

DOMUS NOVA



Barlby Road W10
£12,950,000



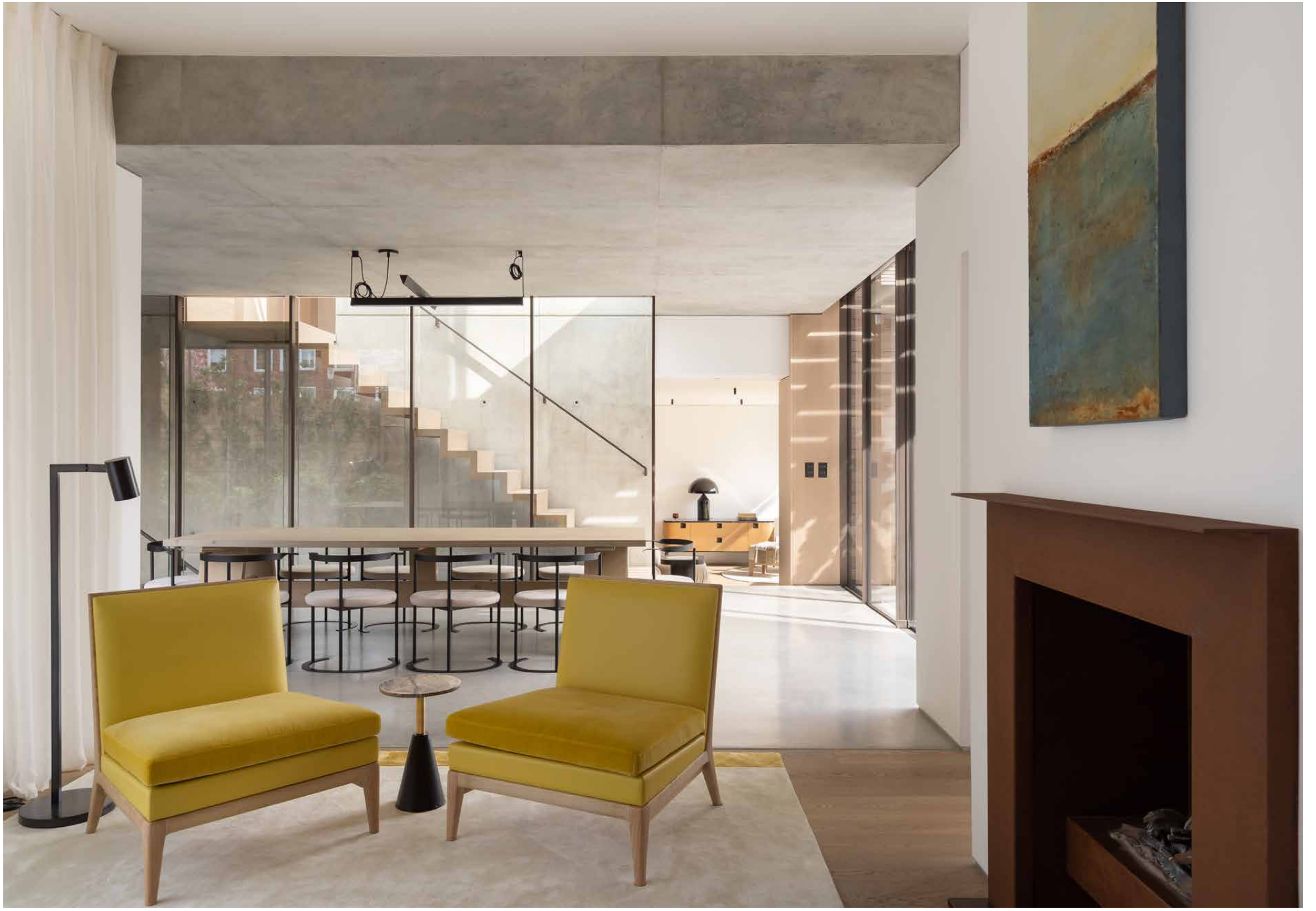
Bold design, complex engineering and cutting-edge interiors. A dramatic setting for modern city living.

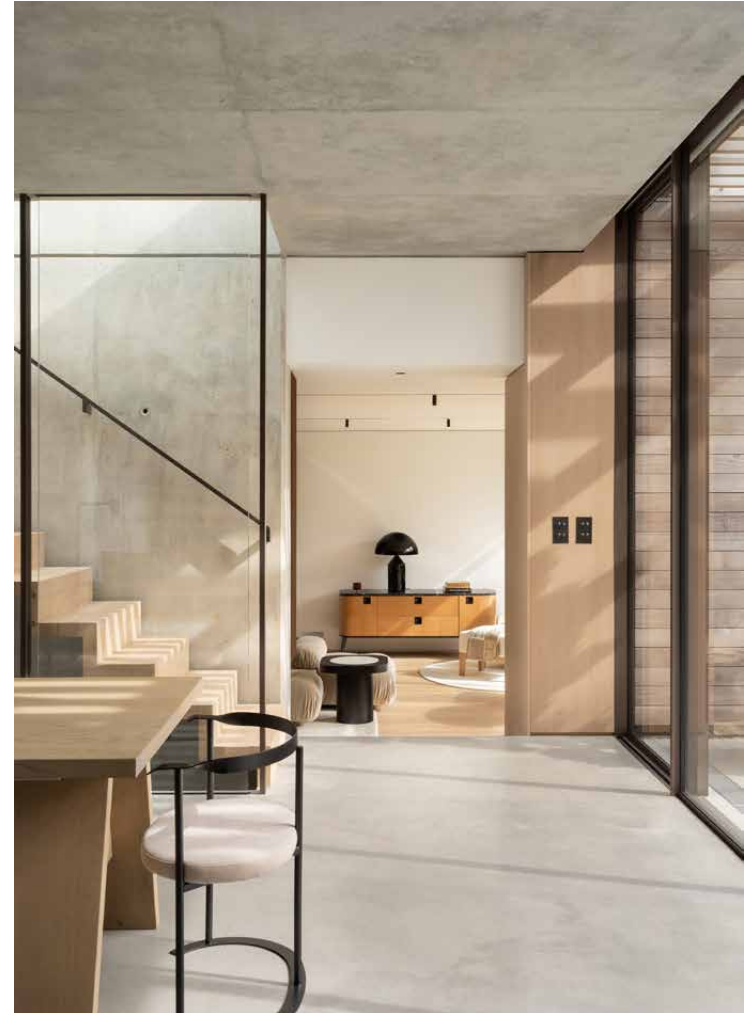
Pioneering design is sewn into the sprawling framework of this five-bedroom property hidden behind private gates. It's a home that feels not only like it's worlds away from the thrum of the capital but utterly discrete and secure. Its distinctive façade – carved from natural wood, smooth concrete and clean-lined glazing – sets the stage for cutting-edge interiors.

Enter on the ground floor, where vast glazing immediately draws you in. Poured concrete, elevated ceilings and open floors create a sense of flow, linking the open-plan living spaces; two reception areas, a dining zone, a home office and a kitchen. There's a timelessness to its quiet style; materials are tactile and organic but thoroughly urban and considered design balances space, light and form. Lightwells, skylights and vast picture windows diffuse light, creating synergy between the indoors and out. Thoughtful details and high design rigour are hallmarks of its award-winning architects.









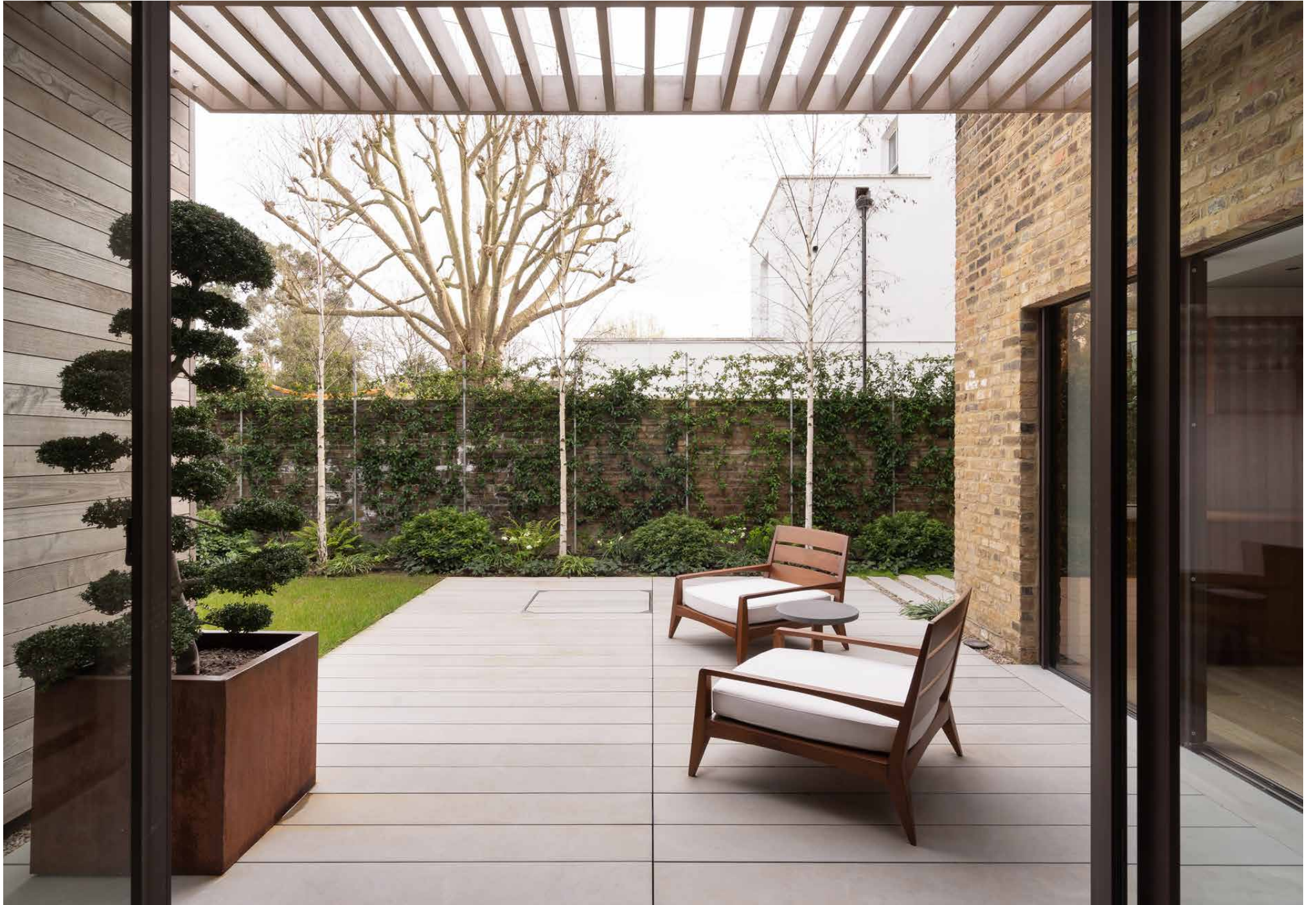






Finishes are exceptional, from the contemporary bespoke Victoria Stone fireplaces in the dual-aspect reception room to the Corten-effect bespoke kitchen. It's a streamlined space to cook, fitted with an integrated Pitt hob, built-in Miele appliances and a retractable extractor fan. Along the wall-to-wall American straight grain oak joinery, a hidden door slides back to reveal a bedroom suite with a private gated entrance. Both this bedroom and the dining area in the hall open onto the south-facing walled garden; part patio, part lawn and a fringe of flora.









A cantilevered concrete staircase leads from the entrance hall to the level below, where lightwells and a landscaped courtyard filters light into the private gym, dedicated cinema and the three bedroom suites.

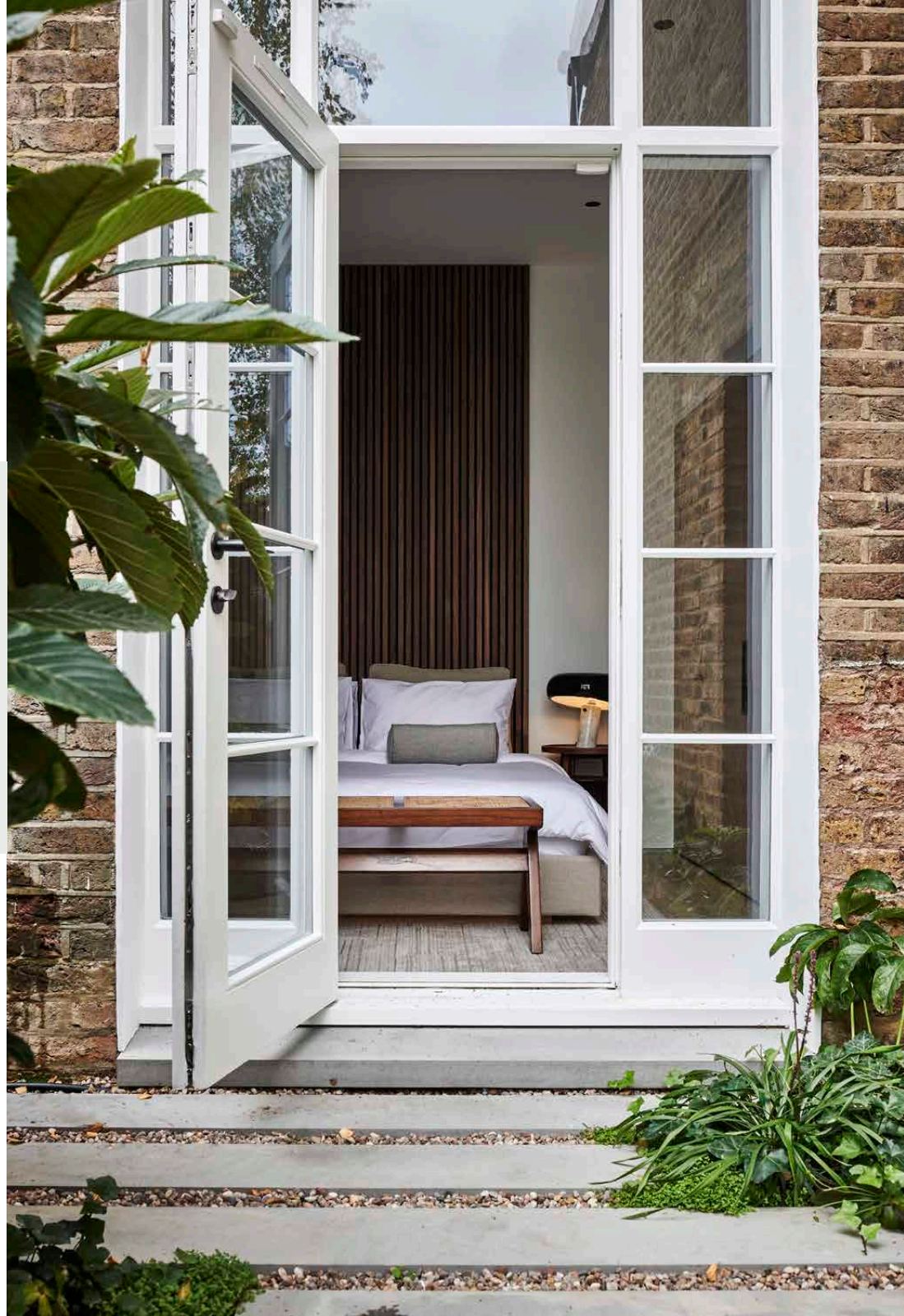
Behind-the-scenes iPad-controlled technology marries architecturally inspiring design with maximum comfort; underfloor heating, air conditioning, specialist AV systems and lighting that can be configured and programmed down to the individual luminaire from the touch screens throughout. A sleek canvas for family living.

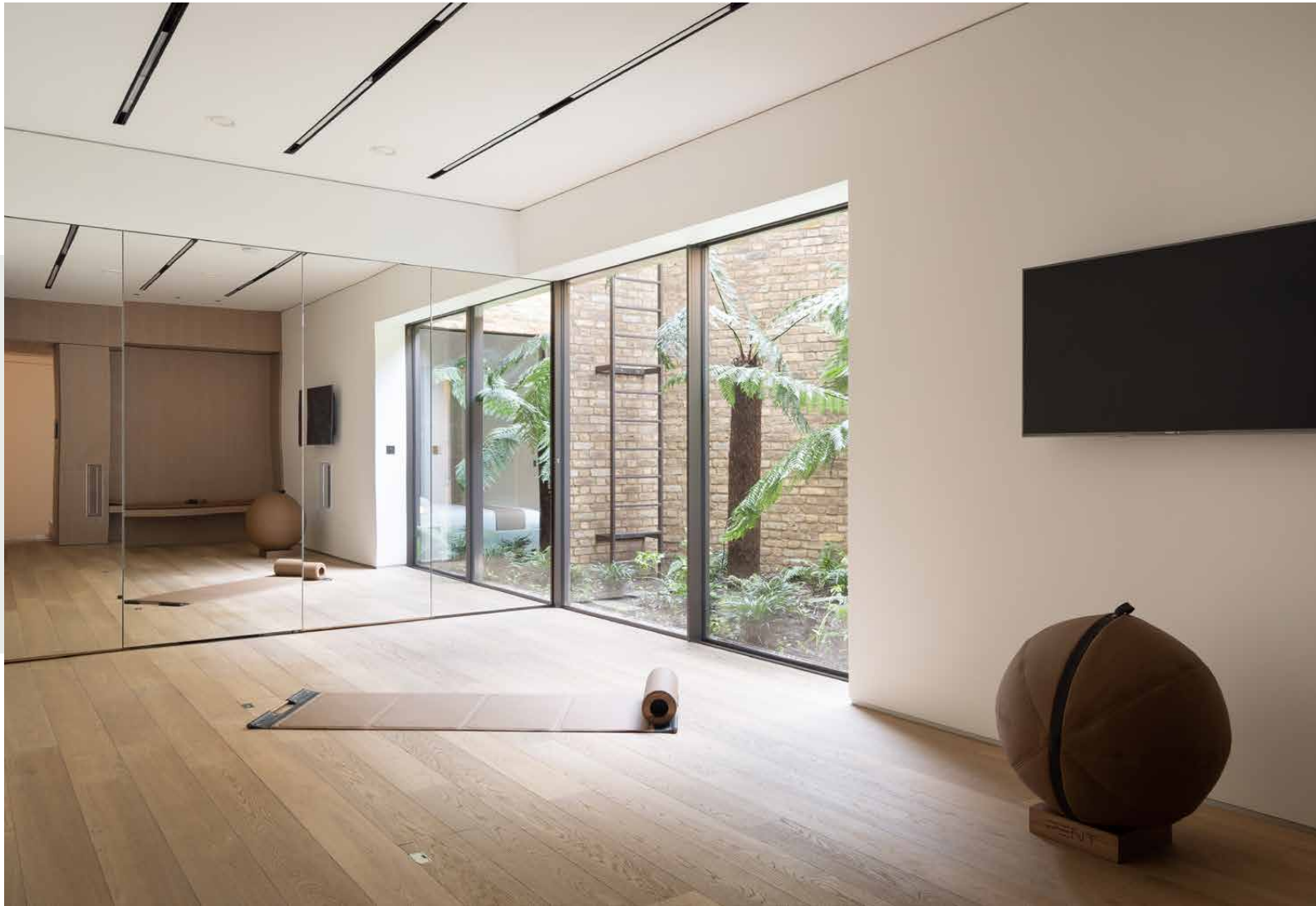




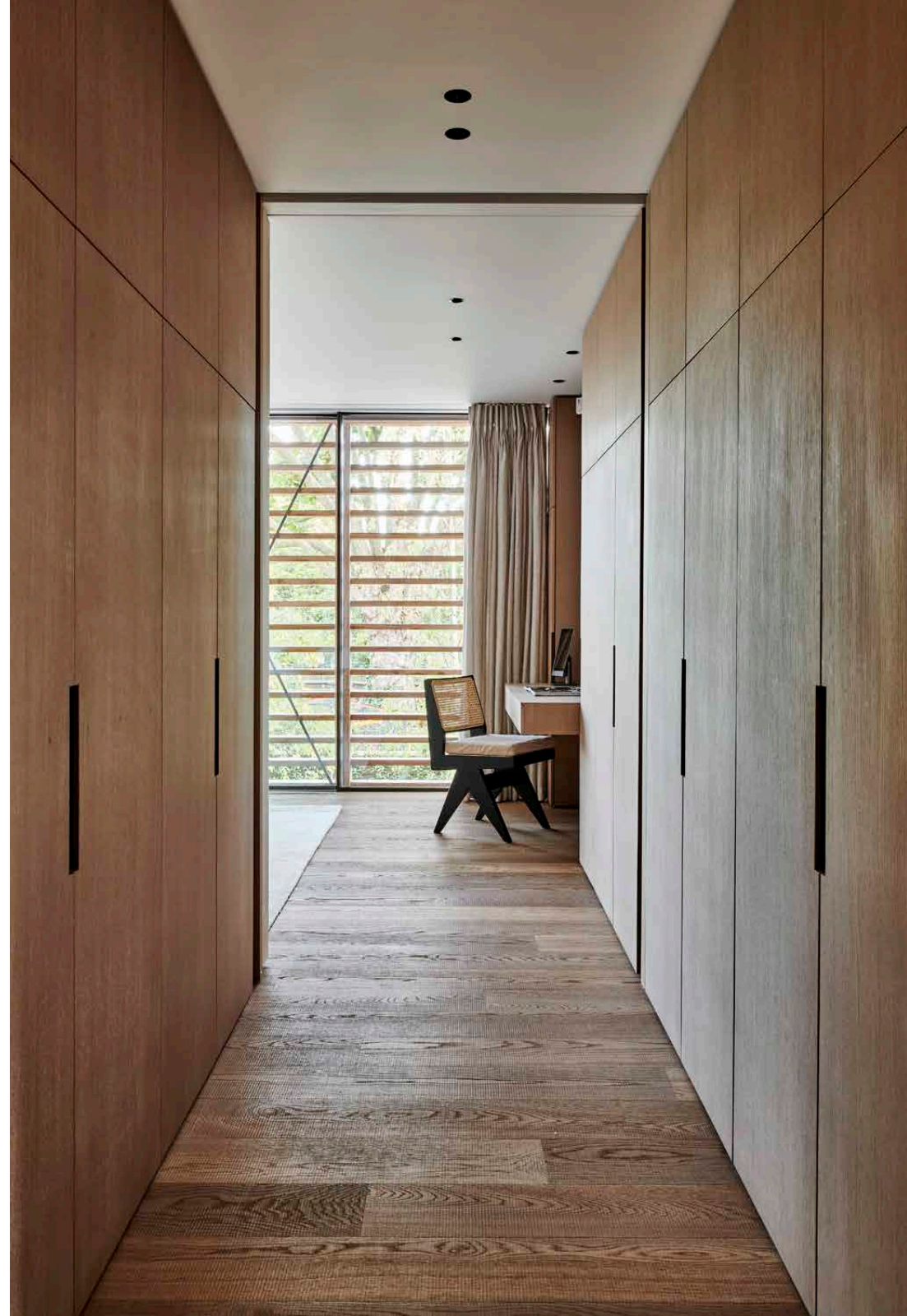


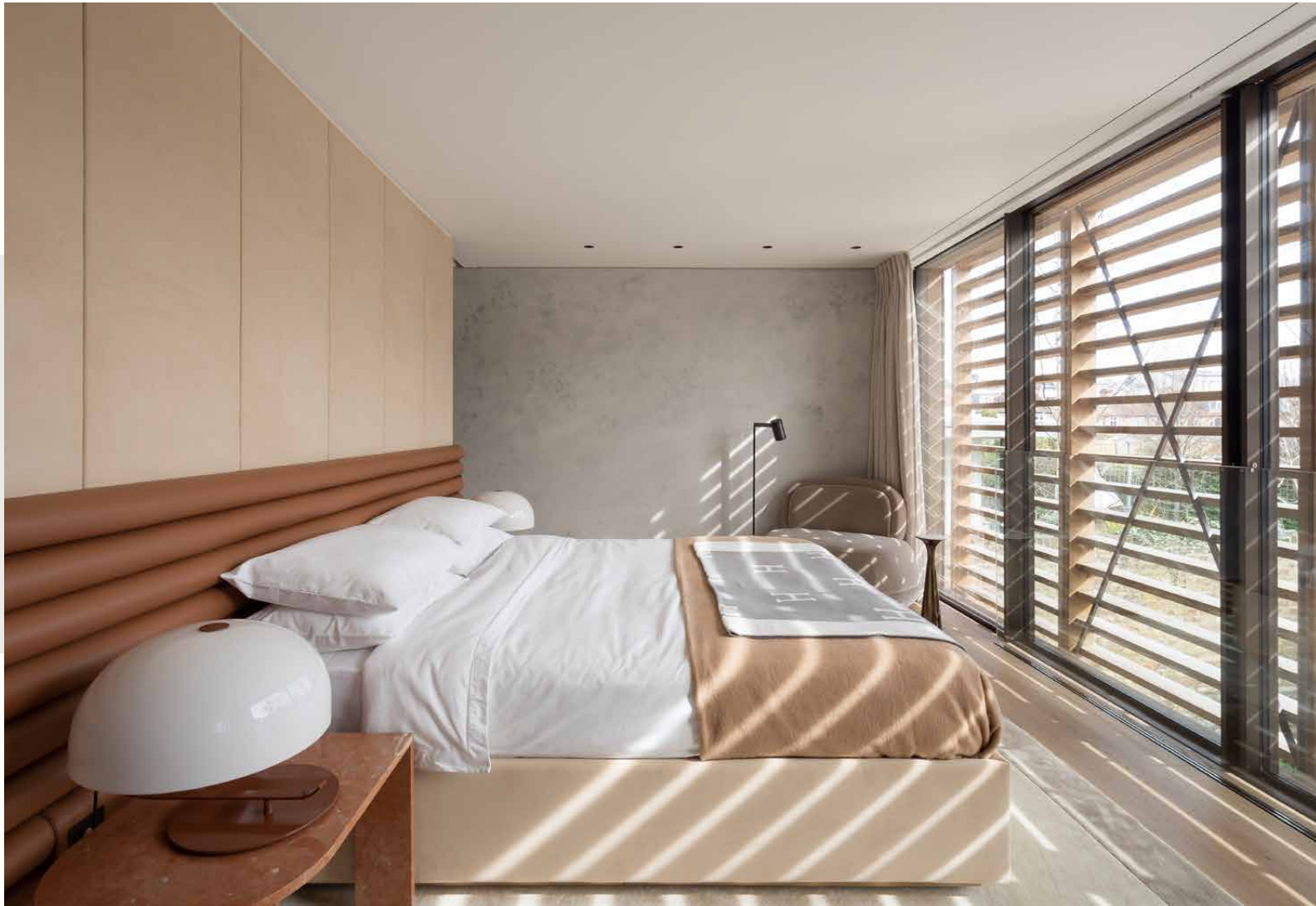






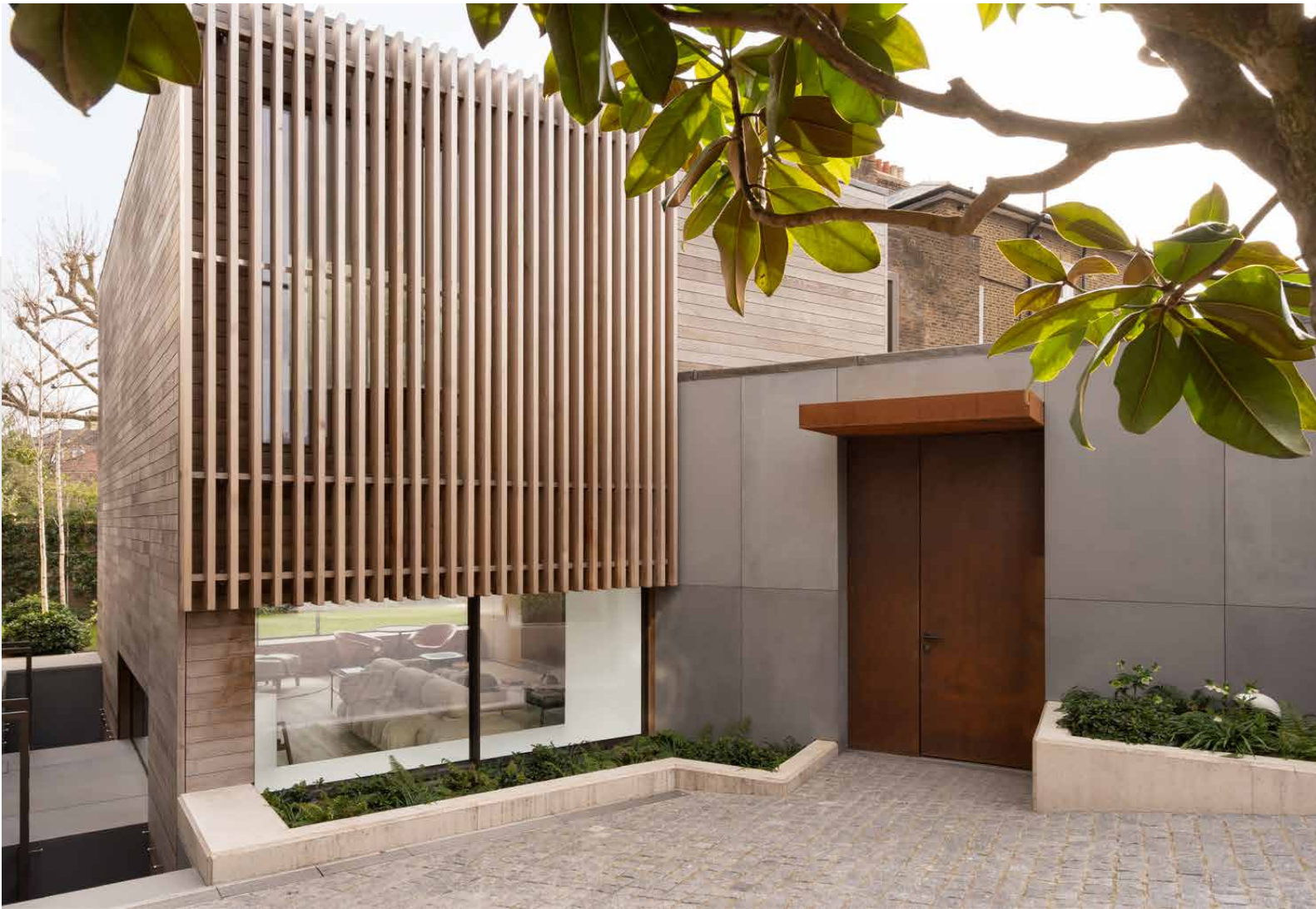
The top floor is a masterstroke in residential architecture. In the principal bedroom suite, a corridor of wardrobes gives way to a bright and airy sleeping space. A wall of glazing overlooks the garden below, but dramatic wooden brise soleil creates a wall of privacy – the same feature is repeated in the idiosyncratic ensuite. The bathroom is wrapped in Pierre de Varennes sandblasted stone. Its natural flowing patterns contrast with the rust-toned freestanding bath and the clean lines of the dual vanity cut from a slab of white marble. A glazed roof lets light wash across the vast walk-in shower.



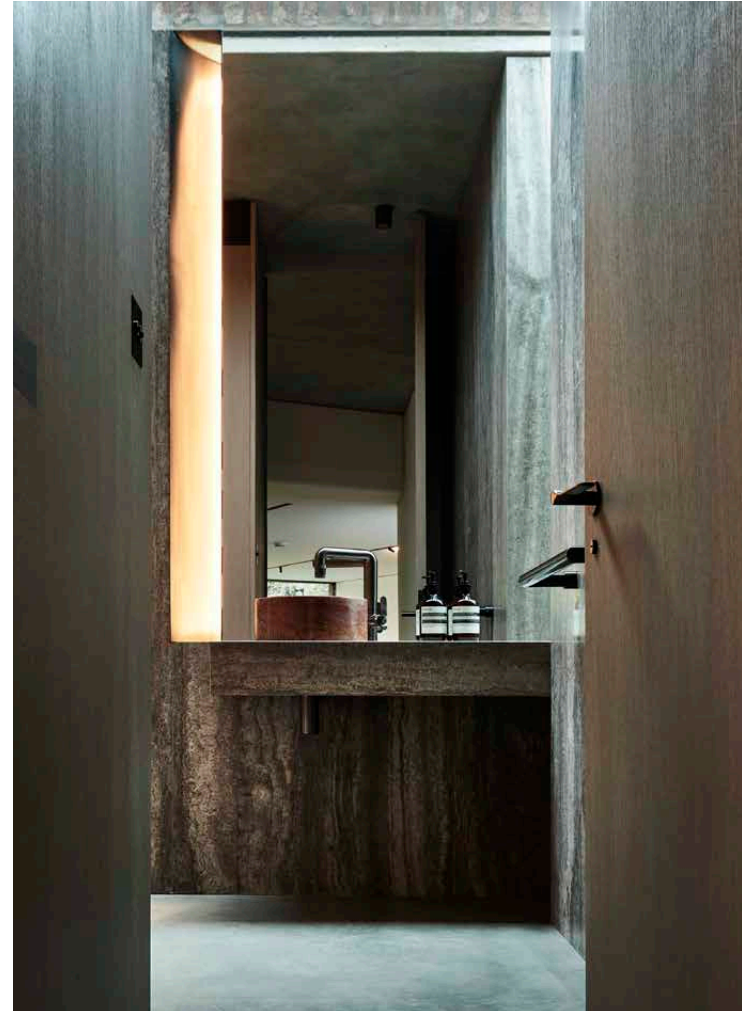


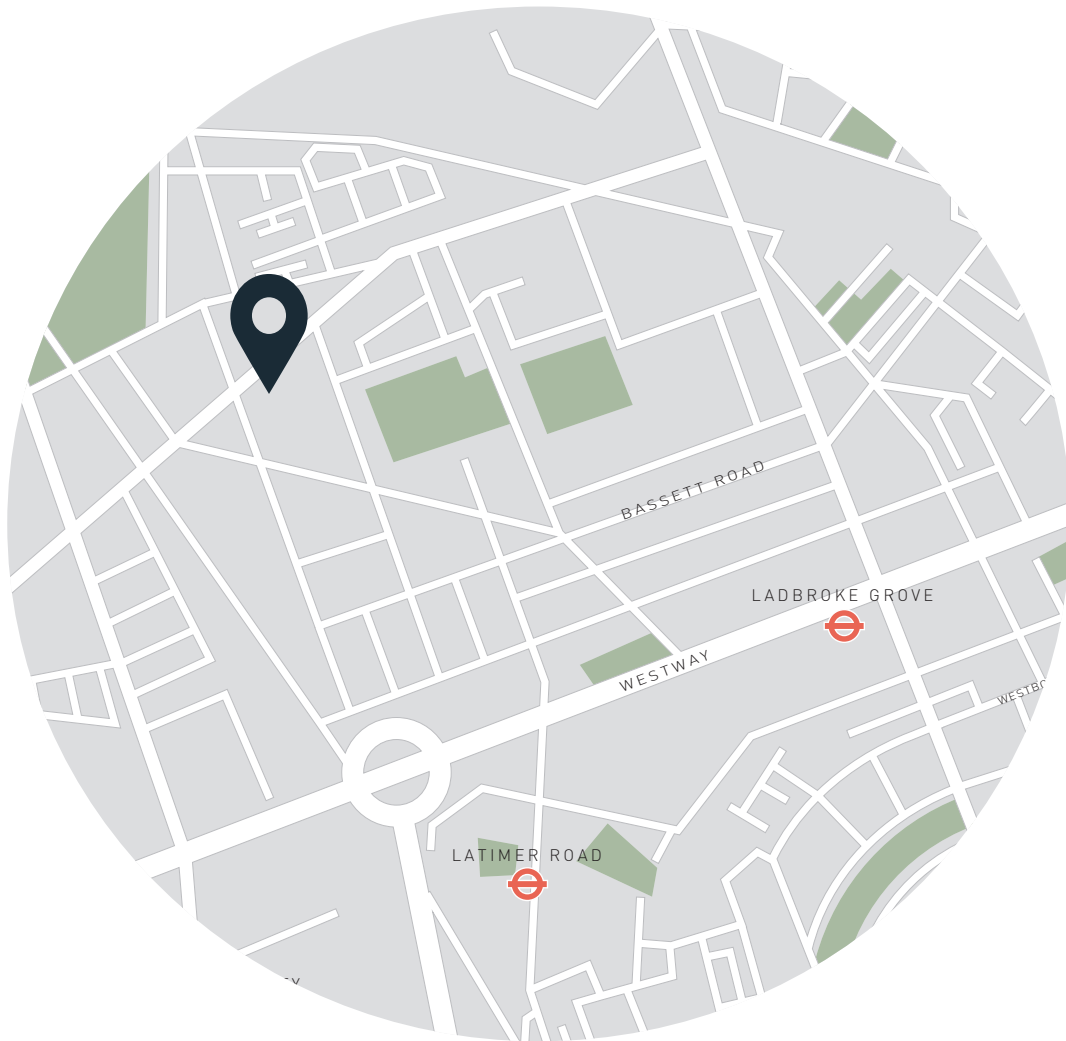












Location

There's a community feel to North Kensington, where the streets are lined with period architecture and leafy trees. A place to press pause in a thrumming capital. Yet, you're never far from some of west London's notable hotspots. White City House and Westfield are within walking distance or head to Westbourne Grove for design-led stores and chic cafes, from Granger & Co to 202. Meet the locals on Portobello Road, lined with vintage shops, market stalls and vibrant pubs. The food here is influenced by cultures around the world. Further east is Golborne Road, a street known by locals for its charming bakeries, under-the-radar boutiques and a warm welcome. Mornings at Layla. Evenings at LAYLOW.

- Pizza East (0.6 miles)
- Laylow Club (0.8 miles)
- E&O (0.9 miles)
- 202 (1.1 miles)
- Daylesford Organic (1.1 miles)
- Granger & Co (1.2 miles)
- Electric House (0.9 miles)
- Soho House White City (0.7 miles)
- Westfield London (0.9 miles)
- Ladbroke Grove Tube (0.7 miles)
- North Holt Private Airfield (8.6 miles)

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