

# DOMUS NOVA



Lansdowne Road, W11  
£3,250,000





Heritage charm and contemporary living are stamped all over this first-floor apartment set across two period conversions on one of Notting Hill's most prestigious streets.

Palatial proportions unfold as you enter the living area: tall ceilings are crowned with intricate cornicing, while warm wood floors and a vast bay window make an eye-catching first impression. The reception area takes full advantage of the light that pours through this expansive glazing. An impressive marble fireplace occupies one wall, flanked by built-in bookcases. Step up to the dining area where direct access to a balcony overlooking Lansdowne Road's lofty townhouses brings the outside in. Impressive cornicing continues here alongside white decorative columns, accentuating the room's spacious proportions.

To the back of the living space, the kitchen sits hidden behind a sliding door. Glossy white cabinetry and sleek grey worktops come together to create a polished culinary setting, assisted by a butler's sink and integrated Miele and Gaggenau appliances.







Along the corridor, the principal bedroom suite features considered details, from custom-built wardrobes and wooden floors to a tall sash window that fills the room with natural light. An en suite bathroom with a rainfall shower sits behind frosted glass doors. A second bedroom enjoys a similar sense of calm, while the final bedroom's vaulted ceiling adds a striking dimension to the space, which doubles up as an office. A family bathroom with a bathtub rainfall shower and herringbone-tiled floor serves the guest bedrooms.

Outside, the home enjoys access to sought-after communal gardens with verdant lawns, mature trees and manicured walkways – the home's pièce de resistance.





















FIRST FLOOR

RECEPTION ROOM  
25'3 x 23'3 (7.6m x 7.0m)

KITCHEN  
13'5 x 13'0 (4.0m x 3.9m)

BEDROOM 1  
18'8 x 11'5 (5.6m x 3.4m)

BEDROOM 2  
12'2 x 9'6 (3.7m x 2.9m)

BEDROOM 3  
14'10 x 7'10 (4.5m x 2.4m)

Approx. Gross Internal Area = 1,521 sq ft / 141.3 sq m

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

## Property Details

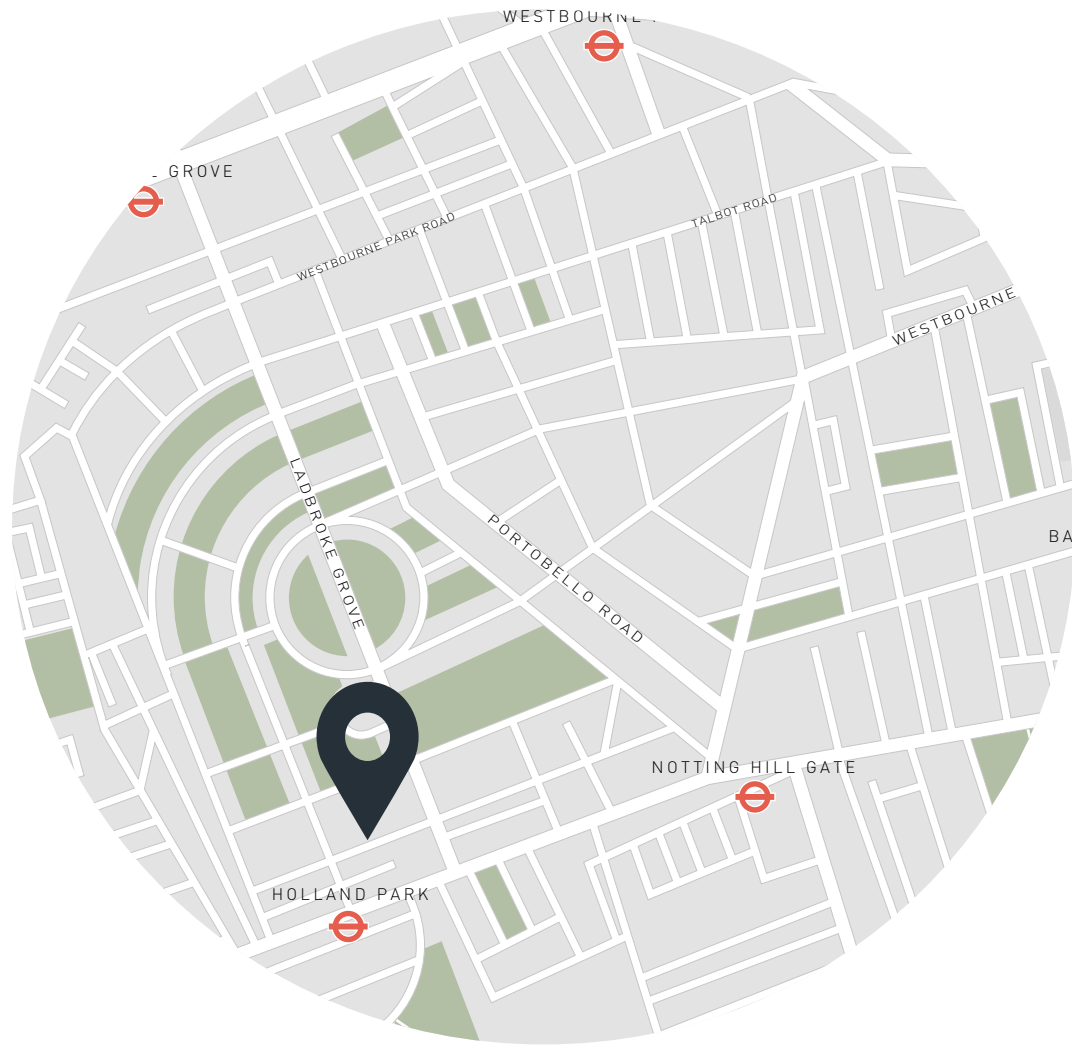
- Open-plan reception and dining room
- Contemporary kitchen
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- East-facing balcony
- Access to communal garden
- Royal Borough of Kensington & Chelsea

Approx. 1,521 sq ft / 141. sq m

EPC: C

Tenure: Share of freehold

Council Tax Band: G



## Location

On one of Notting Hill's most sought-after streets, the best of the neighbourhood is in walking distance here. Morning workouts at Bodyism, grocery shopping at Notting Hill Fish & Meat Shop, or evenings spent at local haunts Julie's, Gold or Core by Clare Smyth. All are within a 10-minute radius. The market stalls of Portobello Road and the boutiques and brunch spots of Westbourne Grove are also a short stroll away, as is the open green space of Holland Park.

Holland Park – 2 mins (Central)

Notting Hill Gate – 11 mins (Central, Circle, District)

Ladbroke Grove – 12 mins (Circle, Hammersmith & City)



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020 7221 7817  
sales@domusnova.com  
domusnova.com

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