

DOMUS NOVA



Hereford Mansions W2
£3,995,000



Behind the red-brick façade of one of Notting Hill's most coveted mansion blocks, this first-floor apartment witnesses a heritage framework enhanced with sophisticated interiors – set for modern city dwelling.

The long entrance hallway guides you through double doors into a sweeping reception room, with full-height sash windows filtering morning sunlight across spacious proportions. A hallmark of the home's period pedigree, immaculate ceiling cornicing is a distinguished feature. Floor-to-ceiling bookshelves are neatly engineered across a wall, complete with a library ladder. Facing opposite, an ornate fireplace makes for a refined yet cosy living area. A second set of wooden doors lead into the contemporary kitchen; its wide, galley-like appearance is enhanced with pale green cabinetry, a playful patterned splashback and wicker chandelier.









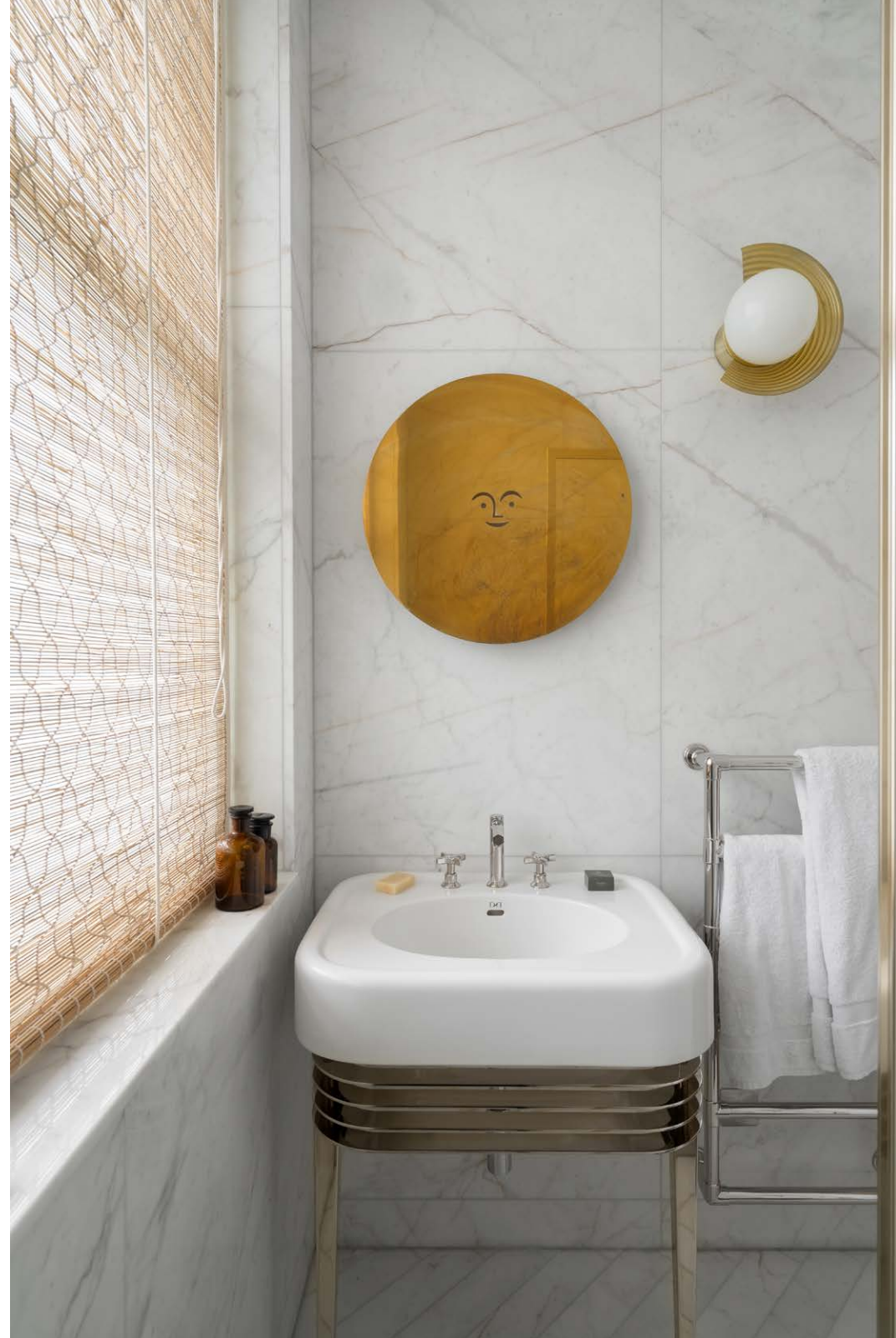
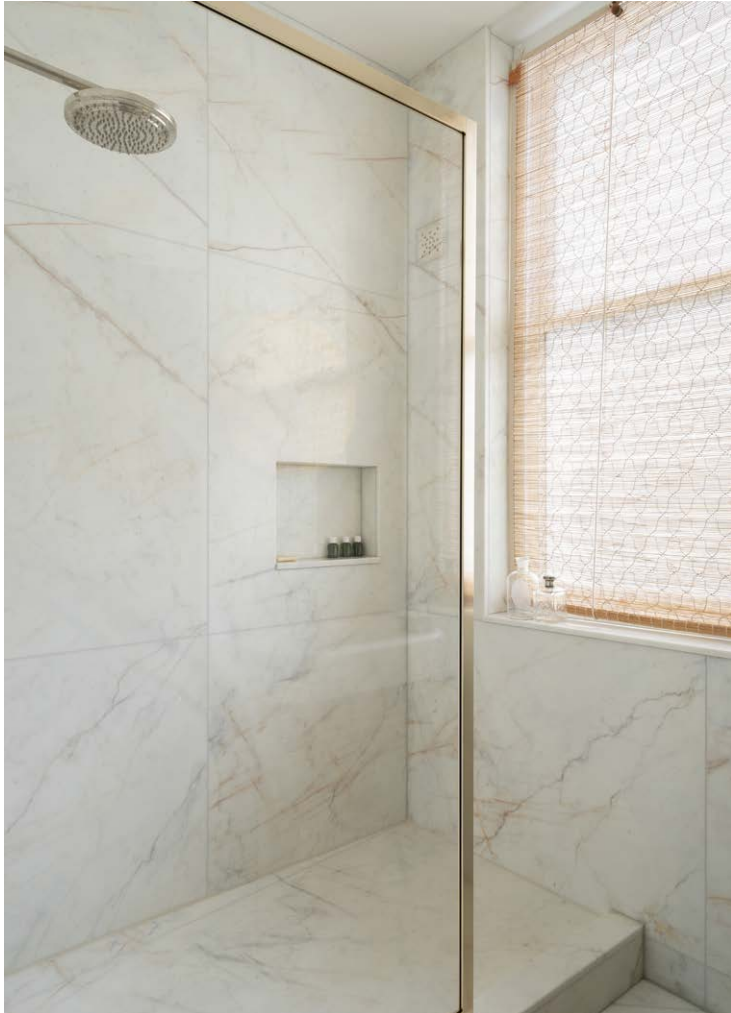
The master bedroom is sunlit and soothing, with pale walls, blonde sisal carpets and a family-sized en suite bathroom. A guest bedroom leads into a large walk-in wardrobe; spaces that could be reimagined as study or exercise spots. Elsewhere in the home, find an additional shower room and cloakroom with herringbone marble floors.



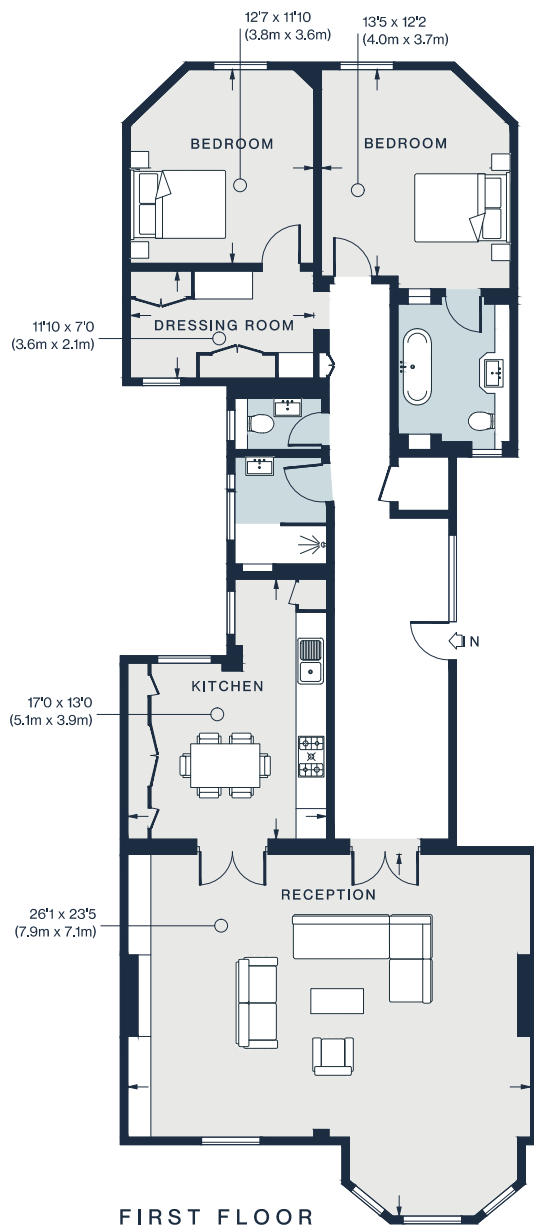












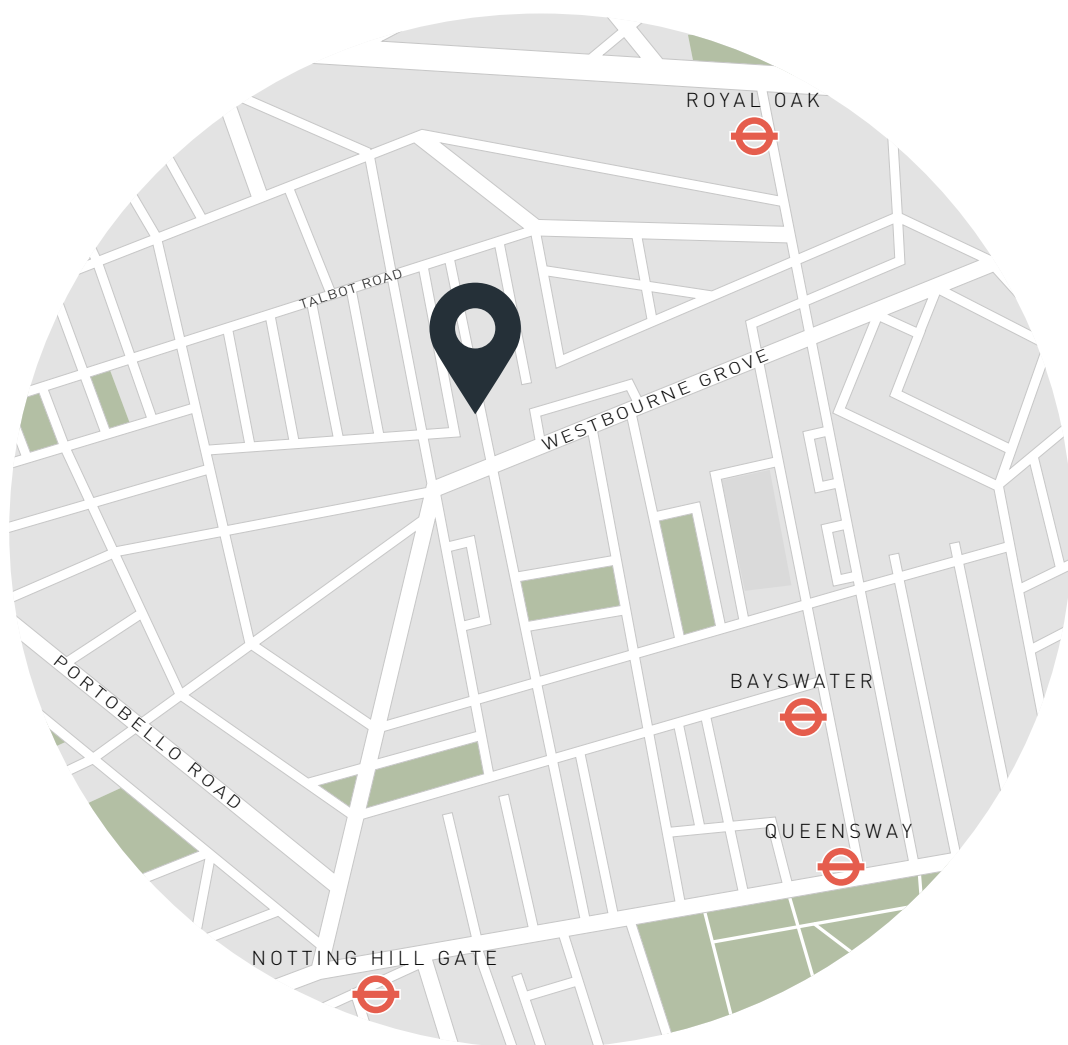
Approx. Gross Internal Area = 1520 sq ft / 141.2 sq m

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

Property Details

Open-plan reception room
 Contemporary kitchen
 Master bedroom suite
 Guest bedroom with walk-in wardrobe
 Guest bathroom
 Cloakroom
 Portered block
 City of Westminster

Approx 1,520 sq ft / 141.2 sq m
 EPC - D
 Share of freehold - circa 951 years remaining
 Ground rent - Peppercorn
 Service charge - circa £9,500 per annum
 Council tax band - G



Location

Hereford Mansions is located just moments away from the social heart of Notting Hill. Start your day with an energising class at Psycle followed by brunch at Farmacy or Beam. Further down Westbourne Grove, browse scents at Diptyque or refresh your wardrobe at Reformation. Portobello Road vaunts a dynamic gathering of antiques traders and street food sellers alike. Catch a film at Electric Cinema or visit some local galleries – standouts include the Bartha Contemporary and J/M Gallery. For a quiet breath of fresh air, take a stroll through Kensington Gardens or Hyde Park.

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