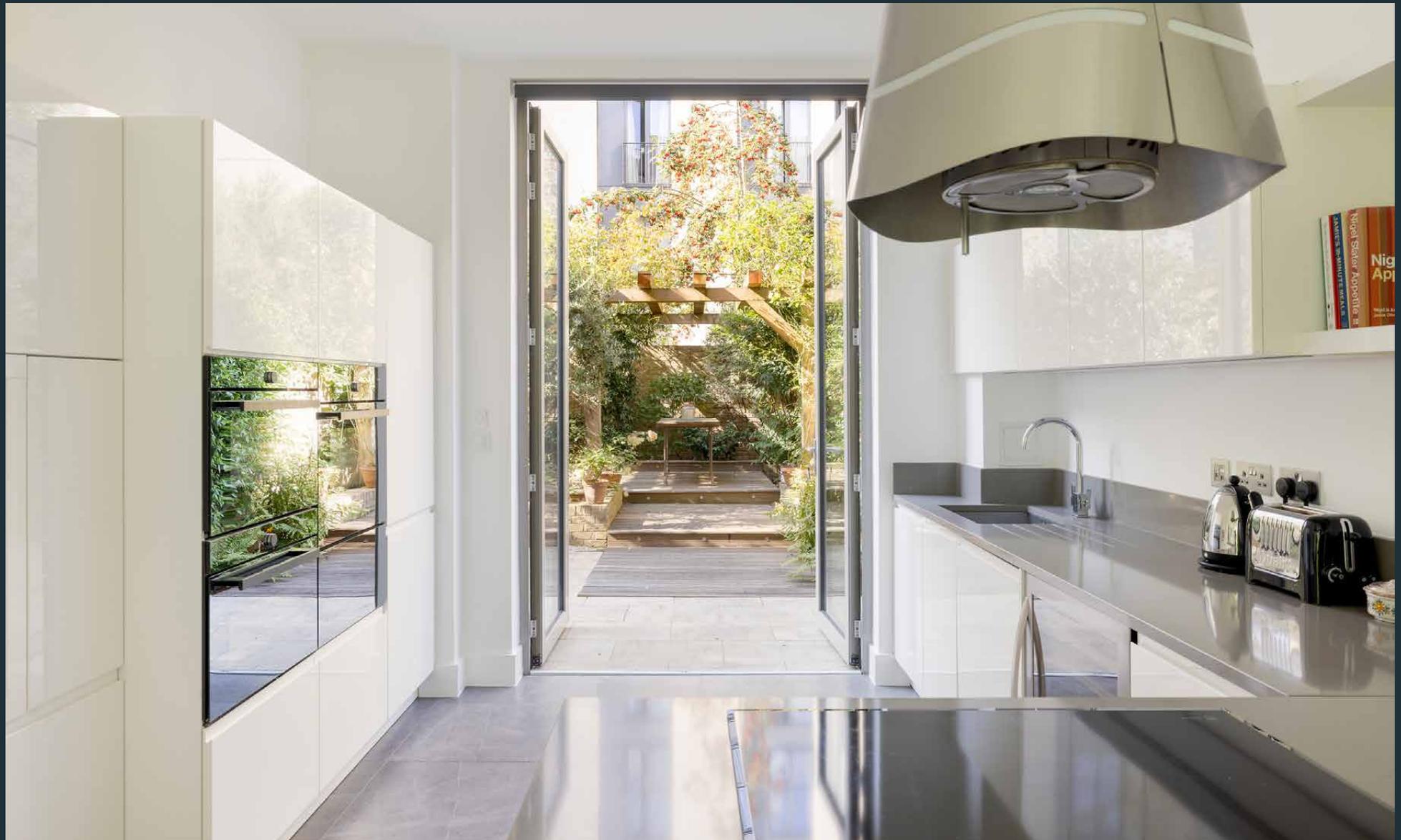


# DOMUS NOVA



Bonchurch Road, W10 – £3,250 p/w

In partnership with **BARNES**  
INTERNATIONAL REALTY



A stone's throw from Portobello Road, a new-build apartment block plays host to a home for modern living. Arranged across four levels, a considered approach to form and function cleverly integrates every space with sunlight.

On the first floor, the reception room is a peaceful affair thanks to dual-aspect fenestration softly infusing light. Wooden floors lend a subtle warmth to striking white walls – just settle on the sofa and select the ambiance of your choice courtesy of the Lutron lighting system. Around the corner, find an ideal reading nook or study space. In warmer climes, draw open the doors to the Juliet balcony or when things cool, make the most of underfloor heating.









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As meticulously manicured as the interiors, a patio and decked area sit enclosed by a veil of flourishing greenery.





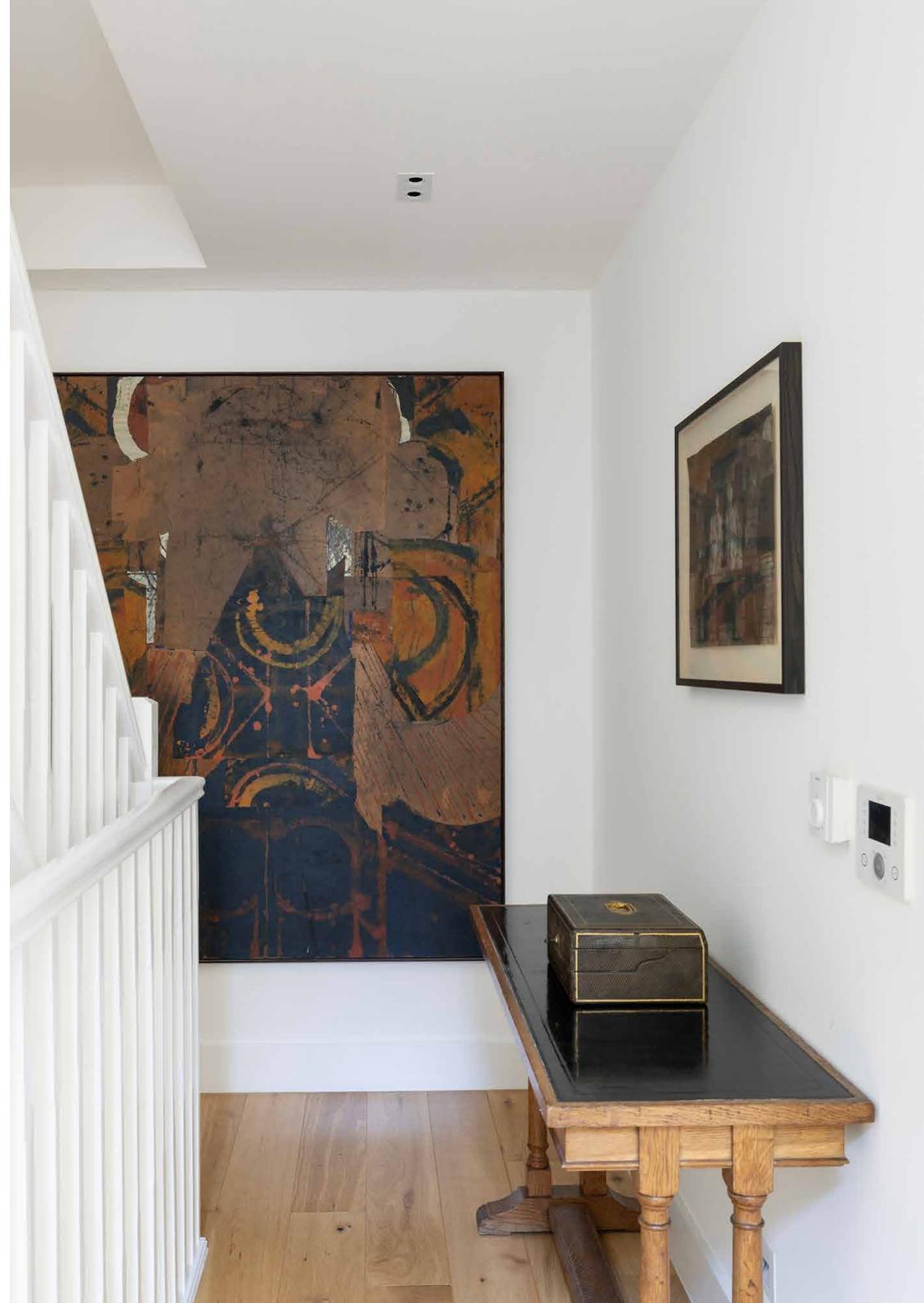


Downstairs, the kitchen and dining room is drawn with a refreshingly minimalist palette. All glossy white cabinetry, Silestone worktops and Comhair appliances, the streamlined kitchen is both ergonomic and elegant. Chrome accents and a wine cooler complete the set up.

Floor-to-ceiling glazing lends a bright backdrop to the dining area, while double doors opposite open out to a private garden. As meticulously manicured as the interiors, a patio and decked area sit enclosed by a veil of flourishing greenery. Savour breakfasts on the patio, and dinner parties under the pergola.

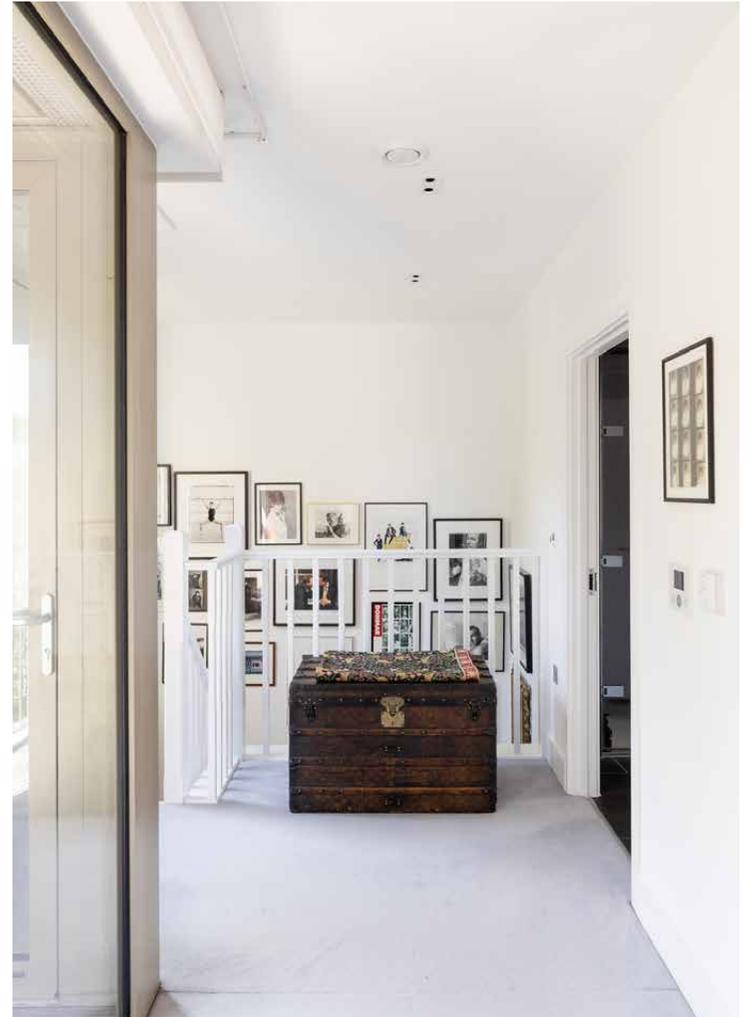
The principal bedroom suite encompasses the third floor, with expansive wardrobes that keep the space clutter free.

All neutral tones and plush carpet, its sleeping quarters make a peaceful impression. A glass door leads out to a sheltered balcony – a welcoming spot to start the day. In the en suite bathroom, dramatic dark tiling backdrops an Eclipse bathtub by Bagno Design and a rainfall shower. An additional bedroom can be found on the floor below, served by a family bathroom.









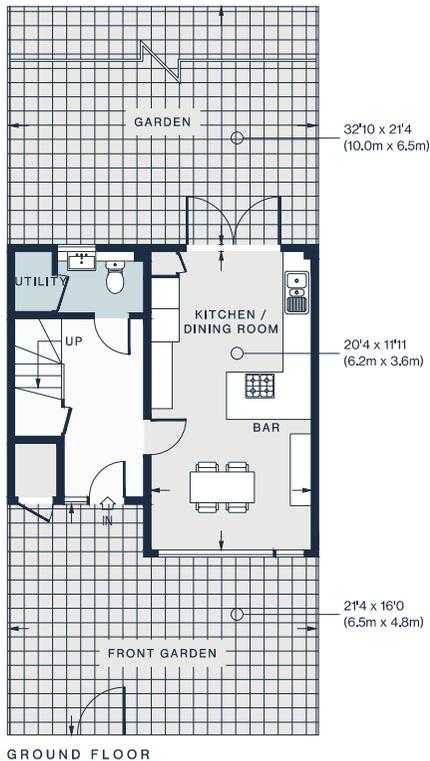
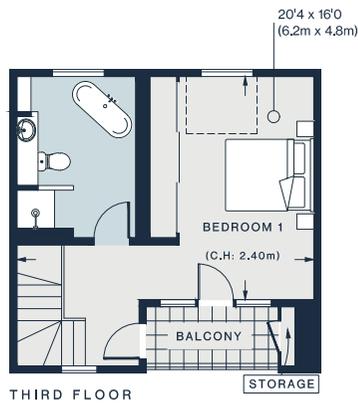










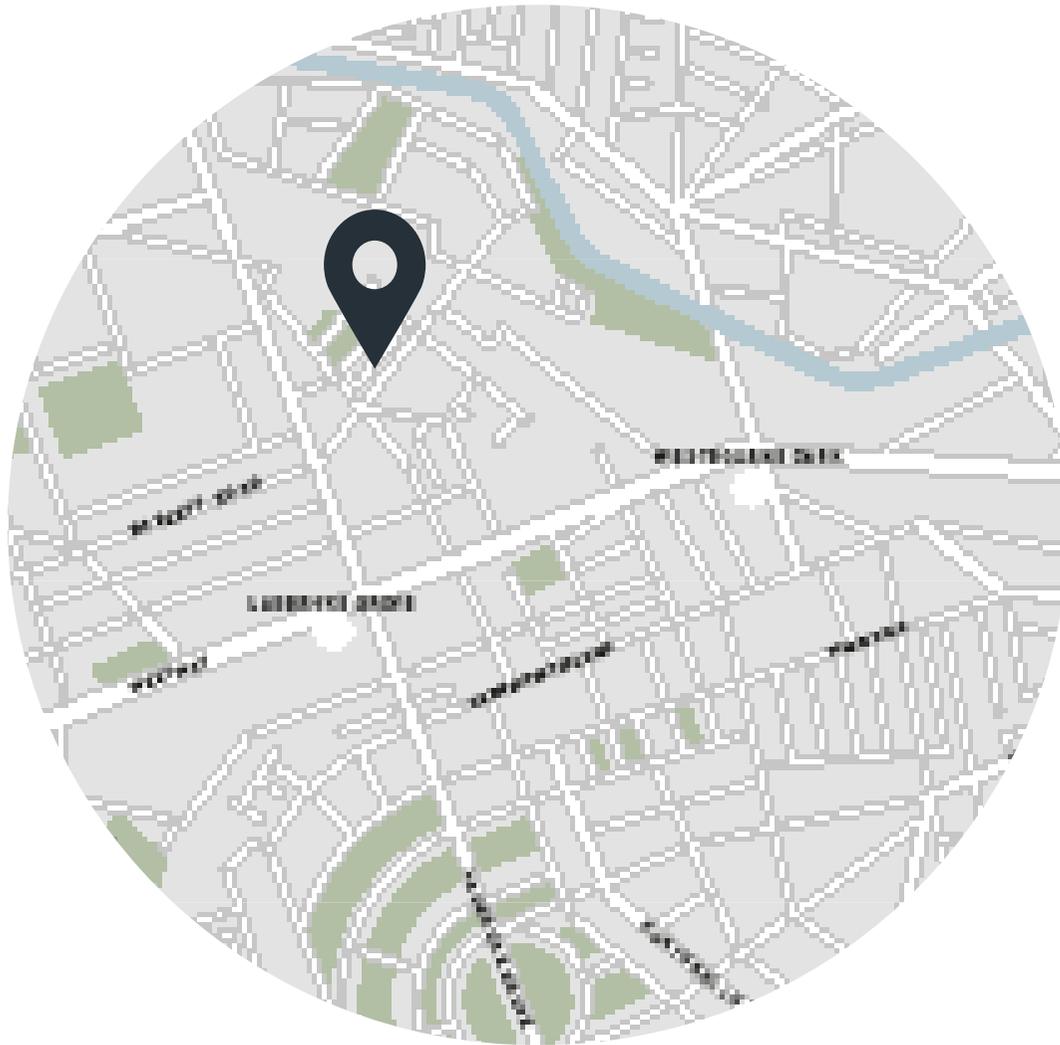


Approx. Gross Internal Area = 1,466 sq ft / 136.2 sq m  
 External Storage = 15 sq ft / 1.4 sq m  
 Total = 1,481 sq ft / 137.6 sq m

## Property Details

- Open-plan kitchen and dining room
- Reception room
- Principal bedroom suite
- Guest bedroom
- Family bathroom
- Private garden
- Balcony
- Cloakroom
- Storage space
- Royal Borough of Kensington and Chelsea

Approx. 1,611 sq ft / 149.7 sq m  
 EPC = B  
 Council Tax Band = G  
 Deposit = £13,000



## Location

Both a stepping-stone to and a breather from Portobello Road, Bonchurch Road is around the corner from its vintage stalls and dynamic energy. Stop by Layla's Bakery on your doorstep for a coffee and buttery pastry in the morning. Stretch your legs and stroll along the Grand Union Canal or down to Westbourne Grove and browse its independent boutiques. Stop by Granger & Co or Ottolenghi for lunch. Feeling thirsty? Try the legendary pub The Cow.

Ladbroke Grove - 9 mins (Circle, Hammersmith & City)



# Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



# DOMUS NOVA

Specialising in London  
and Ibiza's design-led homes

Let's talk

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