

DOMUS NOVA



Abingdon Road W8 – £2,250,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked between Holland Park and the village-style calm of Stratford Road, this two-level Victorian conversion sits in one of Kensington's gentler stretches. Past its own front door, grand proportions and original detail remain, but a lighter sensibility runs throughout.

The ground floor is given over to living. A handsome hallway opens to a double reception room, where two limestone fireplaces and cornicing frame the space. Tall sash windows draw the light in from the front; to the rear, the dining room takes in views of the patio from a private balcony. The kitchen sits separately behind – cabinetry by Eggersmann, Miele appliances and a green-marble splashback that catches the light – with a guest cloakroom tucked discreetly out of sight. Elsewhere, a utility cupboard houses the laundry.









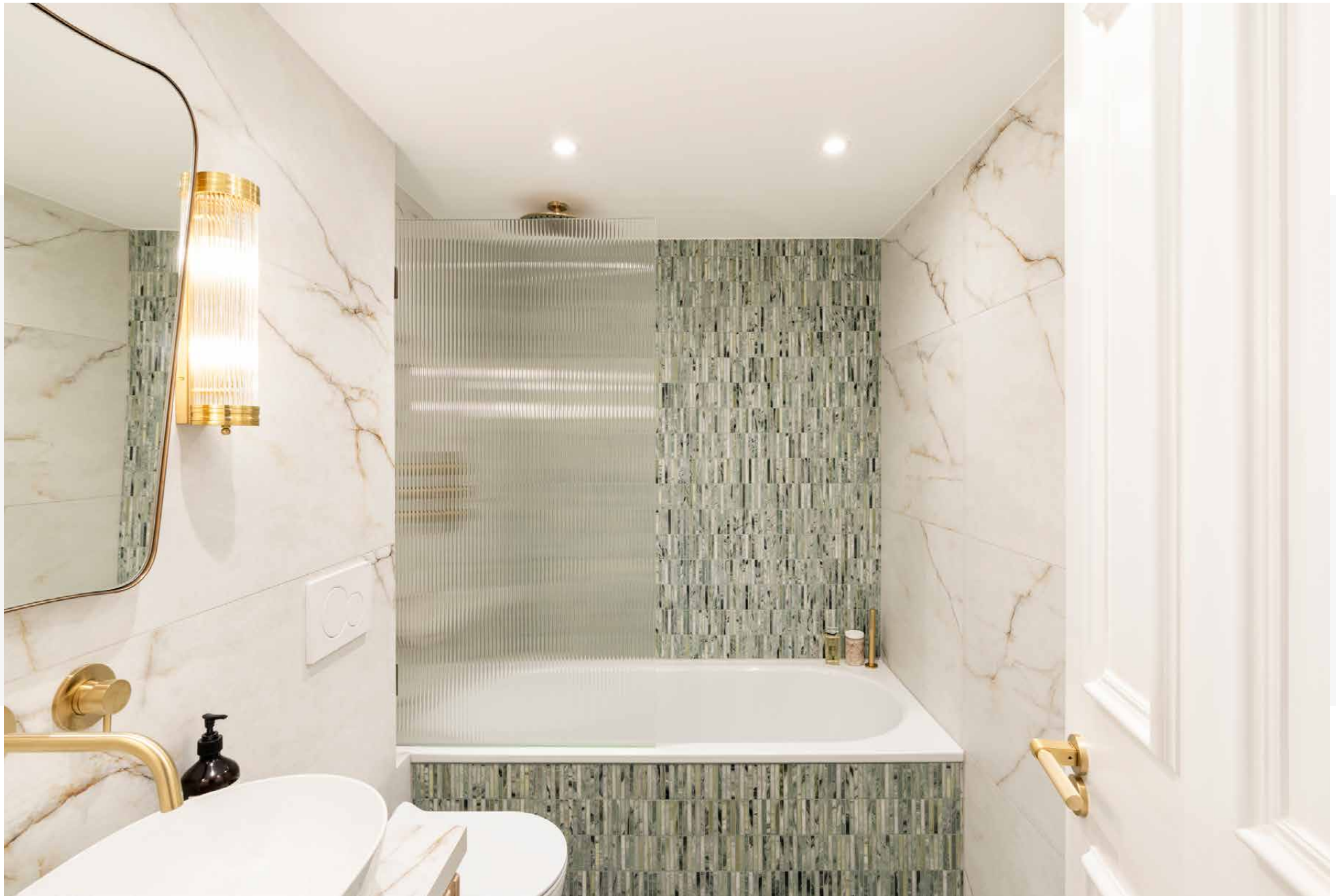


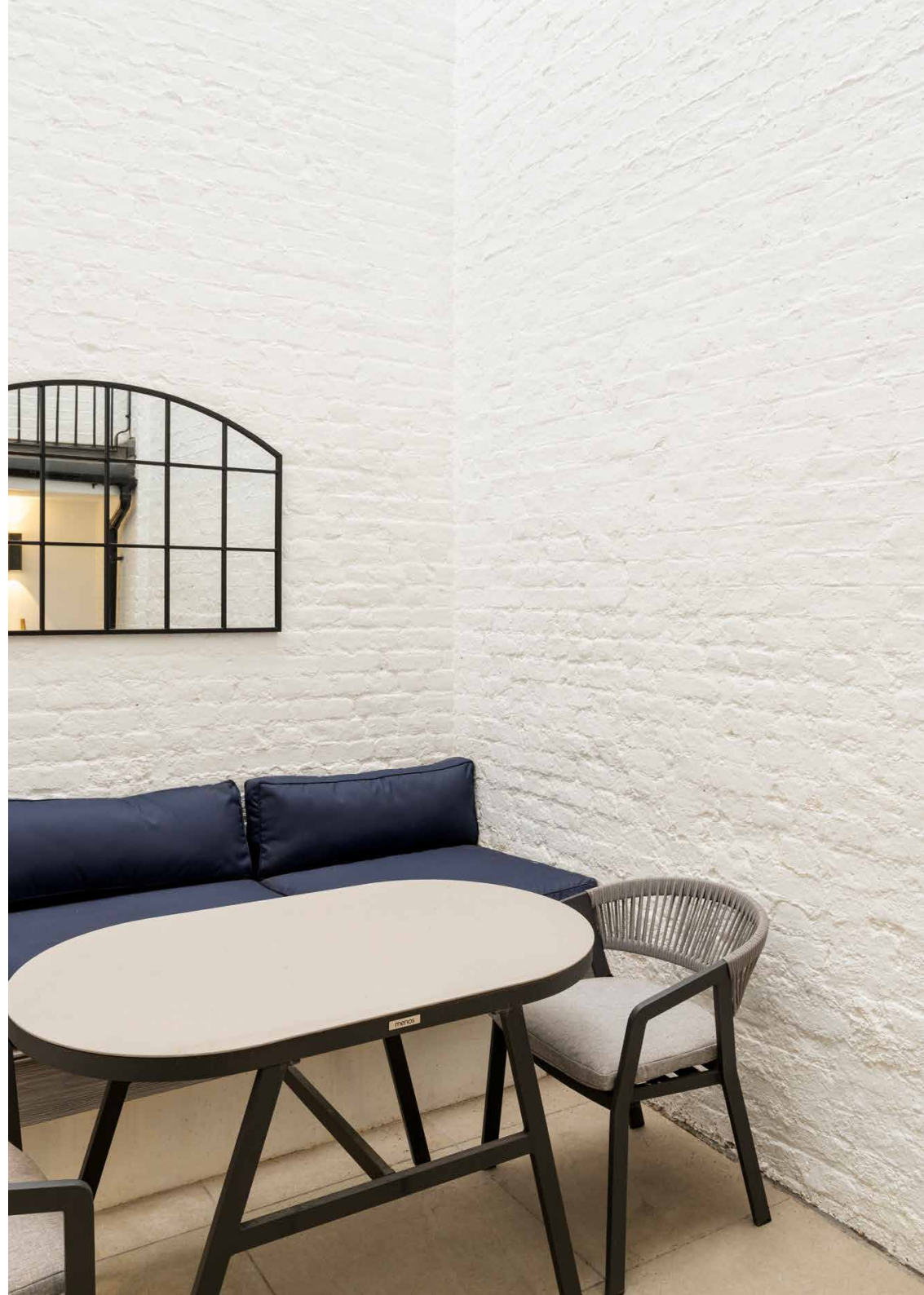
The bedrooms gather at garden level, the principal taking the front with a marble-clad en suite. A dressing area and a built-in vanity table keep mornings streamlined. Two further bedrooms open directly onto the patio, each with bespoke storage space, served by a shower room dressed in classic pink marble.

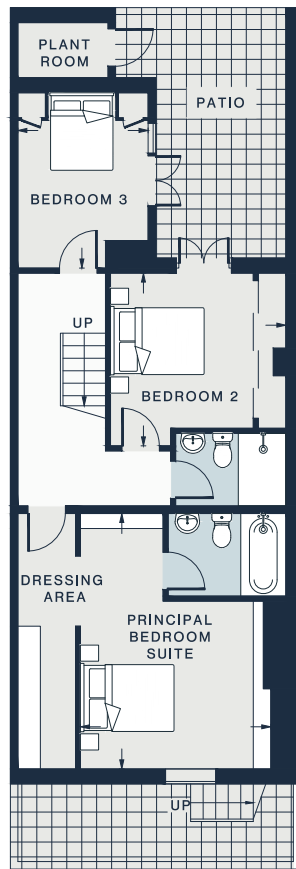




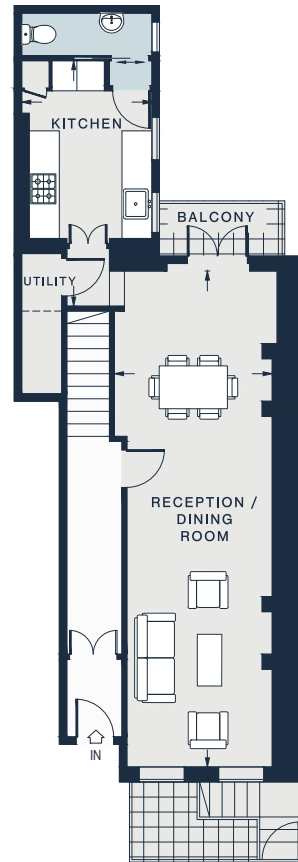








LOWER GROUND FLOOR



GROUND FLOOR



Property Details

Three-bedroom maisonette over two floors, with private entrance
 Dining and reception room with balcony
 Contemporary Eggersmann kitchen with Miele appliances
 Utility cupboard with Miele laundry
 Principal bedroom suite with dressing area and built-in vanity
 Two further bedrooms, each with direct garden access
 Private patio garden
 Marble shower room
 Underfloor heating to all bedrooms
 Guest cloakroom
 Royal Borough of Kensington & Chelsea

Approx. 1,371 sq ft / 127.4 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £2,000

Council Tax Band: F

RECEPTION / DINING ROOM

32'5 x 10'6 (9.9m x 3.2m)

PRINCIPAL BEDROOM SUITE

16'10 x 12'6 (5.1m x 3.8m)

BEDROOM 2

11'7 x 8'5 (3.5m x 2.6m)

KITCHEN

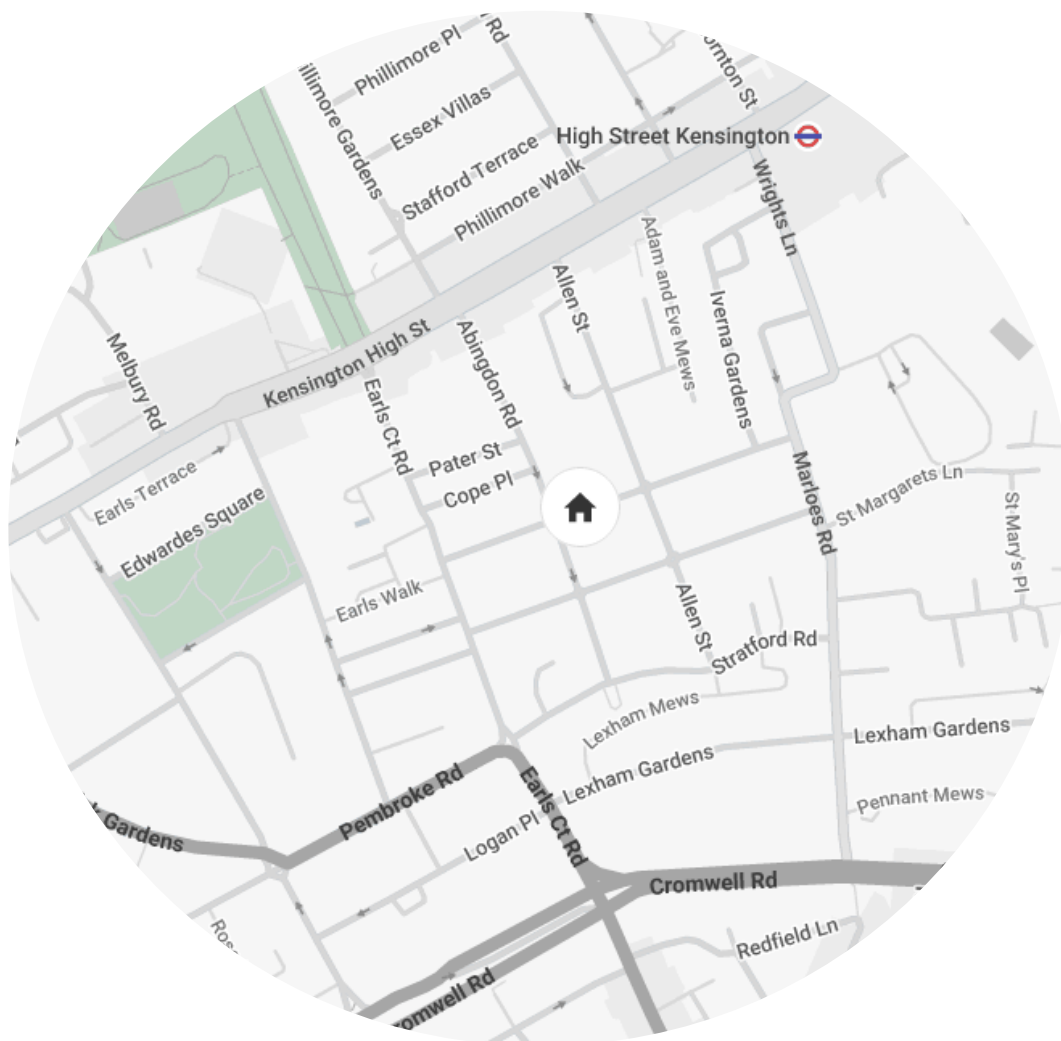
16'1 x 8'5 (4.9m x 2.6m)

BEDROOM 3

11'7 x 11'6 (3.5m x 3.5m)

Approx. Gross Internal Area = 1,371 sq ft / 127.4 sq m

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

There's an away-from-it-all feel to this corner of Kensington, yet bustling thoroughfares are just a stone's throw away. It's a five-minute walk to the manicured lawns of Holland Park, followed by a trip to the Design Museum. An invigorating workout at 1Rebel on Kensington High Street, before lunch at Kitchen W8 and a browse through the stores. South Kensington and its world-class museums are a wander south east, whilst local favourites sit closer to home. Head to San Pietro for Italian delights, or independent gastropub The Abingdon.

High Street Kensington – 8 mins

Earl's Court – 12 mins

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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