

# DOMUS NOVA



Abbotsbury Road W14 – £5,995,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



On the outside, Abbotsbury Road is all traditional charm: red brickwork, a portico entrance and a tree-lined street in one of Holland Park's most desirable postcodes. But beyond the private driveway, the scene shifts. Inside, Fielden Fowles' architectural interventions bring a purposeful energy – grounding the home in natural light, sculptural form and materiality with flair.

In the hallway, wood-fronted joinery gives function an elegant edge. A wall of storage runs one side; the other opens to a bright reception room where near full-height windows pull in light. Further along, a dedicated office space offers quiet retreat. With a built-in desk, open joinery and Crittall glazing, it's designed for focused days and leafy views.

















Anchoring the home, a spiral staircase in a cement-render sweeps dramatically down to the lower ground floor. Here, space and volume take centre stage. A double-height void overhead brings architectural drama, while polished concrete floors and lime washed walls set a subdued tone. The kitchen is minimalist but warm – a balance of wood cabinetry, honed stone counters and integrated appliances – anchored by a central island. It's a place to cook, gather and entertain. A skylight and full-height Crittall glazing blur the lines between inside and out, leading to a landscaped garden split across two levels. Beyond the patio and lush planting, a multifunctional garden studio is primed for creative work or weekend downtime.











Upstairs, the principal suite takes over the first floor. A soft, sage palette, Juliet balconies and generous light create a tranquil atmosphere. Across the landing, a walk-in wardrobe leads to a striking en suite bathroom – all freestanding bath, rainfall shower and marble.

The top floor is home to three further bedrooms: one wrapped in a bold navy tone, two in airy neutrals. A sleek family bathroom with monochrome tiling and a separate bath and shower serves this floor.



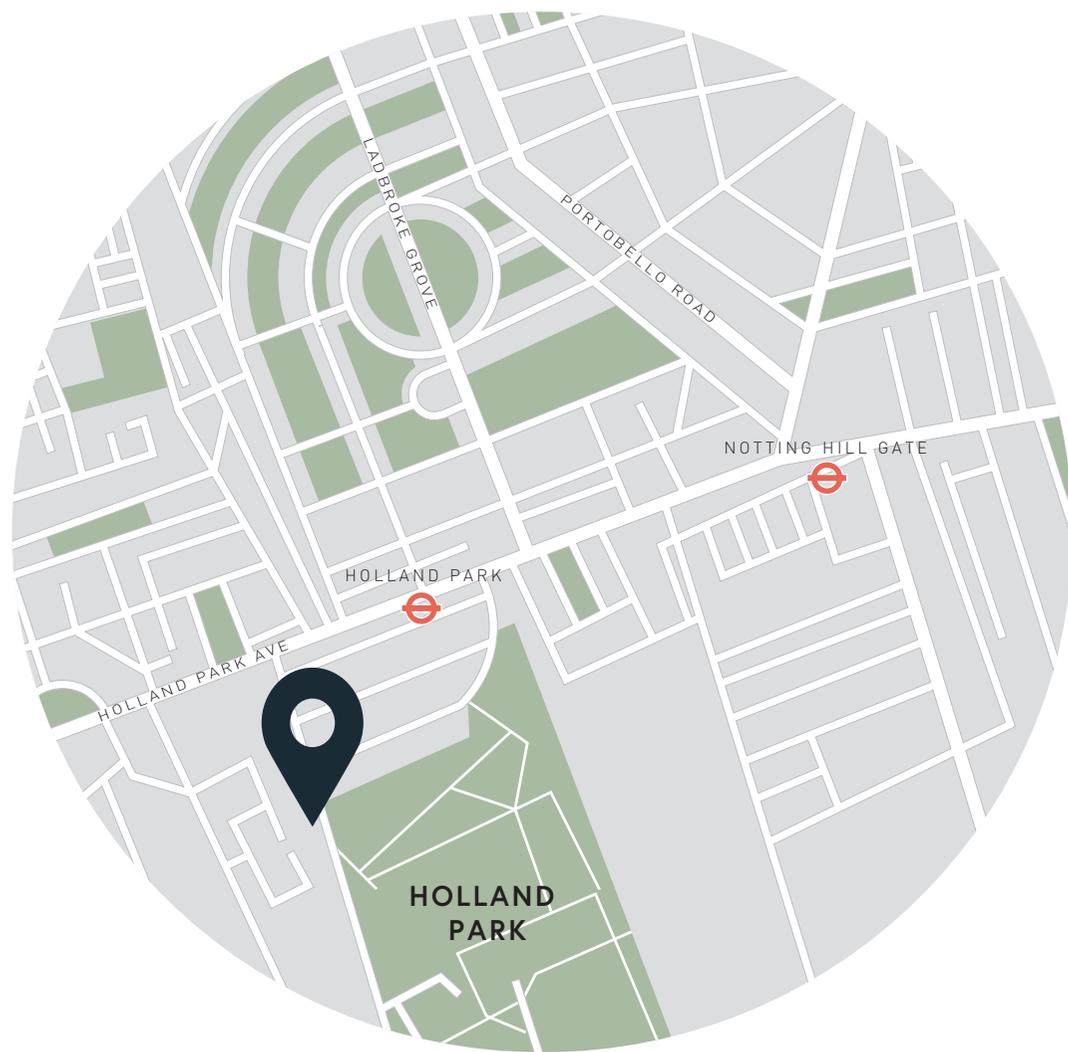












## Location

Moments from the hotspots of West London, Abbotsbury Road comes with easy access to the area's best offerings. Start your day with a treat at Buns from Home, then take a stroll around Holland Park – just a short walk away. Stop by Belvedere for indulgent Mediterranean dining. There's an abundance of options for retail therapy with Kensington High Street to one side and Westfield shopping centre to the other. Alternatively, head north into Notting Hill to browse antiques and discover vintage treasures. Come evening, head to Kitchen W8 for a Michelin-starred European menu.

Holland Park - 7 mins (Central)



# 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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