

DOMUS NOVA



Leamington Road Villas W11
£2,350,000



Set on the raised-ground and garden levels of a quintessential period townhouse, this apartment offers space and style in abundance.

Past the entrance hallway, enter a sweeping open-plan reception room and kitchen where old and new collide.

The living room bears the hallmarks of its heritage pedigree – decorative ceiling cornicing, bay windows and an ornate fireplace – while clean lines and contemporary appliances define the culinary and dining space. A central island forms the heart of the kitchen, illuminated by pendant lights. Natural light is cast across the expansive proportions through dual-aspect windows creating an atmosphere that's both uplifting and serene.

Through French windows, head out to the decked terrace, perfectly positioned for alfresco dining throughout the summer. A cast-iron spiral staircase leads down to the lawned garden, framed with climbing rose bushes.

Black-framed Crittall doors lead into a lower-ground reception room complete with sweeping blonde floors, whitewashed walls and a double skylight. Its open proportions offer the versatility to be used as a formal dining area, living room, home office or self-contained studio – courtesy of a fully-equipped kitchen. There's also space to nestle a bed behind a half-wall, with a family bathroom just next door.





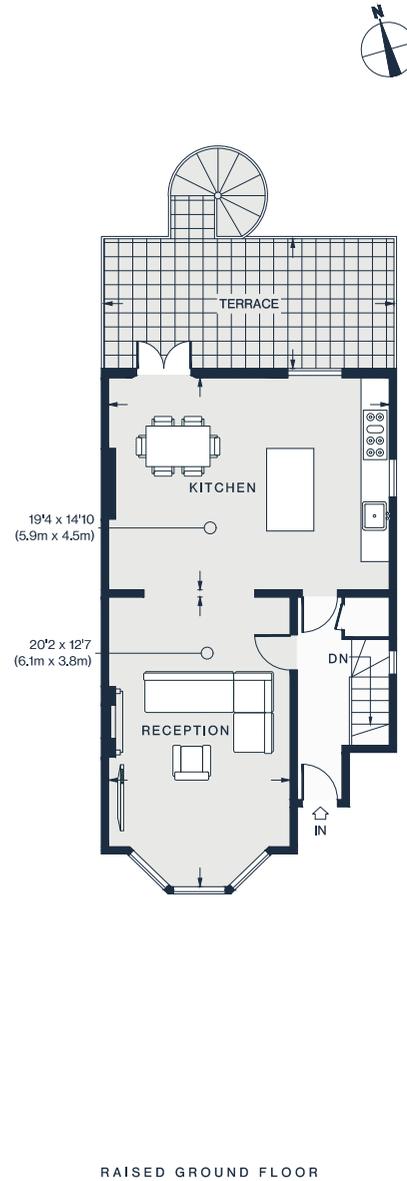
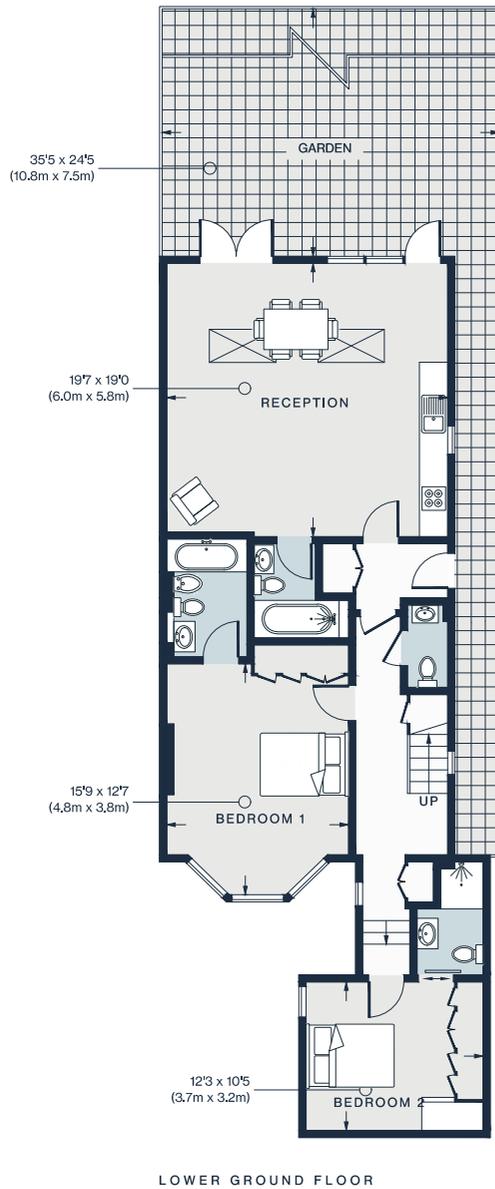


Beyond this room, the master bedroom is illuminated by south-facing bay windows. Its tranquil feel continues into the en-suite bathroom, featuring a marble-topped sink and cornflower-blue tiles. An additional bedroom is a cosy affair, with a wall of floor-to-ceiling storage. Through a sliding pocket door, the en-suite features a walk-in shower wrapped in cobalt-blue metro tiles.



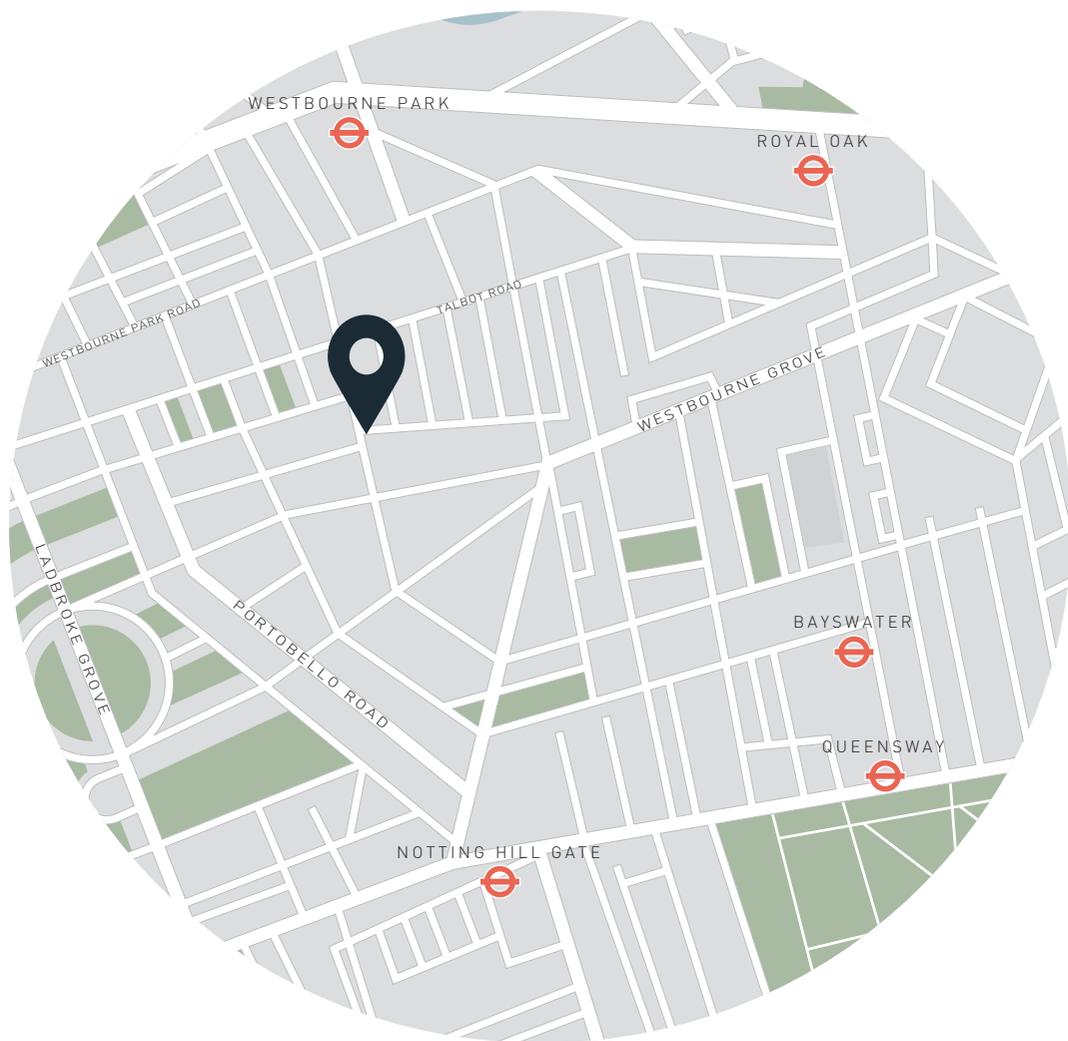






Property Details

- Open-plan kitchen and reception room
- One further reception room with fully-equipped kitchen
- Master bedroom with ensuite bathroom
- Guest bedroom with ensuite bathroom
- One further bathroom
- Private terrace and garden
- Royal Borough of Kensington & Chelsea
- Approx 1644 sq ft / 152.8 sq m



Location

Leamington Road Villas boasts enviable proximity to the best west London has to offer. It's a ten-minute walk to burgeoning Golborne Road, where locals favourite eateries include Lisboa, Layla Bakery, Pizza East and Laylow. From here, head down Portobello Road for a true taste of Notting Hill among antiques shops and vintage boutiques. Dinner at Caractere completes an evening – be home in just two minutes.

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