

# DOMUS NOVA



Hippodrome Mews W11  
£1,695,000



On a quiet row of redeveloped mews properties, caught within the Avondale Park Gardens Conservation Area, sits a joyfully-crafted three-bedroom home. Past the teal front door is the welcoming open-plan reception room. A dedicated dining space is marked by L-shaped banquette seating, with storage subtly concealed by smart tongue-and-groove paneling. Adjacent, the living area features an alcove seating, offering further storage beneath. It's crowned by a clerestory window, inviting soft light into the space. White wood floors transition to patterned tiling in the skylit kitchen. Finished with runs of pale pink cabinets and a marble splashback, there's a calming sense of cohesion.

A striking spiral staircase with open treads unites the entire home. Ascend to the second floor, where an additional reception room capitalises on sunlight that beams through a wall of glazing. The room is stylishly conceived with wood floors and a regency-style radiator cover, plus a study nook complete with engineered shelving. Slide back the full-height glass doors onto the roof terrace complete with bespoke electric awning. Backdropped by the Avondale Park's treetops, it's a south-west facing suntrap.



















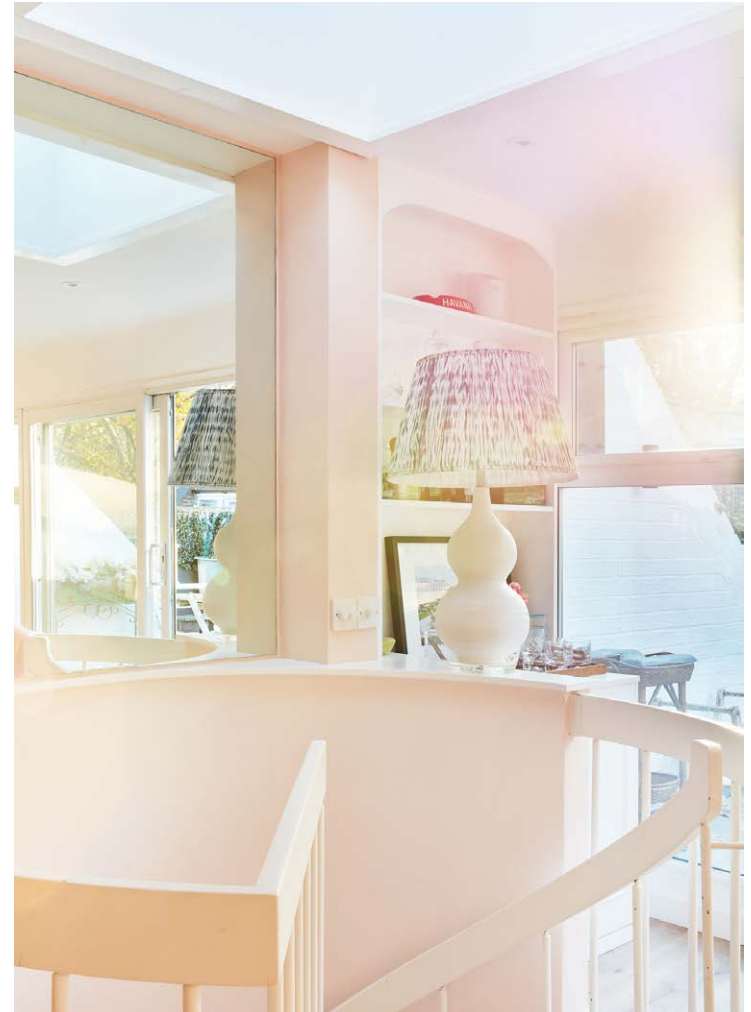




















The bedrooms are spread across the first floor, each with an affectionate palette of colours and plenty of storage. Light blue walls and blonde wood floors paint a picture of tranquility in the principal bedroom, with an en suite bathroom featuring whitewashed metro tiles and patterned flooring. Two guest bedrooms have been artfully finished with Penny Morrison wallpaper: in one, a country-pile feel is drawn with their Pasha Spring pattern, in the other, the brighter Flowerberry Orange print makes a statement. Serving these two rooms, a family-sized bathroom sits next-door – finished with black and white Fired Earth marble tiles and sky-blue Little Greene paint, a brand used throughout the home.















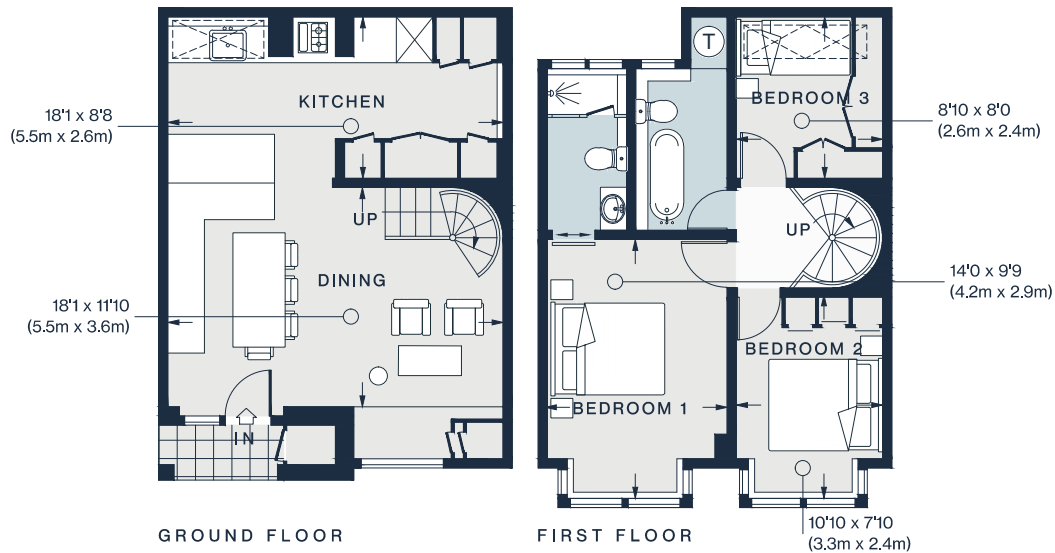
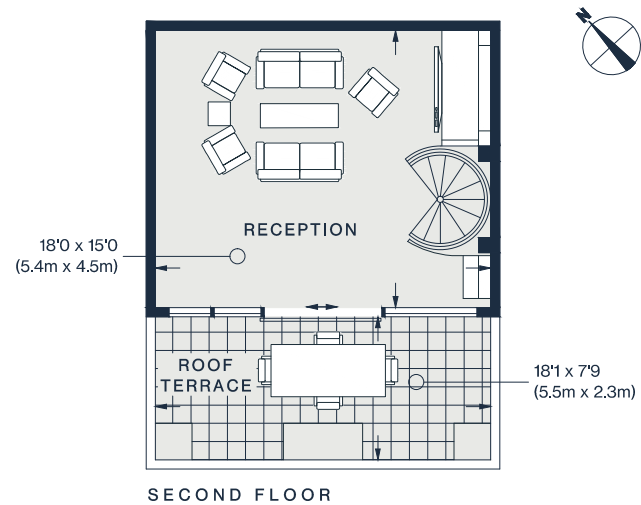












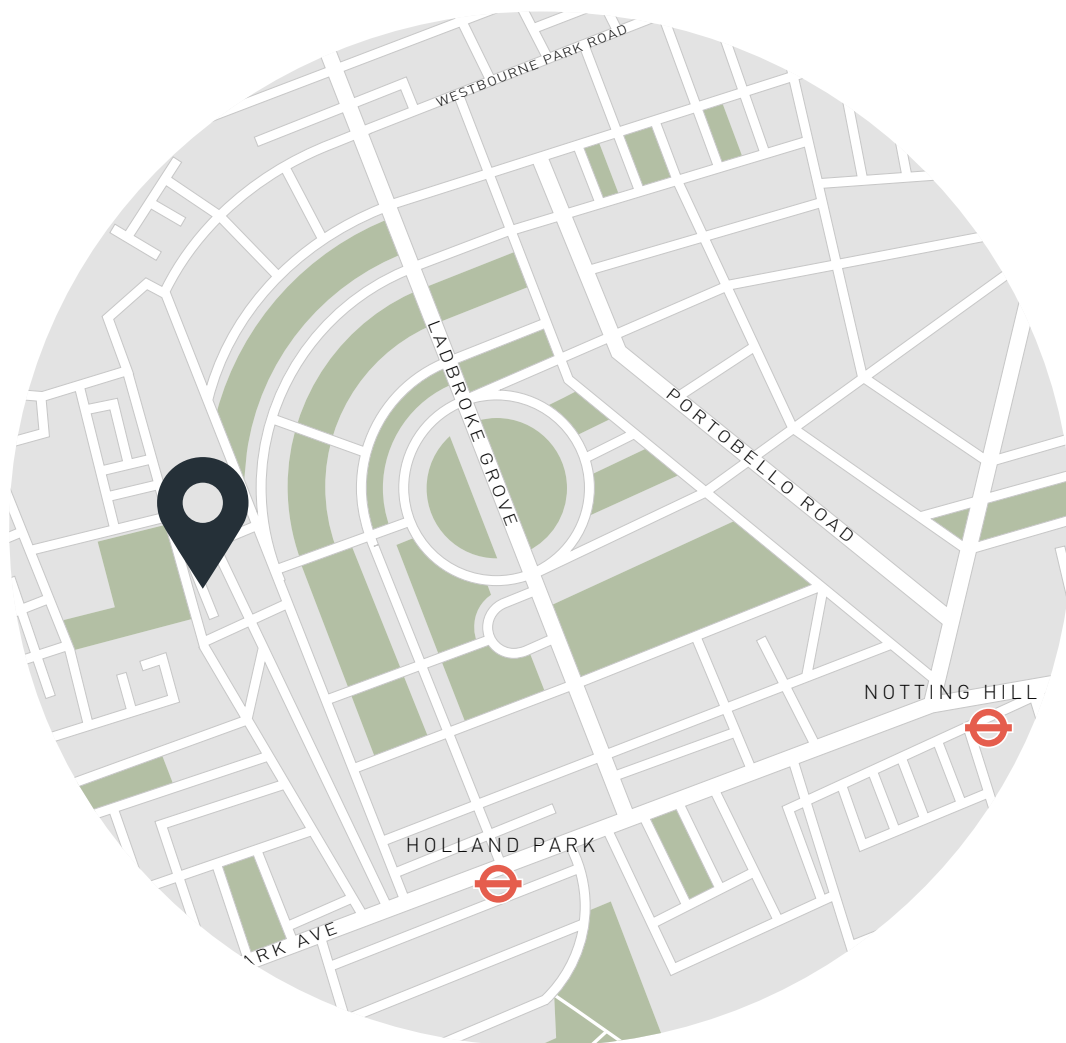
Approx. Gross Internal Area = 1,118 sq ft / 103.9 sq m

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 living room  
 Second-floor reception room  
 Principal bedroom suite  
 Two guest bedrooms  
 Family bathroom  
 Roof terrace  
 Private off-street parking  
 Royal Borough of Kensington & Chelsea

Approx 1,118 sq ft / 103.9 sq m  
 EPC - D  
 Freehold  
 Council tax band - G



## Location

A neighbourhood steeped in history and rich in culture, Hippodrome Mews is on the doorstep to some of west London's most dynamic streets. Just a stone's throw from village-like Clarendon Cross, local favourites include Melt Chocolates, Julie's Restaurant and Myriad Antiques. Stroll south and you'll reach the verdant Kyoto Gardens for a breath of fresh air, followed by a world-class exhibition at the Design Museum. Head in the other direction to The Village at Westfield Shopping Centre or a gig at the Shepherd's Bush Empire. Portobello Road is set for vintage stall hopping or a film at Electric Cinema, or stock up with essentials from Daylesford Farmshop. For a taste of Argentina, head to Casa Cruz – just a few minutes from your doorstep.



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