

DOMUS NOVA



Hereford Road W2
£5,000 p/w Long Let



Set on a quintessential Notting Hill street with elegant stucco-fronted townhouses and leafy trees, this six-bedroom family home has a timeless feel.

Off the raised ground floor entrance hall double doors lead into the open plan dining room where a marble fireplace and integrated bookcases bring character and a cosy feel. Parquet floorboards sweep through to the shaker-style kitchen beyond. The finish is neatly ergonomic: note the integrated appliances and discreetly concealed fridge. A further breakfast room area to the rear features steps down to the garden, ensuring effortless al fresco hosting. Soaring ceilings with period cornicing and floor-to-ceiling sash windows draw in light, while a symphony of neutral tones brings warmth to the living space.

On the first floor, the reception room and playroom take centre stage, with parquet flooring, two floor-to-ceiling windows and palatial proportions. On the same floor, a study overlooking the verdant terrace below is an ideal space for home working. Large sash windows dominate the stairwells, ensuring the entire house is bathed in natural light.









“ A marble fireplace and integrated bookcases bring character and a cosy feel to the open-plan dining room.







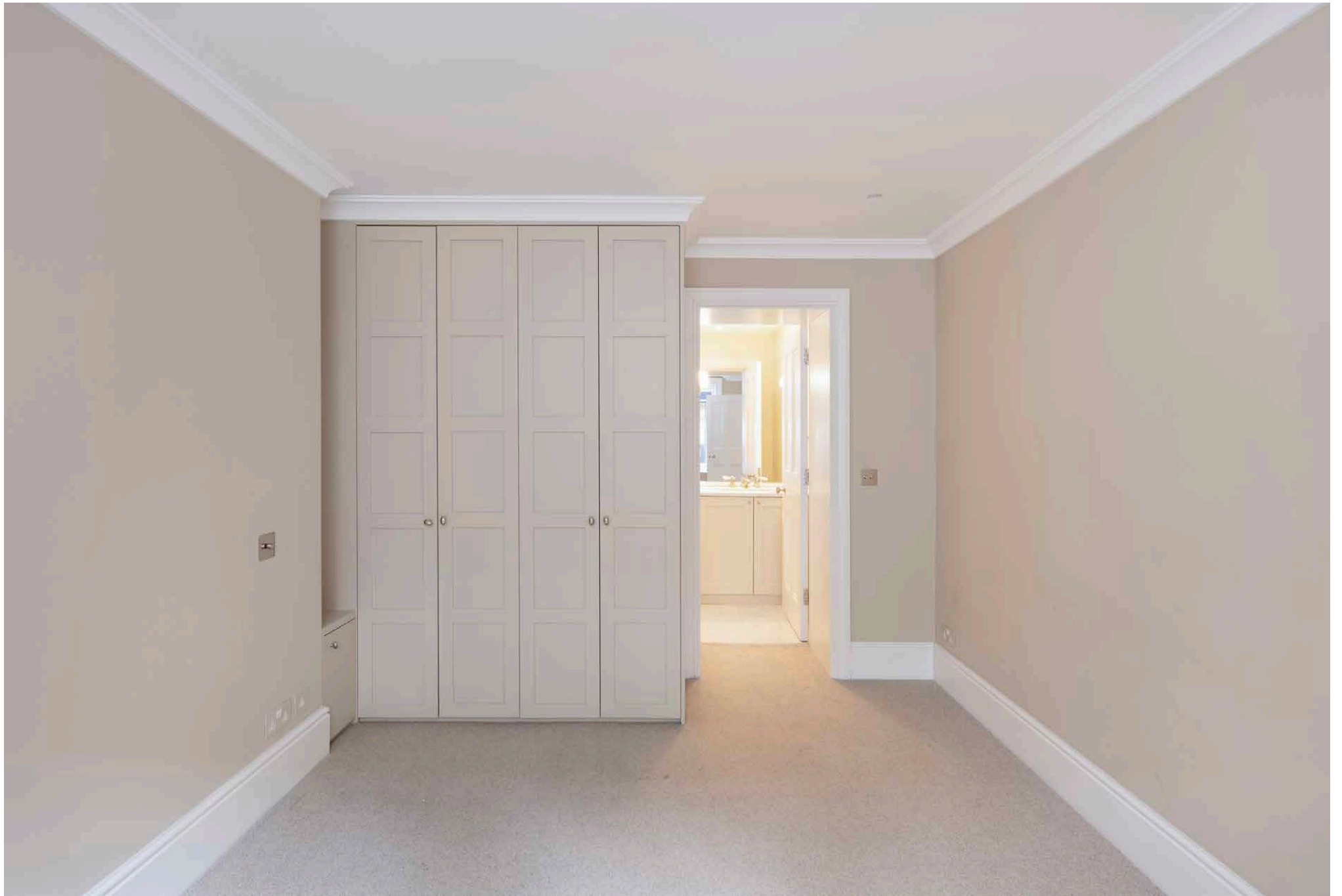


Continuing up the stairs, the bedrooms are elegant and understated. Neutral tones bring a sense of calm and comfort to the principal bedroom, complete with a pared-back yet stylish en suite, and dressing room come additional bedroom. Warm wood floors, cast iron radiators and elegant cornicing ensure the home's character shines through.

Two further double bedrooms occupy the third floor, along with a moderate family bathroom and bespoke built-in storage. On the lower ground floor, two bedroom suites are serviced by considered adjoining bathrooms; one comes with a dressing room with access to the low-maintenance patio garden. A utility room and outdoor storage complete this floor.









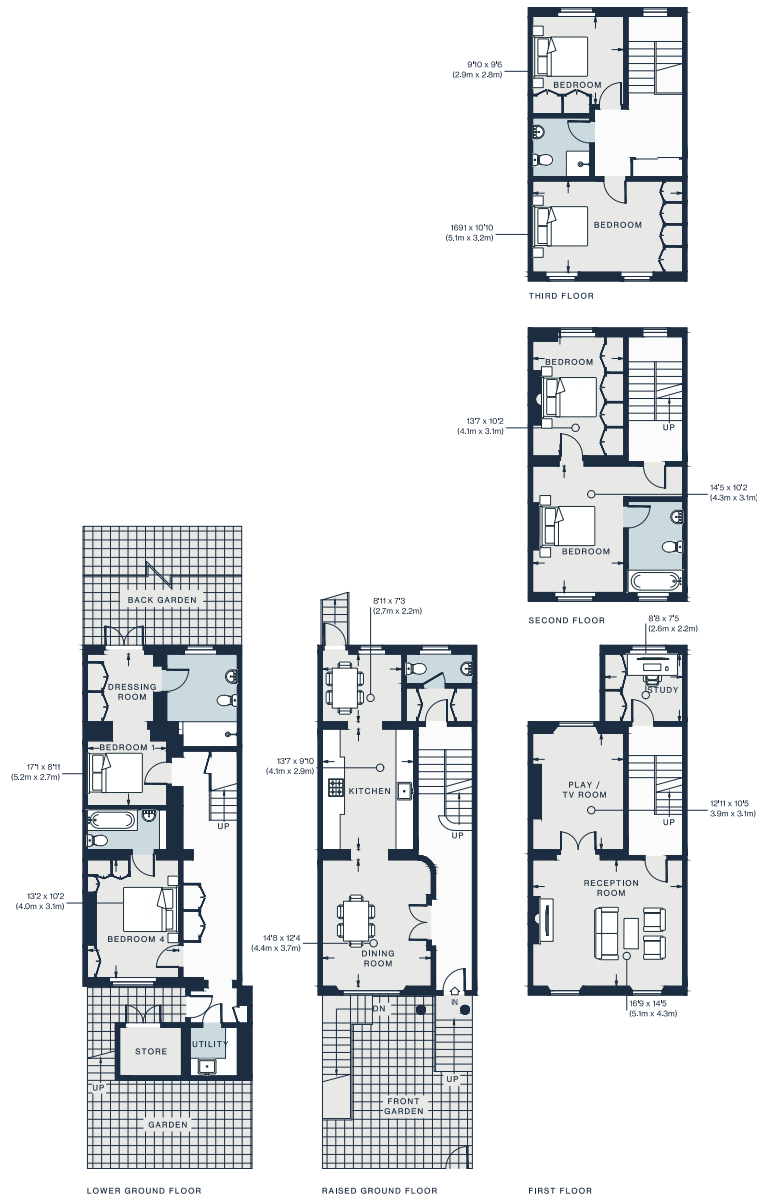












Approx. Gross Internal Area = 2,841 sq ft / 263.9 sq m

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

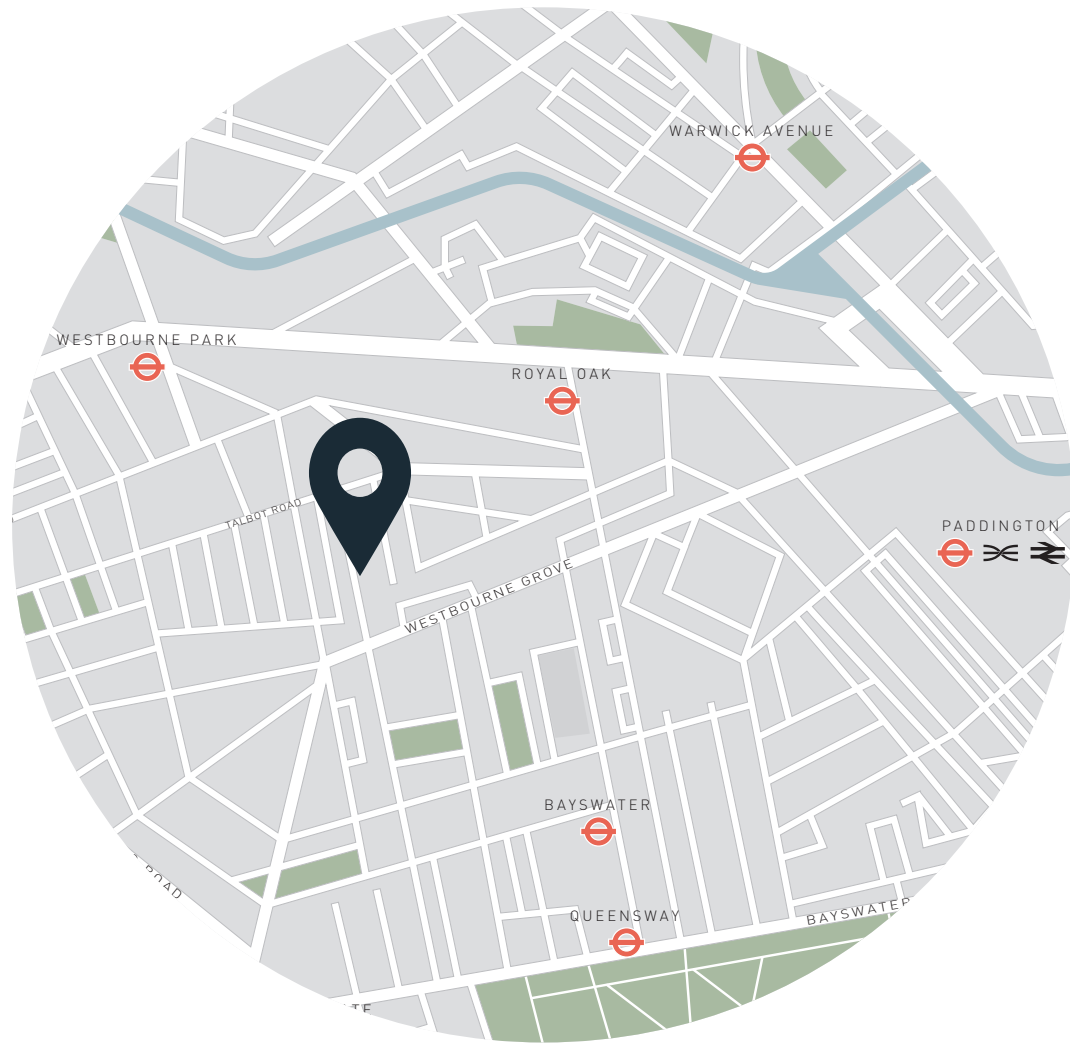
- Contemporary open-plan kitchen and dining room
- Large double reception room
- Principal bedroom suite with dressing room
- Two guest bedroom suites
- Two further bedrooms
- Family bathroom and cloakroom
- Study and playroom
- Utility room
- Three private terraces
- Royal Borough of Kensington & Chelsea

Approx 2,841 sq ft / 263.9 sq m

EPC = D

Council Tax Band = H

Deposit = £30,000



Location

Just minutes from Westbourne Grove, the beating heart of Notting Hill, the best of the neighbourhood is on your doorstep. Pick up an early coffee from Beam or sit down for a late morning brunch at Granger & Co. The lively thrum of Portobello Road is home to antique stalls and vintage shops, with rows of luxury boutiques along Westbourne Grove lining your walk there. Siegfried Contemporary and Ross Lovegrove are must-visit art showrooms, followed by a visit to three Michelin-star restaurant Core by Clare Smyth. Make The Princess Royal pub down the road your local.

Royal Oak – 7 mins (Circle, Hammersmith & City)
Notting Hill Gate – 12 mins (Central, Circle, District)

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Let's talk

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