

DOMUS NOVA



Aldridge Road Villas W11 – £1,375,000

In partnership with **BARNES**
INTERNATIONAL REALTY

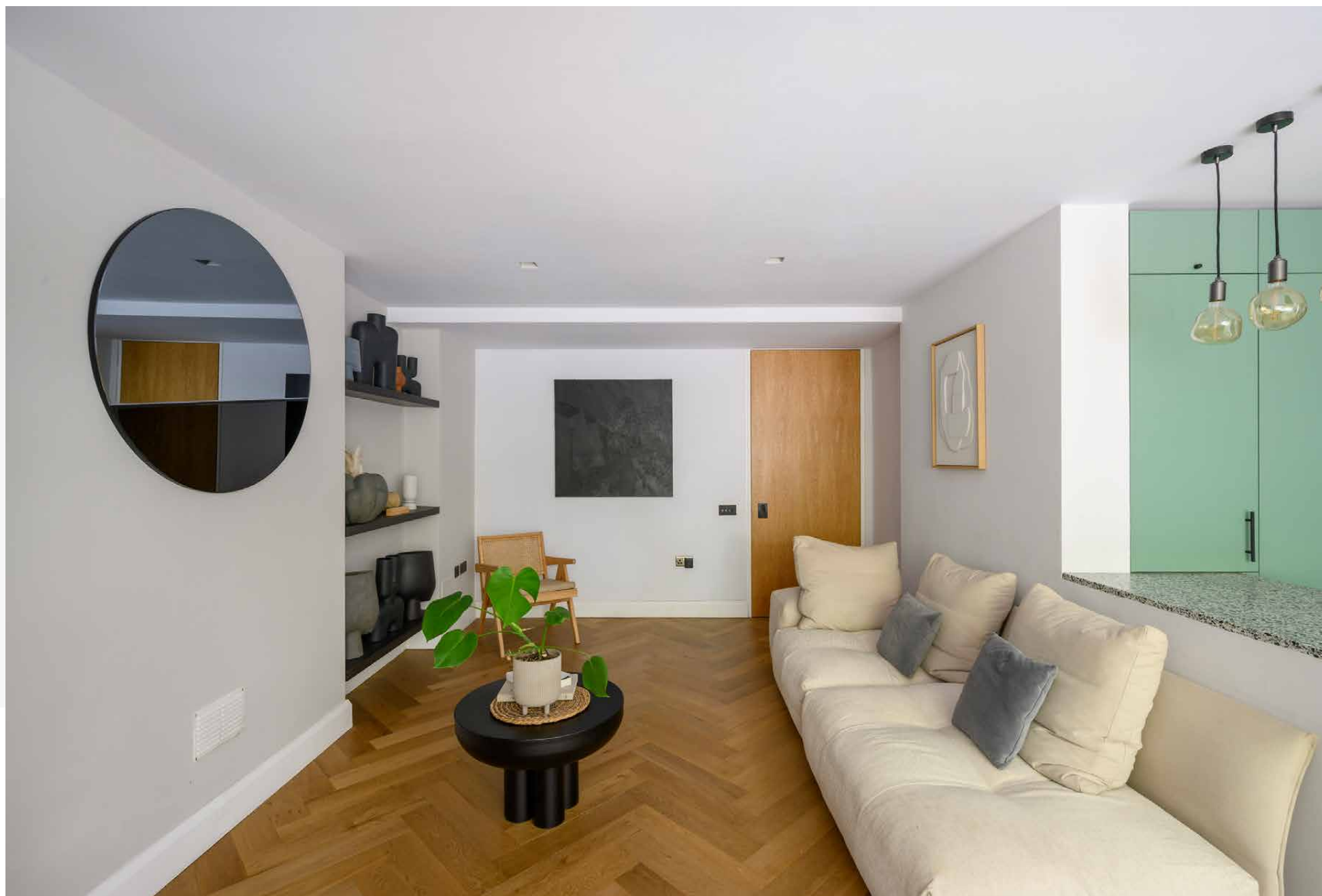


Aldridge Road Villas keeps to itself, quietly tucked away in a northern corner of Notting Hill. On the garden level of a semi-detached townhouse, this apartment has been reframed around light – the work of locally based Studio Artisan.

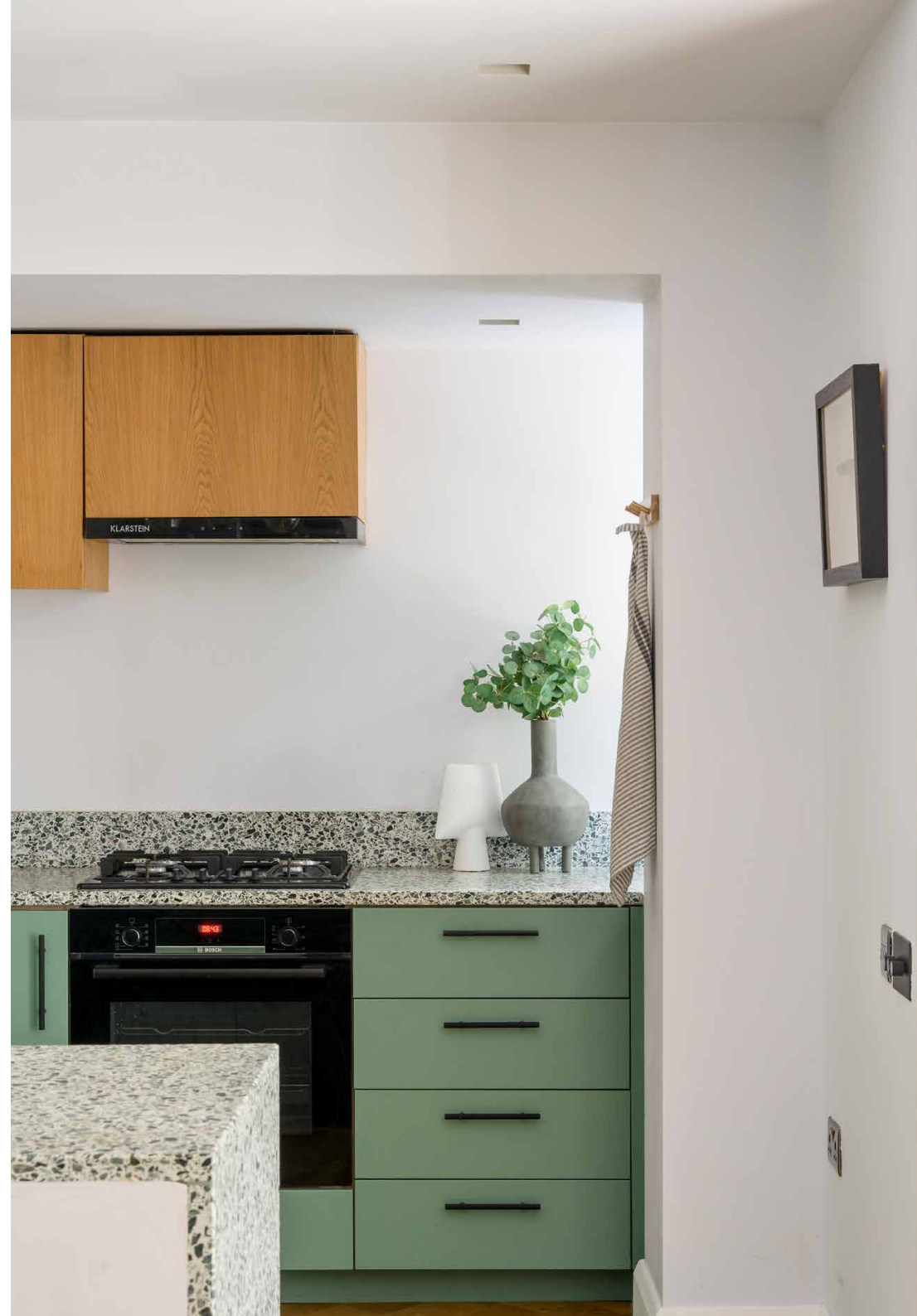
A private external stairwell leads directly to the apartment's own door, where the layout opens towards the rear. Underfoot, engineered oak grounds the living space, subtly zoned with areas to socialise and settle in. The kitchen anchors it all: terrazzo marble countertops, bespoke cabinetry and Bosch appliances neatly tucked away. Farrow & Ball tones carry across the walls; Astro downlighting keeps the ceiling clean.

At the far end of the room, double-glazed bi-folding doors give way, and the garden takes over. A rare find for the area, its sprawling footprint is split between a paved patio directly off the apartment and a long elevated stretch bordered by planting. Though now expired, planning permission was previously approved for a studio at the rear – offering potential to elevate it further.











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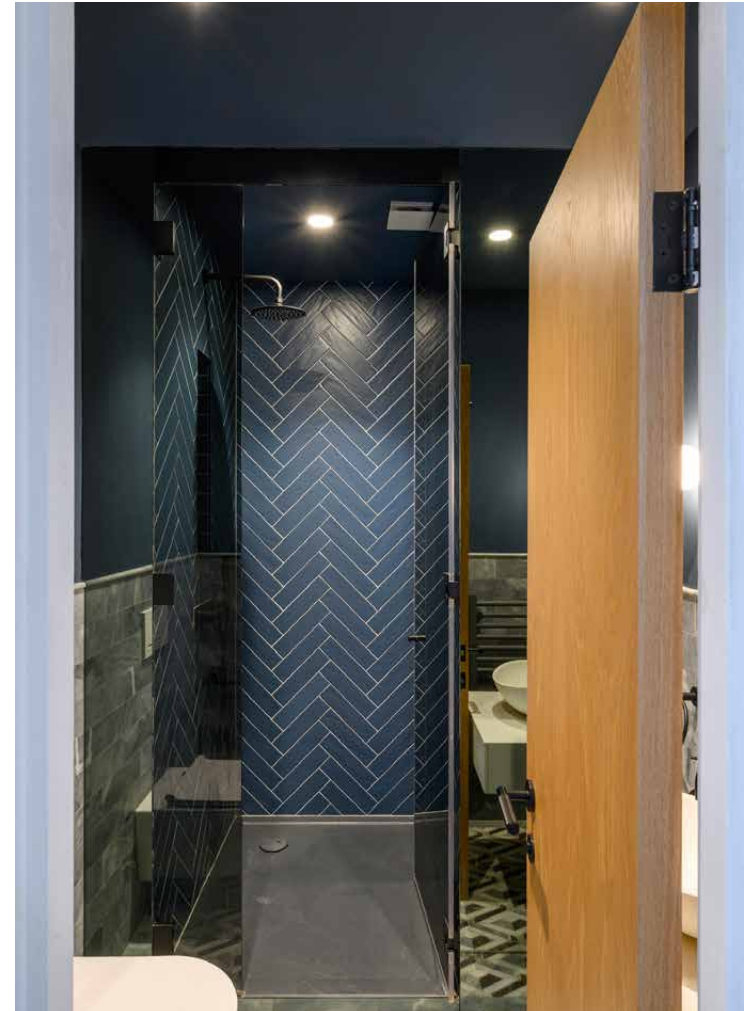


Elsewhere, two bedrooms invite rest with considered styling and bespoke built-in joinery. The principal is calming in soft sage, its storage designed in with a dedicated dressing room and an en suite bathroom in Mandarin Stone marble tiles. A navy-tiled shower room serves the second bedroom.

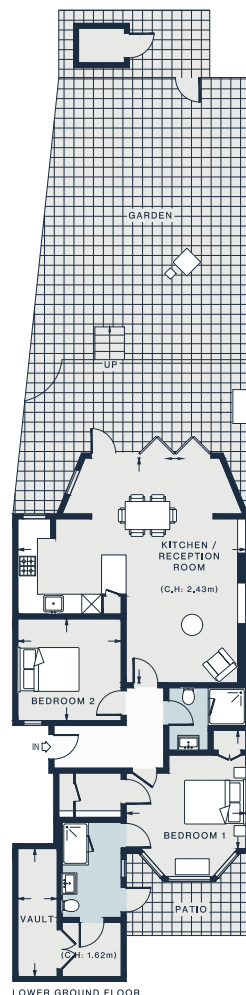












KITCHEN / RECEPTION ROOM

23'0 x 22'6 (7.0m x 6.8m)

BEDROOM 2

10'4 x 10'2 (3.1m x 3.1m)

BEDROOM 1

11'11 x 11'5 (3.6m x 3.4m)

VAULT

12'9 x 4'0 (3.8m x 1.2m)

Approx. Gross Internal Area = 949 sq ft / 88.2 sq m
(Excluding Outbuilding)

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

Lateral two-bedroom garden apartment

Interiors by Studio Artisan

Independent access via private stairwell and entrance

Open-plan kitchen, dining and reception room

Large private landscaped garden

Expired planning for a garden studio, with potential to revisit

Principal bedroom suite with dressing room

Guest bedroom

Shower room

Westminster resident parking permits available on application

City of Westminster

Approx. 949 sq ft / 88.2 sq m

EPC=D

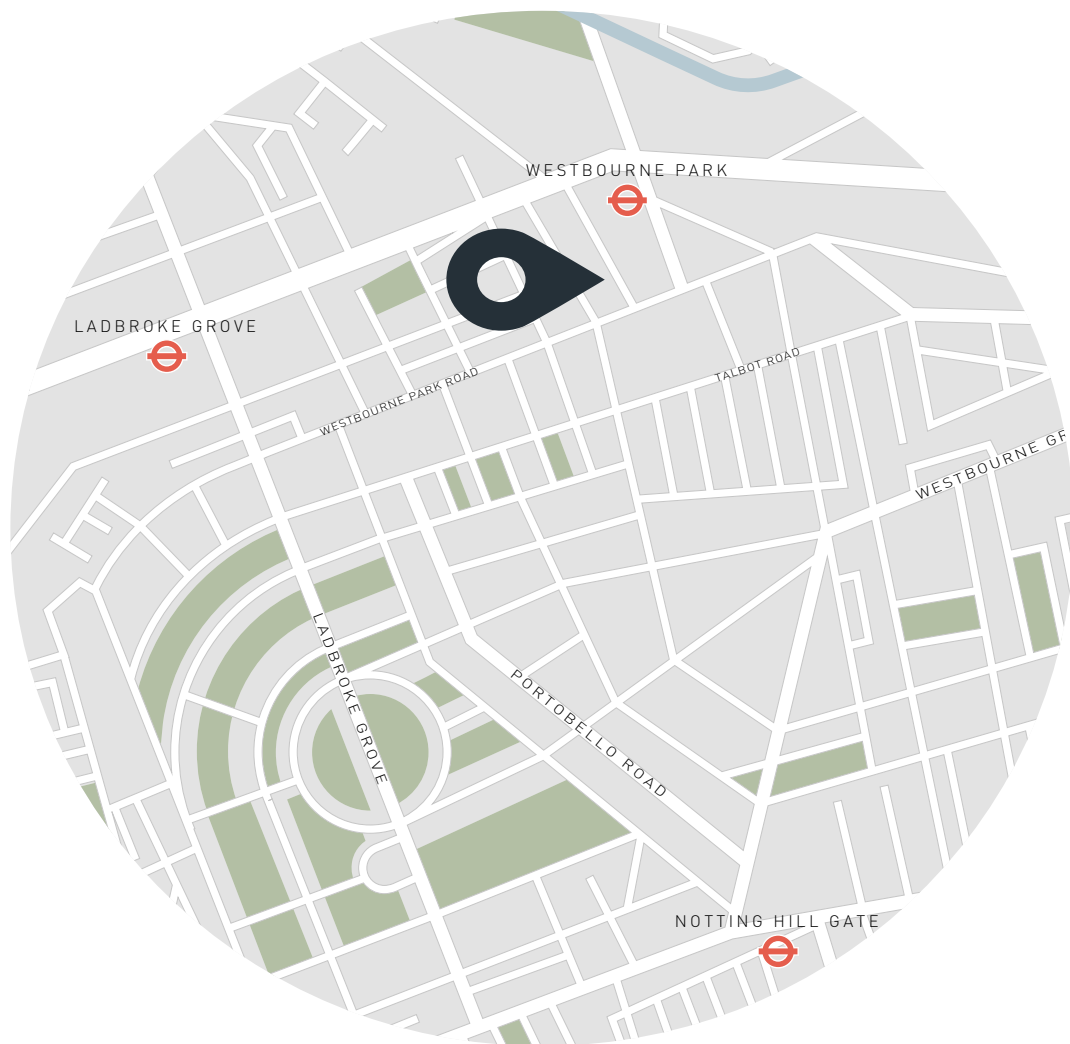
Tenure: Leasehold

Lease Length: circa 86 years

Annual Service Charge: Approx. £3,236

Ground Rent: £185 per annum

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. Complete your evening at one of the neighbourhood's staple pubs – The Good Oak or The Cow. Ideal for families, the home is situated within an excellent catchment area for renowned schools.

Westbourne Park – 5 mins

Notting Hill Gate – 19 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

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Let's talk
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