

DOMUS NOVA



Aldridge Road Villas W11 – £1,795,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Aldridge Road Villas runs quietly through Notting Hill, a short walk from Portobello and the garden squares that give the neighbourhood its calm. Set across the upper floors of the villa, this apartment turns the usual order on its head: bedrooms below, and a broad open-plan living floor above.

The living space encompasses a single open stretch, close to thirty feet long and bright with light. Windows to either end pull the sun indoors throughout the day, with room to cook, dine and socialise in easy sequence. The kitchen wears deep navy shaker cabinetry and solid oak worktops, set alongside white metro tiles and integrated appliances. A wall of exposed brick runs through to the sitting area, arranged before an ornate fireplace.







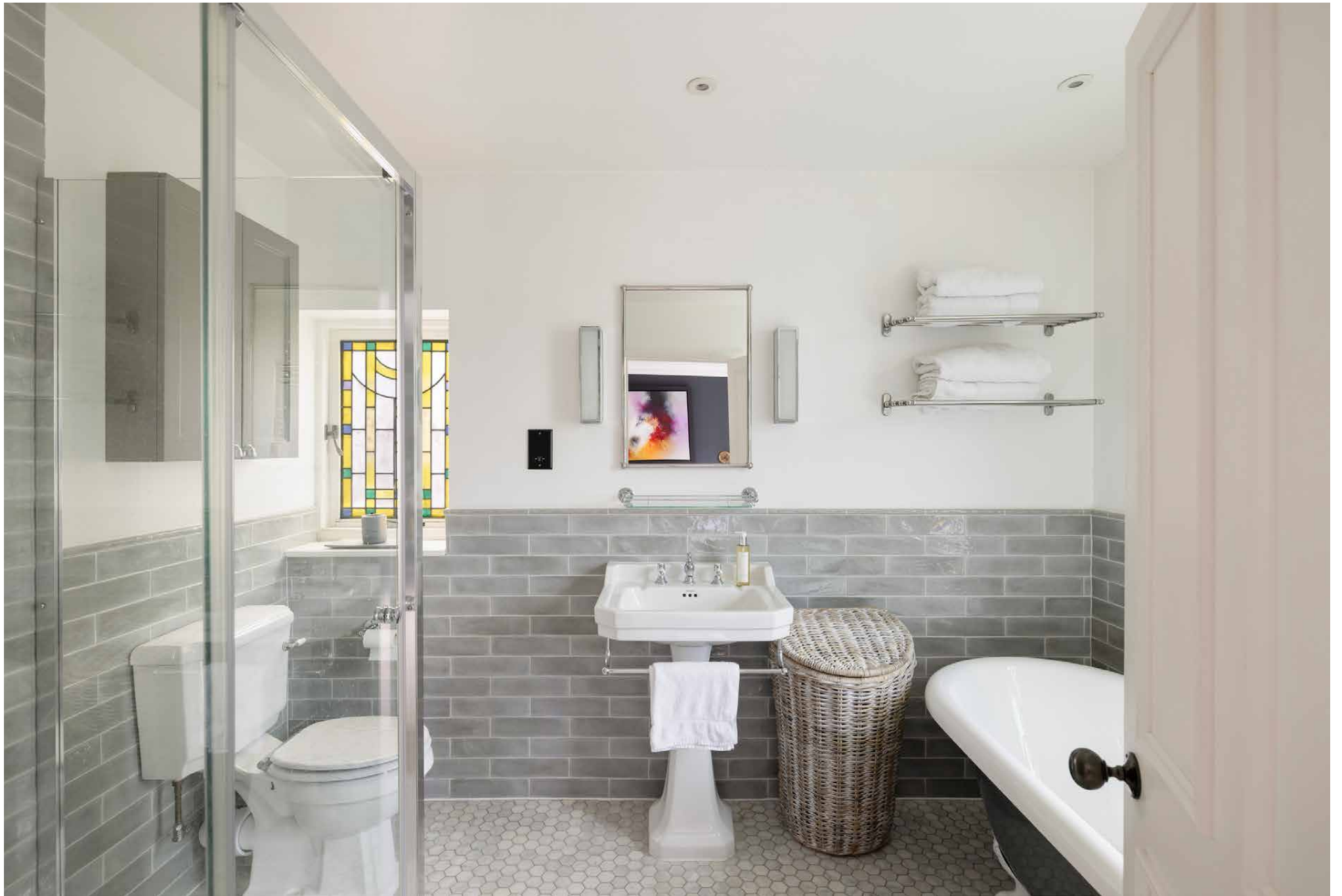




On the lower level sit two double bedrooms. The principal is calm and restrained, complete with a walk-in wardrobe. A considered en suite sits alongside, fitted with a roll-top tub and stained-glass window. The second is backdropped by painted brick and fitted wardrobes, looking onto the leafy street through the sash window. Its en suite is restrained in white metro tile, with a bathtub and overhead shower.



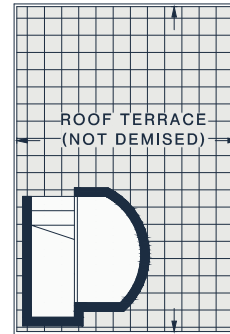




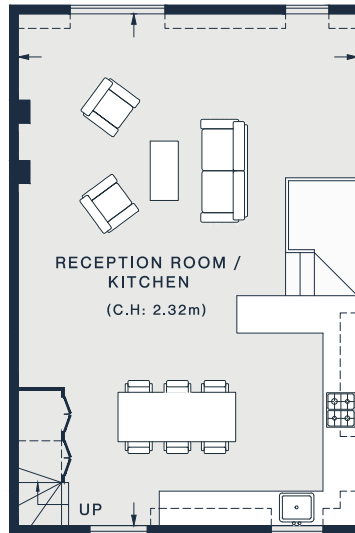




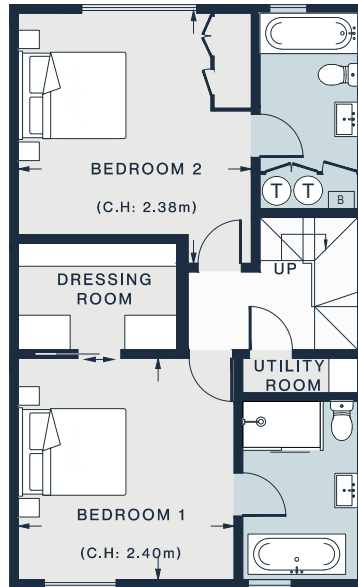




FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

RECEPTION ROOM / KITCHEN

29'2 x 19'5 (8.8m x 5.9m)

ROOF TERRACE

18'8 x 12'7 (5.6m x 3.8m)

BEDROOM 1

12'9 x 12'4 (3.8m x 3.7m)

BEDROOM 2

14'5 x 13'3 (4.0m x 4.3m)

Approx. Gross Internal Area = 1284 sq ft / 119.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Prepared for Domus Nova. Copyright © All Rights Reserved.

Property Details

Duplex apartment in a period Notting Hill villa
Dual-aspect open-plan living space
Contemporary kitchen
Principal bedroom suite
Guest bedroom suite
Fitted wardrobes in both bedrooms
Non-demised roof terrace with sole private access

Approx. 1,284 sq ft / 119.3 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 980 years

Annual Service Charge: Approx. £1,200

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 - 4 mins

Royal Oak - 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
020 7221 7817
sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2026 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY