

DOMUS NOVA



All Saints Road W11 – £6,000,000

In partnership with **BARNES**
INTERNATIONAL REALTY



All Saints Road is a street with enduring spirit, lined with independent cafés and boutiques – and it sets the tone for an inimitably characterful three-bedroom apartment. Once a 19th-century hotel, this Notting Hill home occupies an enviable corner plot. Its spacious footprint has been brought to life by the creative eye of Beata Heuman, each room offering a different flourish of colour and mood; it's a duplex with acute attention to detail, continually surprising at every turn.

The entrance hallway makes a bright first impression with its pink wood floors. A sculptural staircase brings an immediate sense of rhythm, leading up to land in the middle of an open-plan kitchen, dining and reception room – effortlessly zoning the space.

There's an impressive sense of light and volume here, thanks to the series of arched windows that wrap around the room. Sleek parquet floors and pale walls backdrop intriguing accents: pillar-box red radiators and multicoloured 1950s Italian chandeliers, a parquet fireplace with gently undulating pilasters to one side, and a chalkboard fireplace to the other. Above, a custom cabinet opens to reveal a television.













The kitchen is a picture of considered contrasts: candy-striped skirting curtains beneath a punchy butcher's-block island; Oval Room Blue by Farrow & Ball cabinetry and pale mosaic tiles frame a large range oven and stainless-steel fridge, bringing an industrial edge and streamlined functionality.

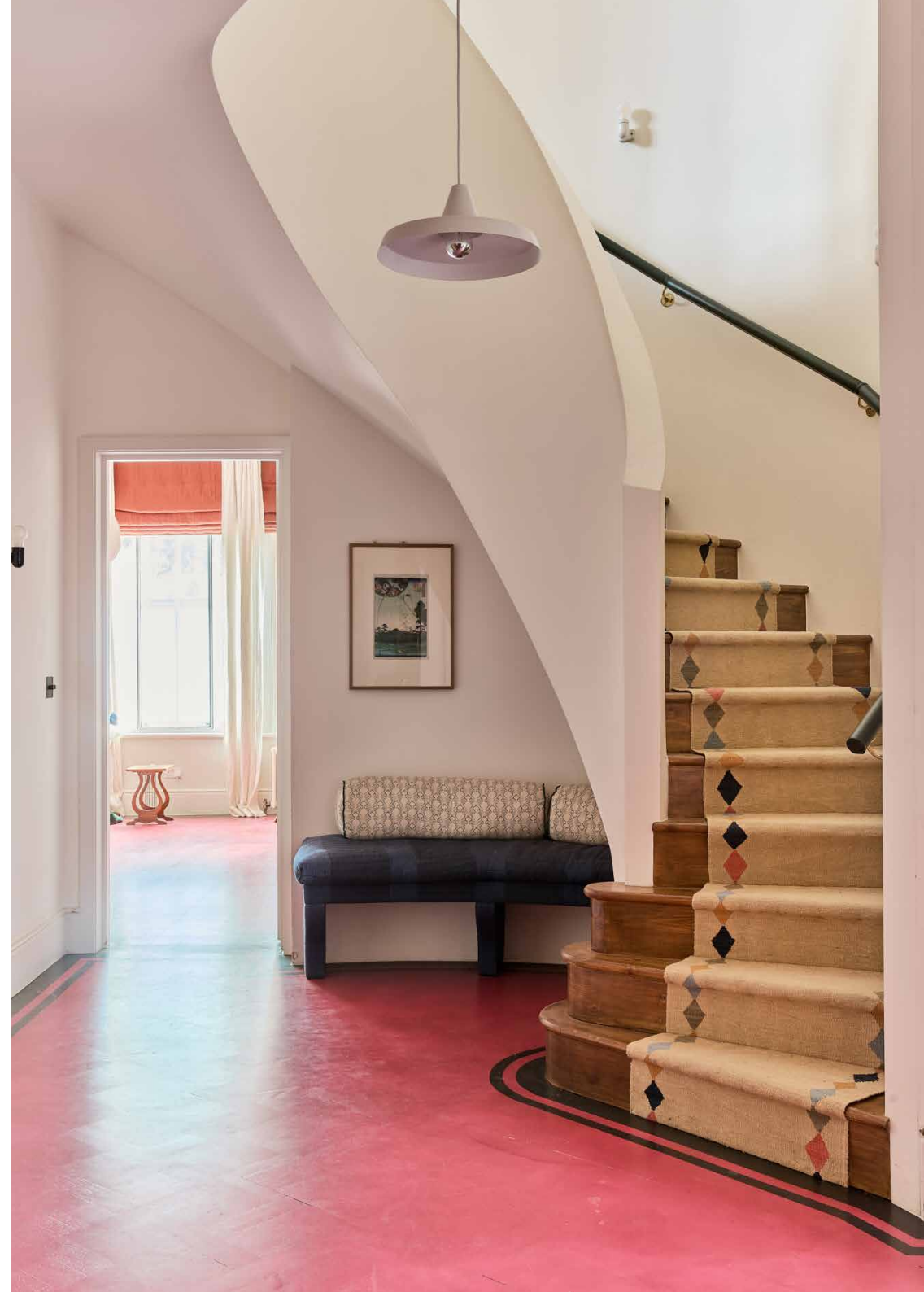
Other appliances are contained in the utility room downstairs – equally stylish with Farrow & Ball's Stone Blue cupboards contrasted with red chequered lino floors.

Through lattice bi-folding doors, a home library has a cocooning feel – wrapped entirely in stained birch ply. Beyond, there's a studio area backdropped by a bold staircase, its thick dowels diffusing the afternoon light with geometric effect.

Crowning the home, a sprawling roof garden takes in panoramic views across North Kensington and Notting Hill. An outdoor kitchen and dining bar centres the space, while lawned zones invite lounging and al fresco exercise during warmer months. An additional terrace is found on the first floor, uplifting in feel with its mint-hued mosaic tiles and apricot walls.











A trio of sash windows bathes the principal bedroom in sunlight, their clean lines echoed in a wall of oak and linen wardrobes – which also conceals the entryway to an en suite bathroom and dressing room. Striking marble floors and forest-green mosaic tiles set the scene for a freestanding tub, dual sinks and a separate tiled shower. Next door, a bespoke vanity unit – complete with curtain skirting and bulb-lit mirror – encourages the art of getting ready, with further wardrobes upholstered with patterned Svenskt Tenn fabric.

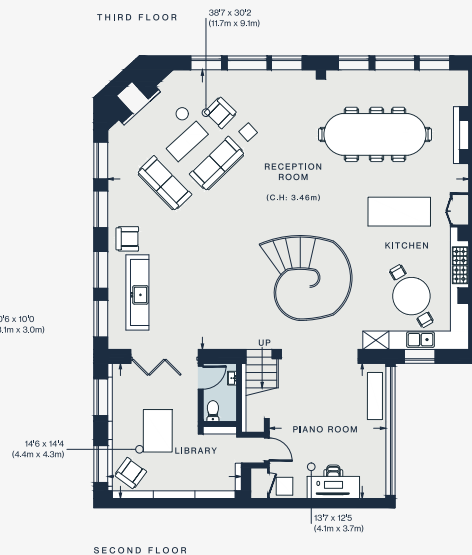
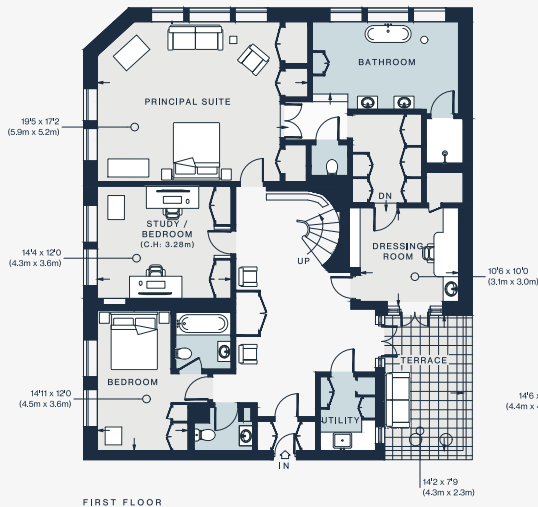
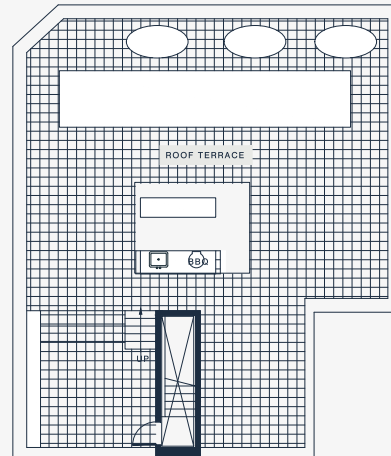
The guest bedroom is calm and sunlit, served by an en suite bathroom with marble floors and a teal tongue-and-groove-framed bathtub. Across the hallway, a study is materially engaging with golden-hued cork walls. Completing this level, an additional WC is painted in chequered blue and white, inspired by the Shokin-tei tea pavilion at the Katsura Imperial Villa in Kyoto.









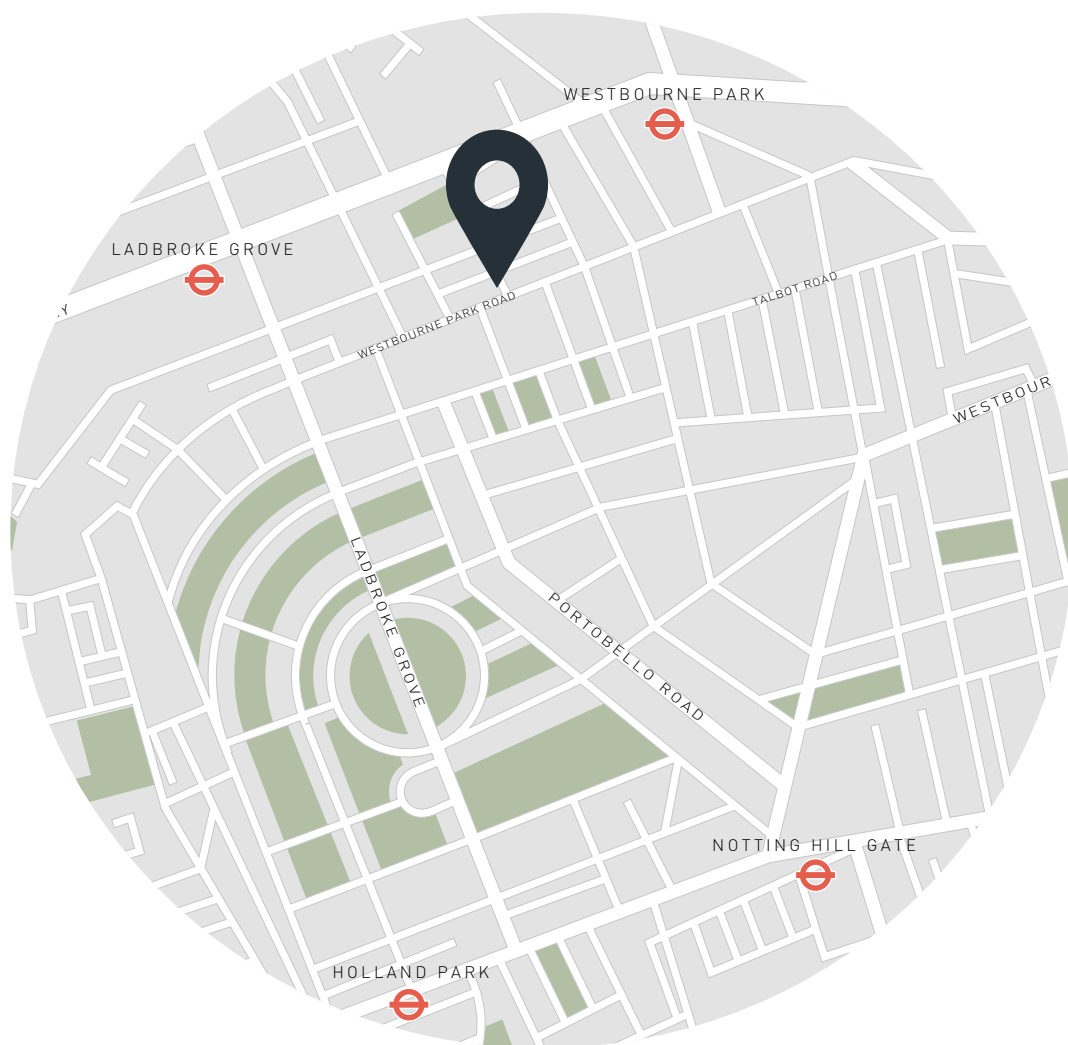


First Floor = 1626 sq ft / 151.1 sq m
 Second Floor = 1616 sq ft / 150.1 sq m
 Third Floor = 53 sq ft / 4.9 sq m
 Approx. Gross Internal Area = 3295 sq ft / 306.1 sq m

Property Details

Interior design by Beata Heuman
 Open-plan kitchen, dining and reception room
 Principal bedroom suite with walk-in dressing room
 Guest bedroom suite
 Study
 Library
 Private terrace and roof garden
 Royal Borough of Kensington & Chelsea

Approx. 3,295 sq ft / 306.1 sq m
 EPC=D
 Tenure: Leasehold
 Lease Length: circa 173 years
 Annual Service Charge: TBC
 Council Tax Band: G



Location

All Saints Road offers close proximity to amenities, green spaces and renowned Notting Hill hotspots. Nearby Portobello Road offers a plethora of boutiques, restaurants and bars. Enjoy a leisurely weekend morning savouring sweet treats from Buns from Home. Caffeinate and converse at Granger & Co or venture to The Cow, a cherished local establishment. Take a breather in leafy Tavistock Gardens. On the way home, drop in on The Pelican – a Victorian pub with a Michelin Bib Gourmand, for its exceptional menu. Amble home in less than a minute.

Ladbrooke Grove - 8 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

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and Ibiza's design-led homes

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