

DOMUS NOVA



All Saints Road, W11 – £3,000 p/w

In partnership with **BARNES**
INTERNATIONAL REALTY



Colourful, characterful All Saints Road sets the tone for this lateral home: a street of independent cafés, boutiques and local rhythm. Towards its calmer end, this two-bedroom apartment brings bespoke design into a blonde-brick period frame.

Warm colour and tactile finishes thread through the home with purpose. Occupying the left half of the first floor, the main reception space unfolds in one generous sweep. Tall sash windows heighten the sense of volume, while Crittall sliding doors introduce a soft divide between living and dining. In the lounge, plush sofas and a low bookcase create a relaxed setting around a widescreen smart TV. Beyond, a Soho Home dining table for six sits before French doors that open onto a balcony.

Herringbone wood floors lead to the kitchen at the rear, bespoke designed by Barr Kitchens. Calacatta Vagli Oro quartz crowns warm shaker cabinetry, brightened by a large central window. An antique brass Quooker tap and brand-new integrated appliances ensure meal prep goes seamlessly.

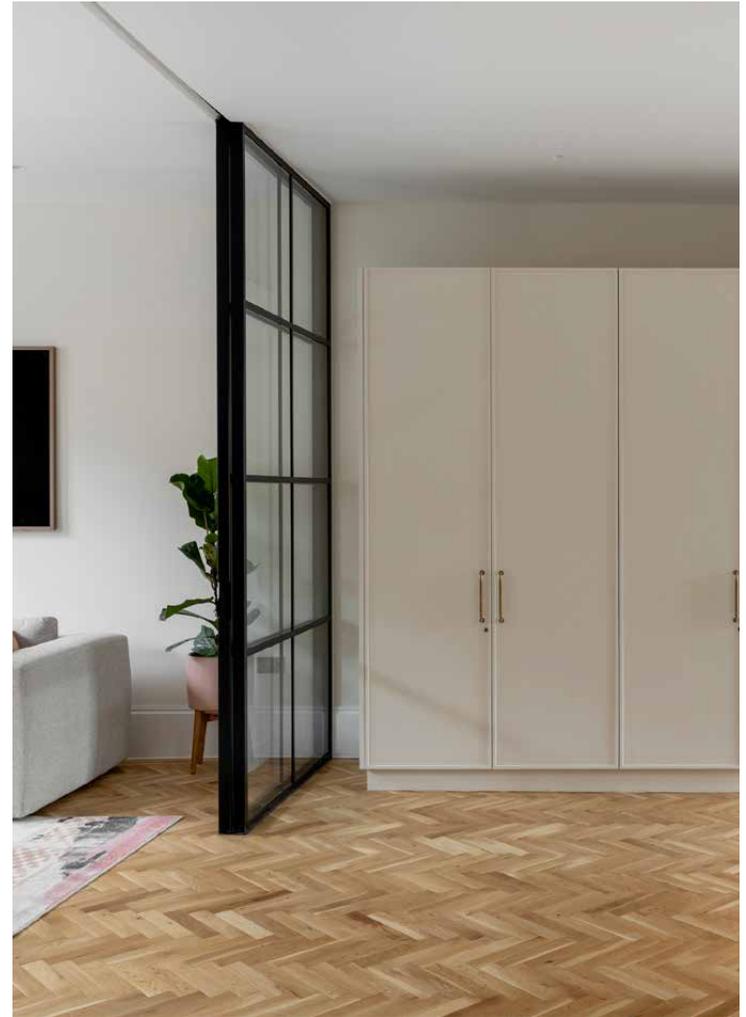






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Elsewhere, the principal bedroom is pared-back and calming, with neutral tones, a walk-in wardrobe and a private balcony. Its en suite is lined in Mandarin Stone Calacatta marble and porcelain tiles, finished with a walk-in shower and dual vanity. The guest bedroom introduces soft sage hues and bespoke joinery, served by a family bathroom in blush marble-effect tiles with a bathtub and overhead shower.

Resident's permit parking is available on application, alongside metered parking and two electric vehicle bays.

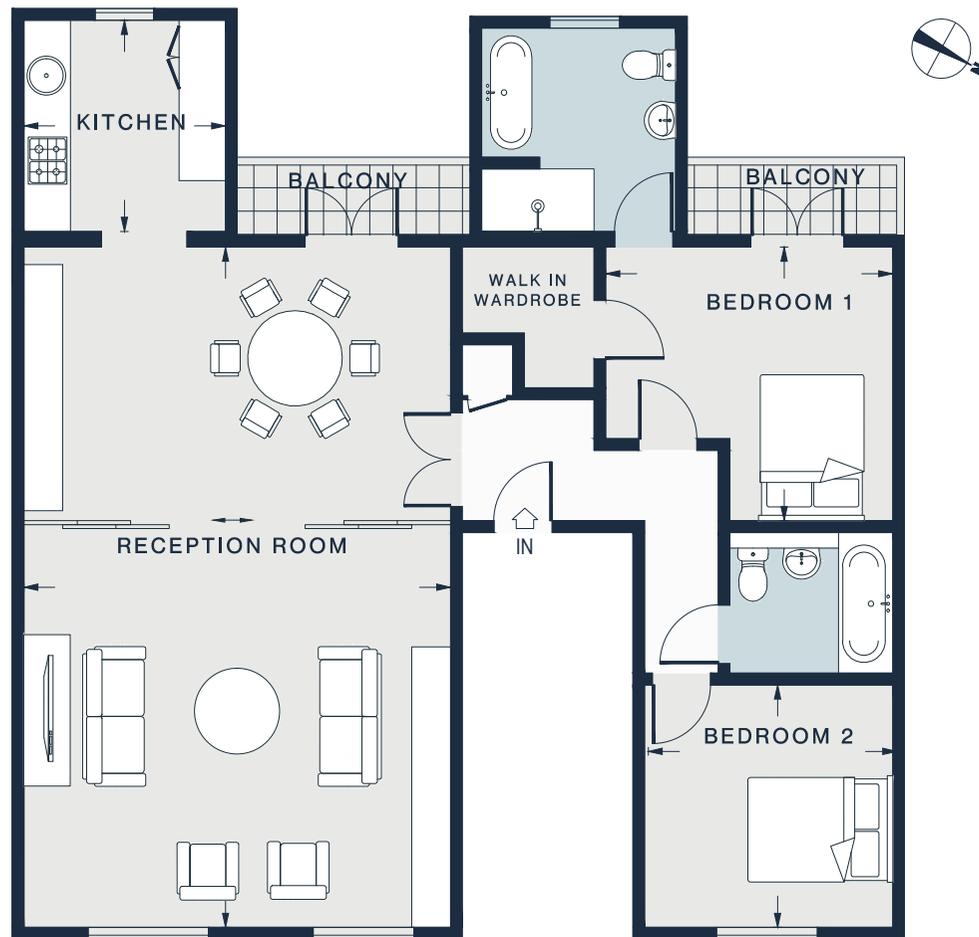












FIRST FLOOR

RECEPTION
28'5 x 17'11 (8.7m x 5.5m)

BEDROOM 1
12'1 x 11'4 (3.7m x 3.5m)

KITCHEN / DINING
9'0 x 8'8 (2.7m x 2.6m)

BEDROOM 2
10'5 x 10'1 (3.2m x 3.1m)

Approx. Gross Internal Area = 1,058 sq ft / 98.0 sq m

Property Details

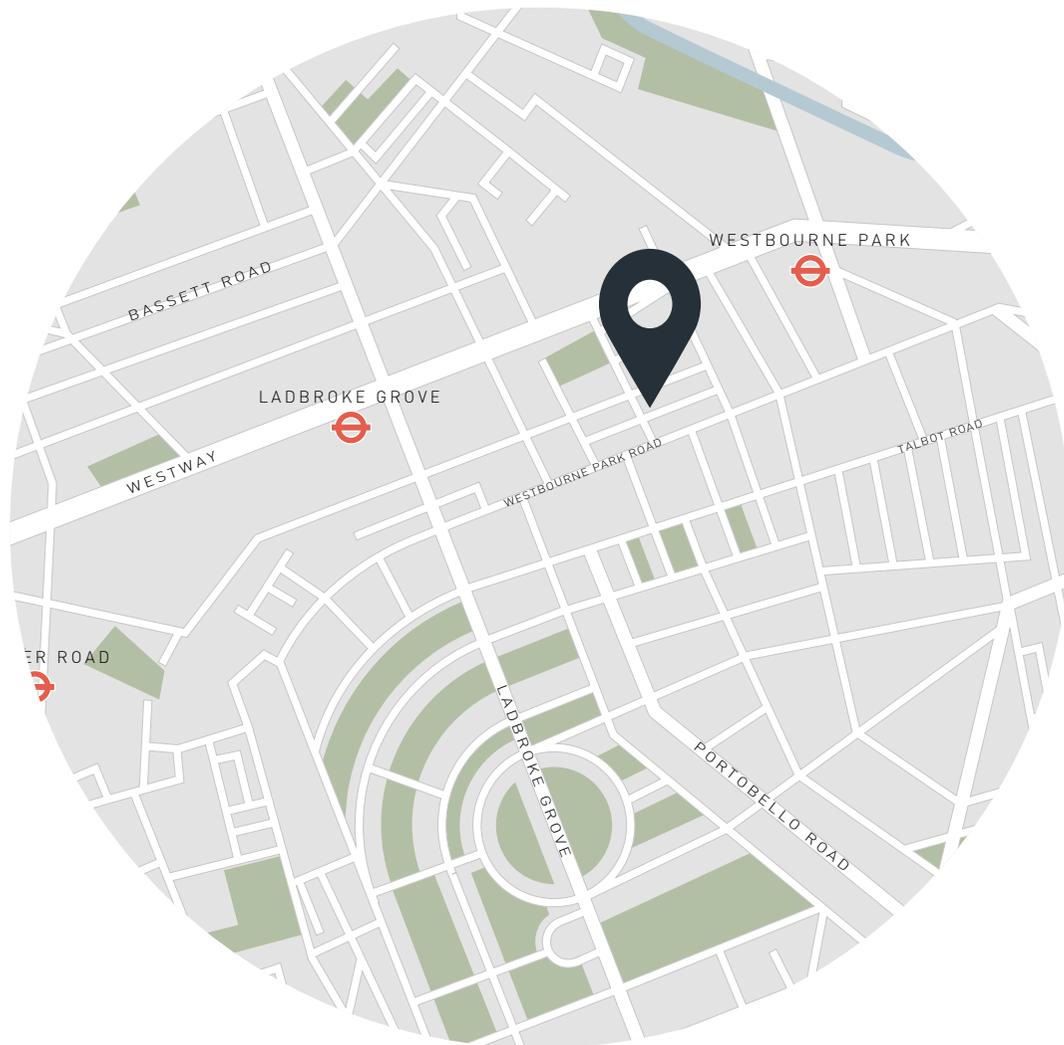
- 2 Bedrooms, 2 Bathrooms
- Generous open-plan dining and reception room
- Bespoke-designed kitchen
- Principal bedroom suite with walk-in wardrobe
- Guest bedroom with integrated storage
- Family bathroom
- Two balconies
- Royal Borough of Kensington and Chelsea

Approx. 1,058 sq ft / 98 sq m

EPC=EC

Deposit: £12,000

Council Tax Band: F



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.

Westbourne Park – 5 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

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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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