

DOMUS NOVA



Clarendon Road, W11
£8,250,000



A daring departure from the quintessential Holland Park home, this architect-designed four-bedroom house has been conceived to capitalise on light.

Designed by architects Michaelis Boyd to sympathetically reflect the street's vernacular, this traditional seeming façade conceals a modern masterpiece. Sitting in striking contrast to the interiors that unfold within, an expertly imagined home offers an unrivalled setting for family life.

Immediately opening to a sprawling living space, a tactile material palette creates visual interest across a muted canvas. Dinesen flooring adds a refined feel underfoot, while dual-aspect fenestration draws light gracefully through the room, accentuating the kitchen's uplifting air. Practicality is prioritised here, with both Boffi and Miele appliances, plus a double oven and airy layout that allows for multiple chefs.

An undulating wall of cabinetry guides through the dining area, leading to a light-flooded reception space. In cooler months, a remote-controlled contemporary fireplace is an inviting focal feature, or when the weather warms, draw back a wall of glazing to connect an immaculate patio garden. Outdoors, thriving greenery wraps around a tranquil seating space and a built-in barbecue to the rear.

























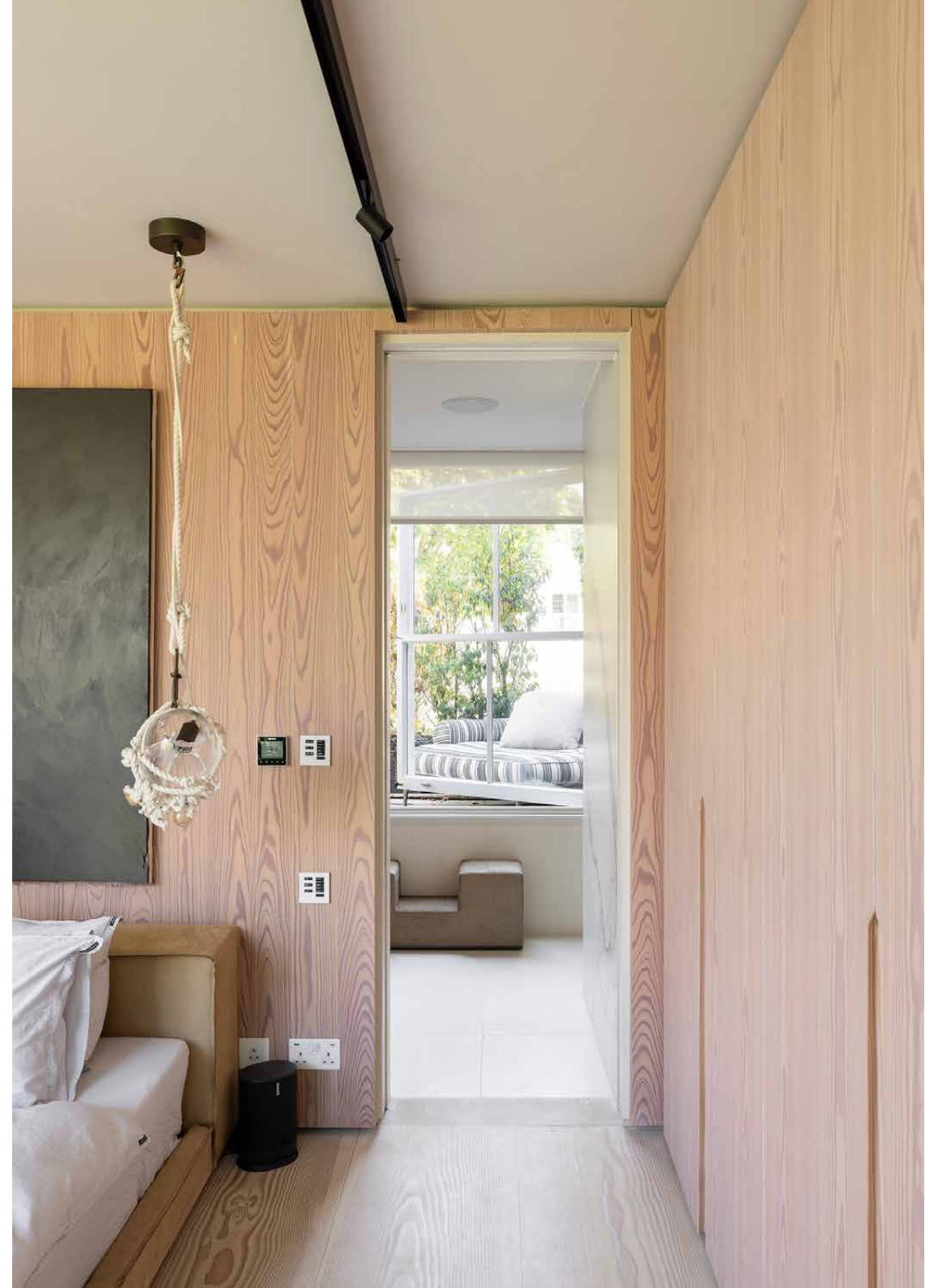
The home's top floor is dedicated to the principal bedroom suite, constructed with an unparalleled sense of peace. A wall of glass invites light inside, framing landscape views of the treetops. Bespoke cabinetry produces convenient storage space at either side of the room, while an impressive en suite shower room – all natural stone and elegant details – is tucked neatly to the rear. From here, a towering window gives way to a generous private terrace.

Found on the floor below, three further bedrooms are bound by exceptional attention to detail.

Bathed in bright tones and uplifting light, the largest bedroom benefits from a generous terrace overlooking the garden.

Over the lower ground floor – areas to unwind, work out and entertain. Follow sessions in the gym with a stint in the sauna, then an invigorating outdoor shower on the patio. On more indulgent evenings, two parallel Vieques bathtubs by Agape await.

Completing the home, a media room to the rear offers versatility to be imagined as a cinema room, playroom or private office.







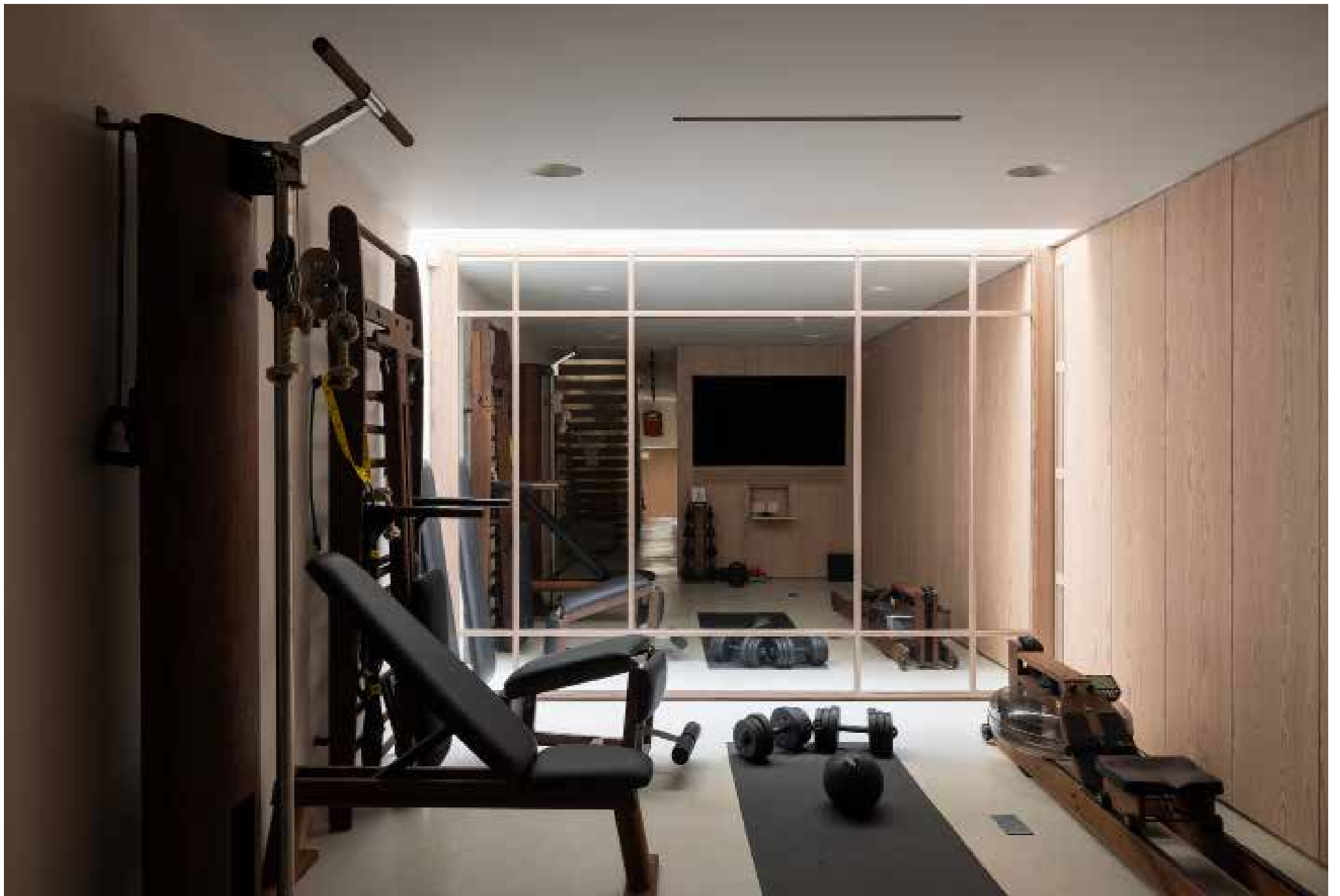






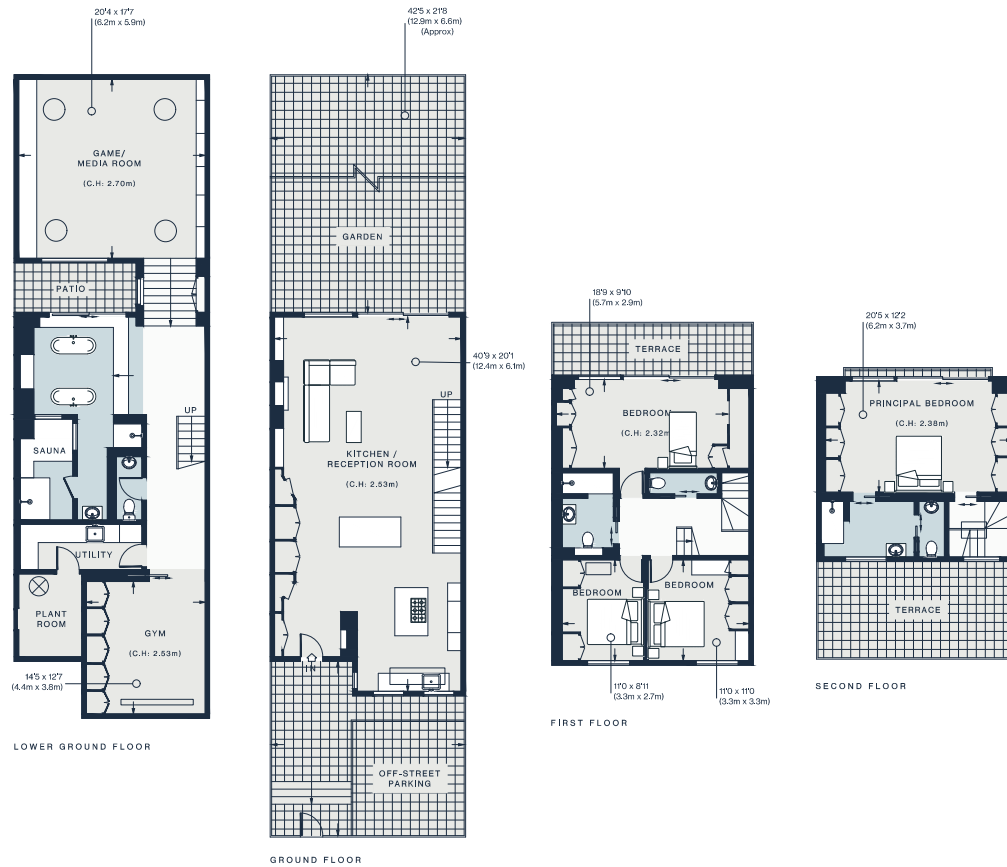












Property Details

- Architecture by Michaelis Boyd
- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Three further bedrooms
- Family bathroom
- Shower room
- Media room
- Gym
- Sauna and double bath spa
- Terrace
- Patio
- Private garden
- Royal Borough of Kensington & Chelsea

Approx. 3,031 sq ft / 281.5 sq m

EPC: D

Tenure: Freehold

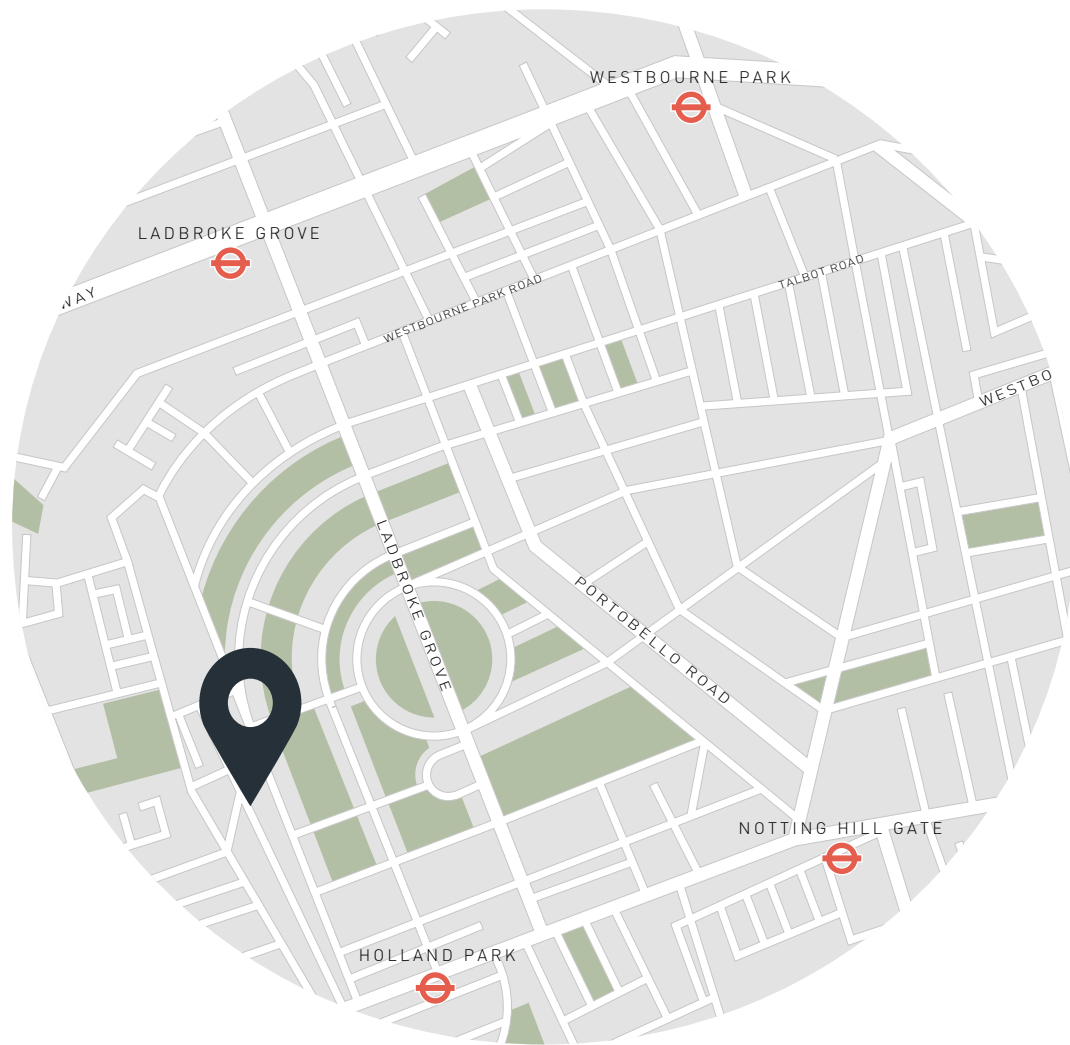
Council tax band: G

Ground Rent: £0

Service charge: £0

Approx. Gross Internal Area = 3,031 sq ft / 281.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Location

Caught between the calm of Holland Park and the bars, boutiques and antiques of Notting Hill, Clarendon Road is a residential street characterised by tall trees and period terraces. Local restaurants include Gold, Casa Cruz and brunch favourite Farm Girl. Or head to three-Michelin-starred Core by Clare Smyth. Further afield, Holland Park's Japanese gardens make for a perfect afternoon out. On the way home, head to Westfield for retail therapy or White City House for relaxation. With Holland Park station just a walk away, the city is within easy reach.

Holland Park – 5 mins (Central)

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