

DOMUS NOVA



Ledbury Road W11

£950,000



A staircase leads you from street level to the apartment below; a pair of porthole windows are a precursor to the modern industrial interiors within. Pale cement floors draw you into the sweeping open-plan reception room and kitchen. There's a voluminous feel to the skylit space, framed on either side by black floor-to-ceiling columns. Entertaining, working and relaxing takes place across the living area's expansive footprint. The material palette is natural yet striking, from the black-framed wood panels to rusted steel-toned steps that lead down to a dining area. The bench seating feels relaxed and inviting, arranged around a mirrored table – artwork is doubled in its reflection. There's an understated sophistication to the kitchen, with smooth grey worktops, chrome faucets, whitewashed cabinetry and integrated appliances. The eye is drawn to a nine-bulb chandelier – an idiosyncratic accent set in the vaulted ceiling.









The bedroom is zoned behind Crittall style walls, filled with natural light through panels of glass. A floor-to-ceiling curtain can be drawn back for a feel of openness, or closed when night draws in. Adjacent, a sliding mirrored door – with a metal frame configured in a patchwork effect – plays with the dynamics of space in the bedroom. Behind it, a showpiece of bathroom design. Oversized whitewashed tiles contrast with a jet-black framed shower screen. The pair of porthole windows are a considered detail, filtering light into the space.





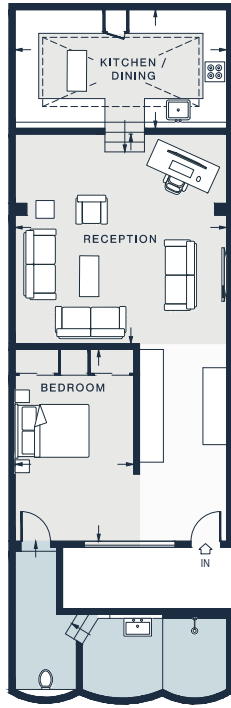






There is exciting investment opportunity to purchase the commercial space above the property at 5% NIY. It is in good decorative order with high ceilings and reams of light. For more information, please contact our team.





LOWER GROUND FLOOR

KITCHEN / DINING
17'7 x 10'2 (5.3m x 3.1m)

RECEPTION
17'9 x 17'7 (5.4m x 5.3m)

BEDROOM
15'11 x 9'10 (4.8m x 3.0m)

Property Details

Open-plan kitchen, dining and living room
Double bedroom
Contemporary bathroom
Royal Borough of Kensington & Chelsea

Approx 911 sq ft / 84.6 sq m

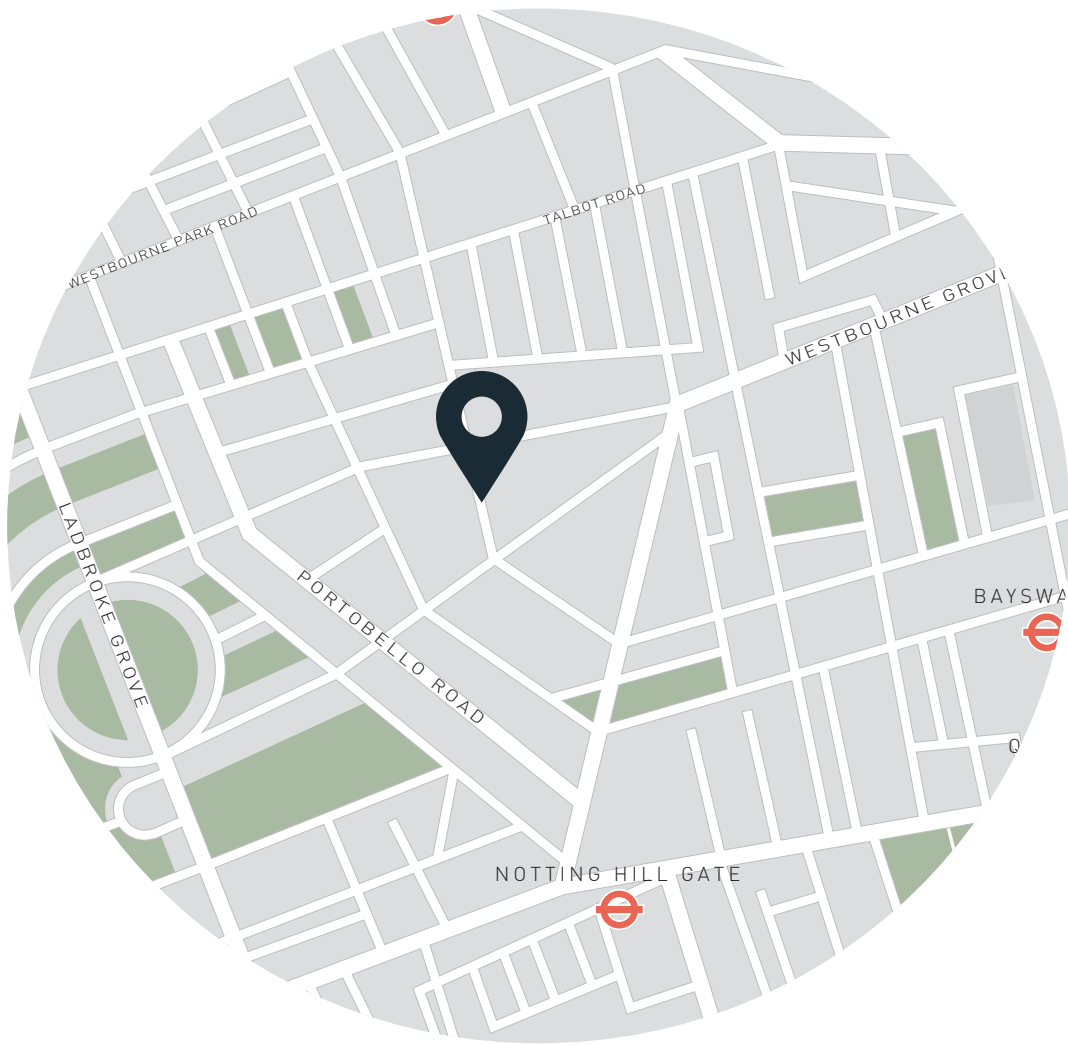
EPC = D

L/S-F/F - TBC

Ground rent - Peppercorn

Service charge - £1,500 per annum

Council tax band - F



Location

A string of upmarket eateries, boutiques and handsome townhouses, Ledbury Road is one of Notting Hill's most desirable streets. Just around the corner, refresh your wardrobe at Sézane or Reformation before brunch at Granger & Co. Portobello Road is five minutes away, lined with vintage shops and global eateries. The manicured lawns of Kensington Gardens are perfect for weekend strolls. Pick up something bright and biodynamic from Ottolenghi or Daylesford on the way back. Or linger over small plates at Caractère before a show at The Tabernacle.

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