

DOMUS NOVA



Addison Avenue W11 – £1,650,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked away just off the vibrant thoroughfare of Holland Park Avenue, a private gated mews is entered through a picturesque archway. Set along the quiet cul-de-sac of Taverners Close, this three-bedroom home makes a striking first impression with its white brick façade and black Crittall-style windows. Recently refurbished, its three levels have been reimagined with sleek technology and impeccable interior design.

Enter into a bright dining room, with oak herringbone floors and whitewashed walls setting a minimalist backdrop. The German Schuller kitchen is accessed at the rear of the space, complete with handpicked Carrara marble worktops and Miele appliances throughout. With integrated Sonos speakers, this level is tailor-made for entertaining.

The home's other social heart can be found on the second floor – a reception room that's filled with natural light through Velux and Crittall glazing. At one end of the vaulted space, there's a Scandinavian wooden media wall with an LED lite floating shelf, making for a cosy television area. Adjacent double doors open to reveal the home's private roof garden. Enjoy London's warmer months up here: the decked terrace enjoys all-day sun.















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here: the decked
terrace enjoys all-
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Serene in feel and contemporary in appearance, the principal bedroom is located on the first floor. Pale walls and floors offer a neutral canvas for interior creativity, while floor-to-ceiling wardrobes are a neat storage solution. There's a guest bedroom on this level, as well as a family bathroom crafted with Carrara marble walls, underfloor heated mosaic flooring and Sonos speakers in the ceiling. On the ground floor, the third bedroom can be accessed from the dining room – complete with a modish en suite bathroom.



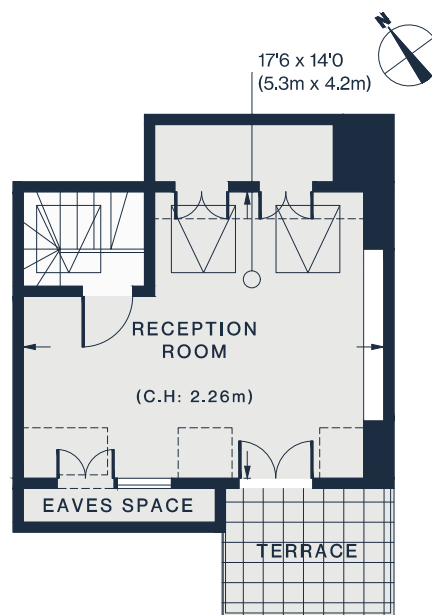








[---] = REDUCED HEAD HEIGHT BELOW 1.5m



SECOND FLOOR

Property Details

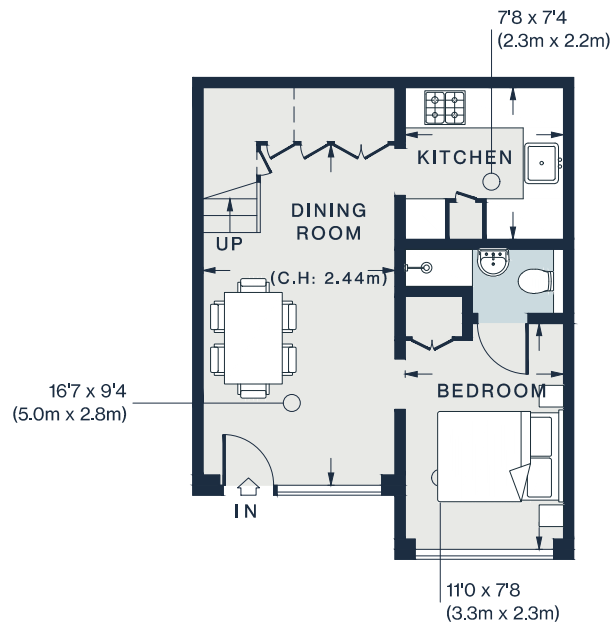
Open-plan kitchen and dining room
 Reception room with private terrace
 Principal bedroom
 Guest bedroom suite
 One further bedroom
 Family bathroom
 Eligible for RBCK parking permit
 Eligible for access to St James' Garden square
 Royal Borough of Kensington & Chelsea

Approx. 1,025 sq ft / 95.2 sq m

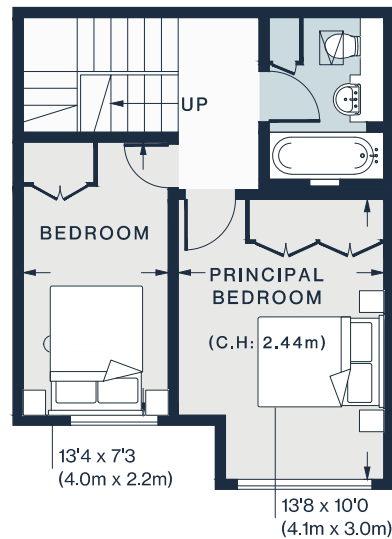
EPC=D

Tenure: Freehold

Council Tax Band: F



GROUND FLOOR



FIRST FLOOR

Approx. Gross Internal Area = 1,025 sq ft / 95.2 sq m



Location

Taverners Close enjoys all the versatile offerings of its West London postcode. In under 10 minutes, reach the manicured lawns and Kyoto Garden of Holland Park or head to the Design Museum for a spot of culture. Along Holland Park Avenue, pick up a sweet treat from Buns from Home before browsing at Daunt Books. Stroll further into Notting Hill for vintage shopping, or head to the designer spots at The Village Westfield Shopping Centre. Come evening, catch live music at the Shepherd's Bush Empire, or films at the iconic Electric Cinema.

Holland Park - 7 mins (Central)

Notting Hill Gate - 18 mins (Central, Circle and District)

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
020 7221 7817
sales@domusnova.com

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