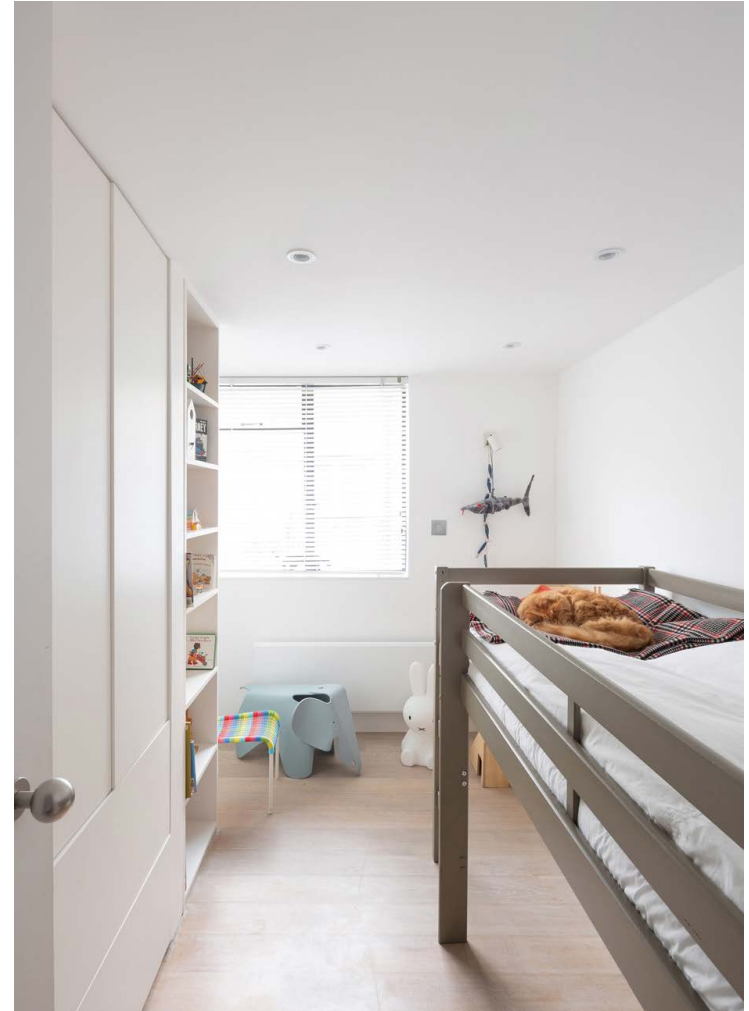








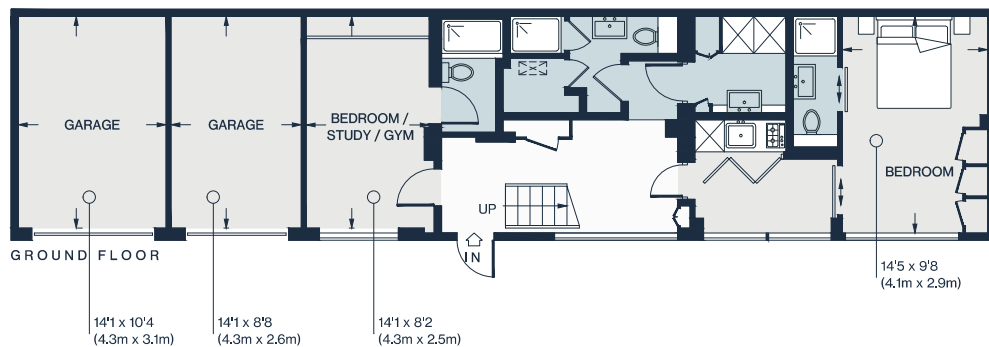
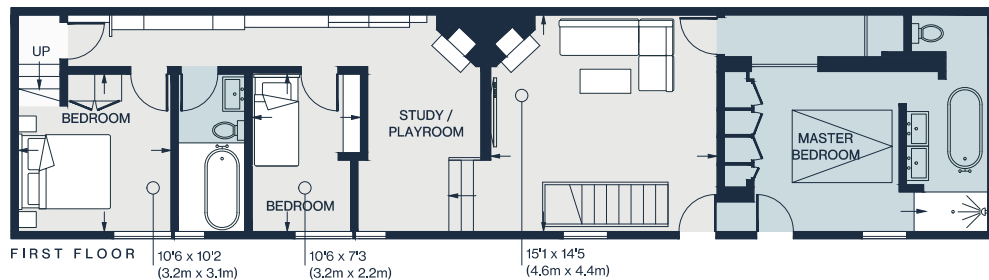
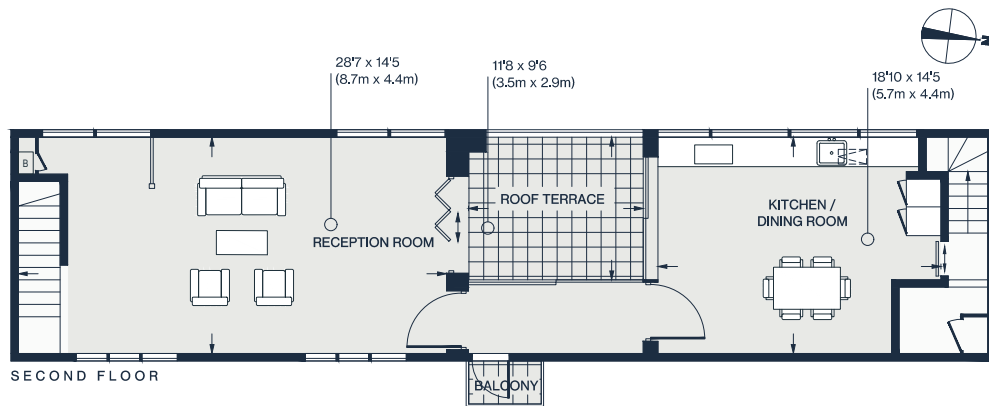












Approx. Gross Internal Area = 2,656 sq ft / 246.8 sq m

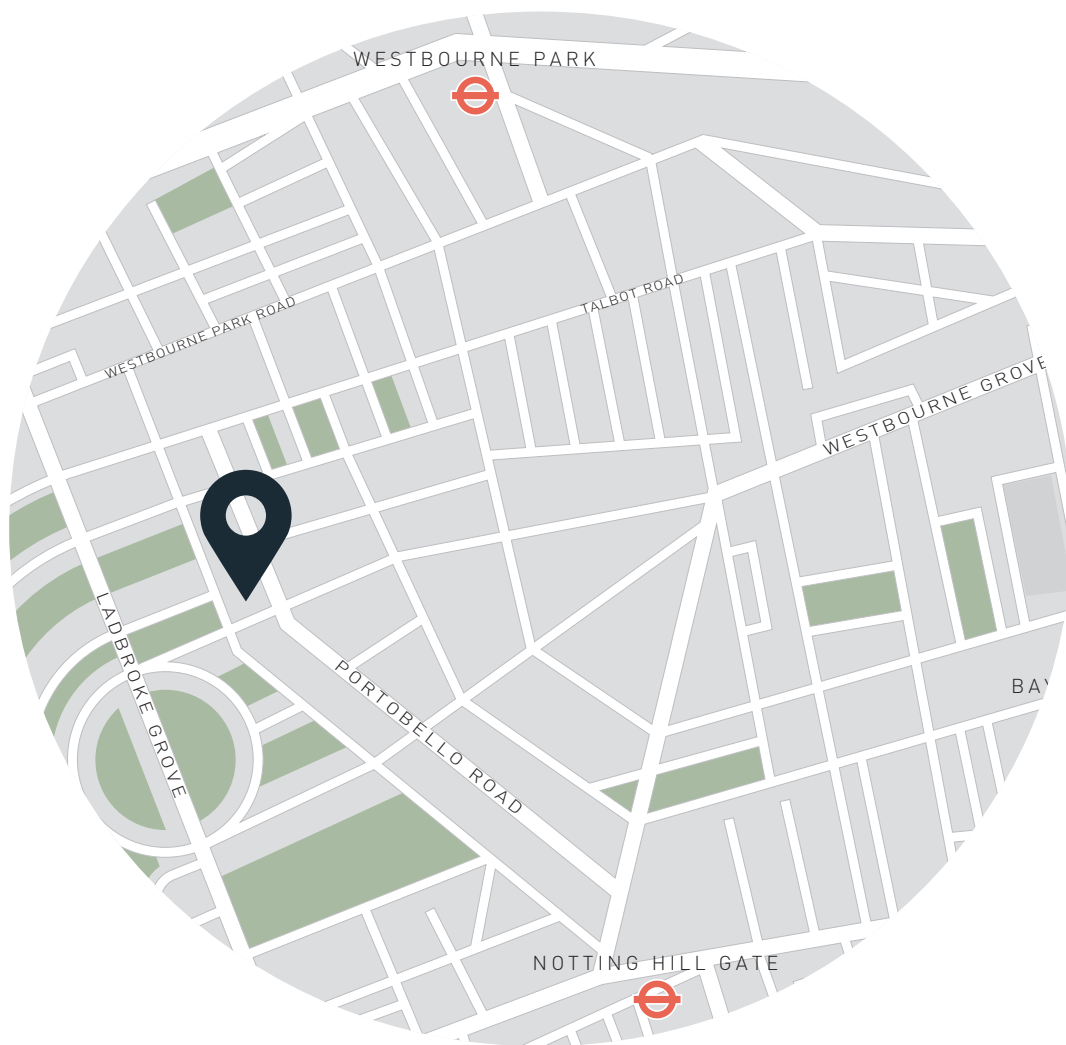
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

## Property Details

Open-plan kitchen and dining room  
 Living room  
 Study / additional reception room  
 Principal bedroom suite  
 Two guest bedroom suites  
 Two further bedrooms  
 Two further bathrooms  
 Double garage  
 Roof terrace and balcony  
 Royal Borough of Kensington & Chelsea

Approx. 2,656 sq ft / 246.8 sq m  
 EPC - D  
 Council tax band - G  
 Deposit Payable - £18,460





## Location

A peaceful springboard to the thrum of its postcode, Vernon Yard could not be better placed to enjoy the neighbourhood's diverse offerings. The mews opens onto Portobello Road, offering a dizzying variety of vintage and market stalls to browse through. Just beyond, Westbourne Grove is lined with boutique shops and brunch spots, plus Daylesford Organic Farm shop for local produce. Wellness is in abundance, with SoulCycle, Bodyism, FaceGym and Cloud Twelve all just minutes away from your door. An evening at Electric Cinema followed by dinner at Gold or Core by Clare Smyth paints a quintessential Notting Hill picture.

Notting Hill Gate - (10 mins)



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