

# DOMUS NOVA



Aldridge Road Villas W11 – £2,150,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Tucked into the upper floors of a classic Notting Hill townhouse, this four-bedroom duplex pays quiet respect to its period past. Reimagined by an international historical preservation architect, it's a home that considers every detail – from the materials underfoot to the light overhead.

An inverted layout brings the living spaces skyward. On the top floor, a bright and effortless atmosphere is conjured with natural light cascading through brand-new sash windows, glass doors and skylights. At one end, the kitchen is defined by its U-shaped design – a space that feels at once distinct and completely connected. Bespoke cabinetry is punctuated by custom natural wood carpentry, while a marble-topped island pairs with a Falcon range cooker and Liebherr wine fridge. In the living area, a wall of custom floor-to-ceiling glazing allows the indoors to spill out with ease. From the south-west facing balcony, enjoy evening aperitifs backdropped by treetop views.











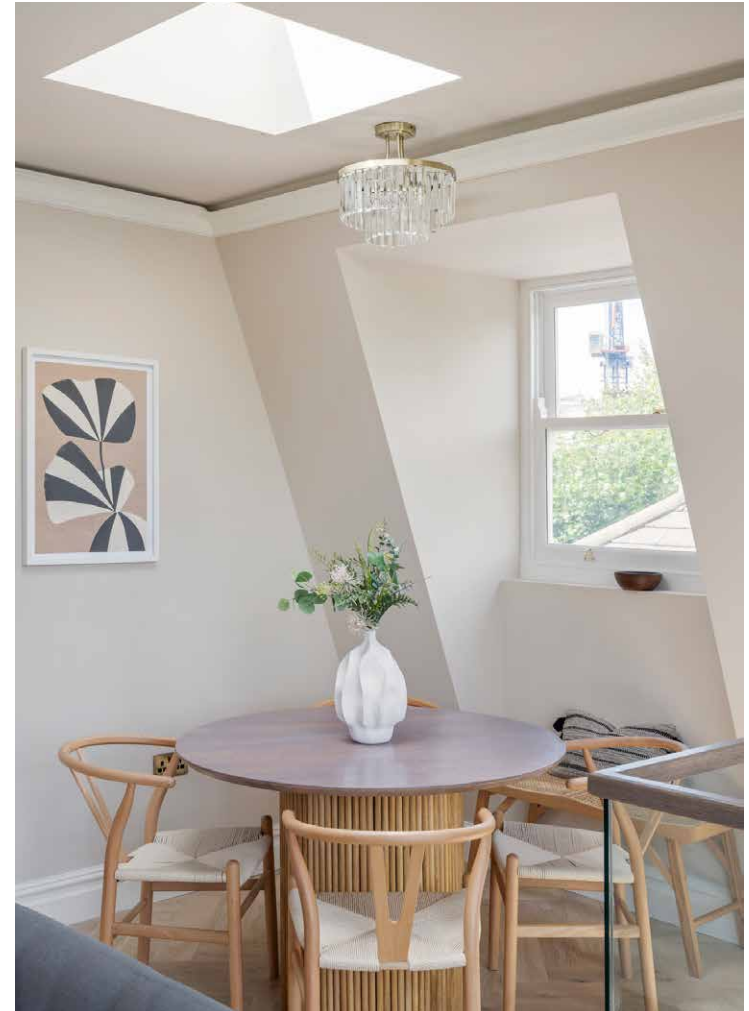




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Descend a bespoke staircase to the lower level, where three double bedrooms bring calm and considered design. The principal suite leans soft and sophisticated, with blush-toned walls, a bank of streamlined wardrobes and twin arching sash windows. Behind a sliding door, the en suite is finished in Italian marble and fitted with a rainfall shower.

Two further bedrooms are similarly curated, with warm tones and design-forward finishes, while a family bathroom, fitted with boutique tiles from Spain, serves both with a deep tub. A fourth double bedroom sits upstairs – a flexible space to rest, work or train.

Every aspect of the infrastructure has been upgraded for comfort – underfloor heating, integrated LED accent lighting, smart thermostat controls and sockets with USB-C.







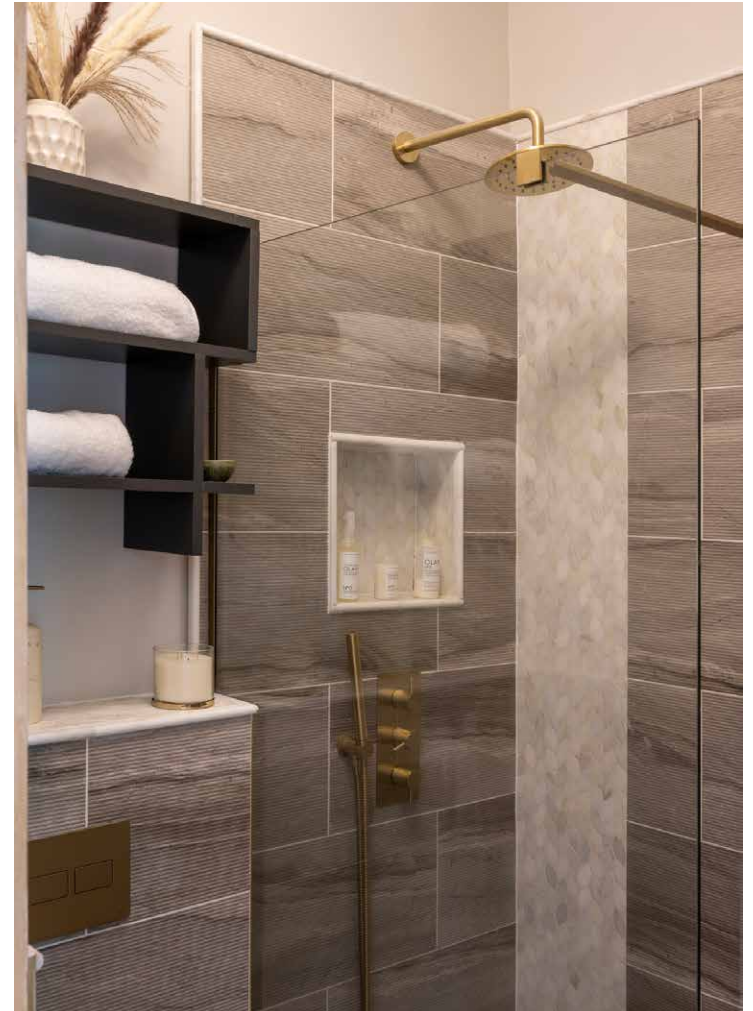










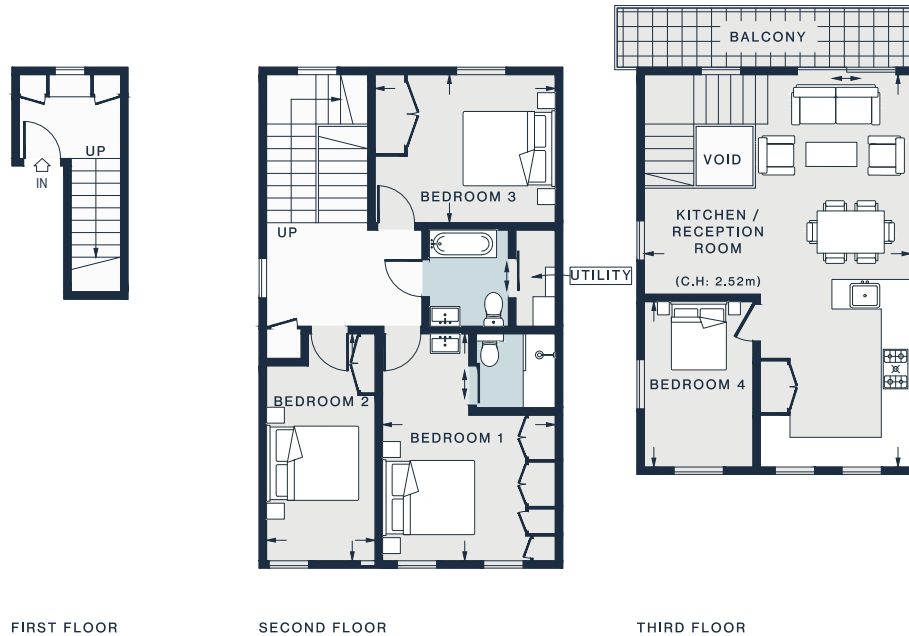












KITCHEN /  
RECEPTION ROOM  
26'2 x 17'7 (7.9m x 5.3m)

BEDROOM 1  
15'1 x 11'6 (4.6m x 3.5m)

BEDROOM 2  
15'1 x 7'3 (4.5m x 2.2m)

BEDROOM 3  
12'0 x 9'11 (3.6m x 3.0m)

BEDROOM 4  
11'1 x 7'1 (3.3m x 2.1m)

Approx. Gross Internal Area = 1149 sq ft / 106.7 sq m

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

Design by a leading historical preservation architect  
Open-plan kitchen, dining and reception room  
Principal bedroom suite with bespoke storage  
Three further bedrooms with built-in storage  
Family bathroom  
Decked balcony  
Dedicated laundry space and boot room  
Royal Borough of Kensington & Chelsea

Approx. 1,149 sq ft / 106.7 sq m

EPC=E

Tenure: Leasehold

Lease Length: circa 123 years

Annual Service Charge: £1,547

Ground Rent: Peppercorn

Council Tax Band: E





## Location

Within strolling distance of Golborne Road and Portobello Market, Aldridge Road Villas is moments away from the best of Notting Hill. Spend the weekends browsing the antiques and food stalls, or walk along the canal to Little Venice, picking up supplies from Golborne Deli & Wine Store on the way back. You're spoilt for choice for dining options here – Dorian, The Ledbury and Caractère are all on the doorstep. Offering live music nights and lazy Sunday movies, complete your evening at neighbourhood staple, The Pelican. Ideal for families, the home is situated within an excellent catchment area for renowned schools.

Westbourne Park - 3 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  
020 7221 7817  
[sales@domusnova.com](mailto:sales@domusnova.com)

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