

# DOMUS NOVA



Argyll Place W10 – £2,850,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



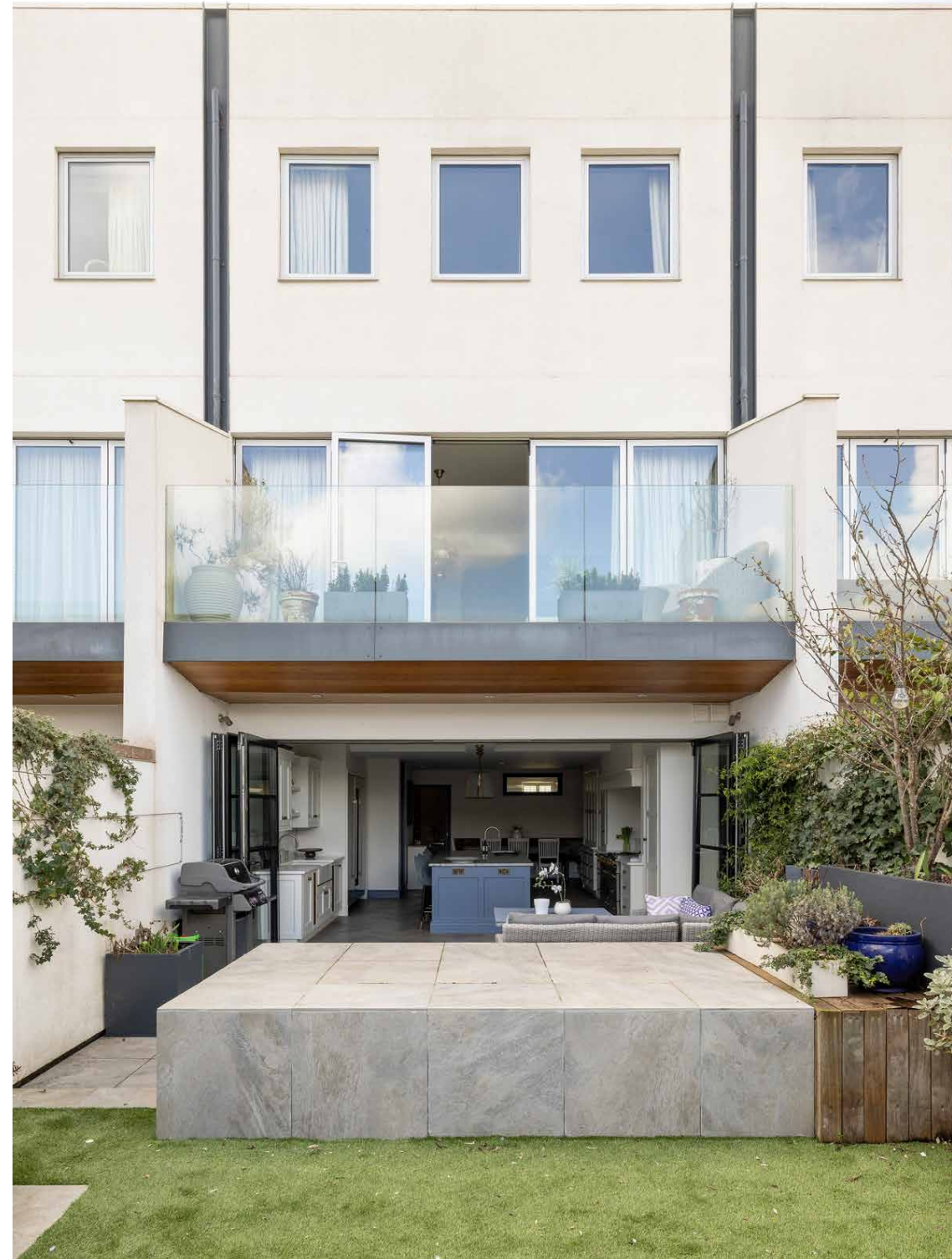
Set on a quiet, tree-lined avenue backdropped by Kensington Memorial Park, Argyll Place's privileged position imbues its interiors with a rare sense of openness. Behind the modern façade, 3,300 sq ft unfolds with effortless flow across five generous floors.

Recently reconfigured, the ground level living space is equal parts refined and functional. A Martin Moore kitchen anchors the setting; marble splashbacks catch the light, while a Nebula quartz island invites conversation or cooking. Every culinary demand is catered to here; make use of the Lacanche cooker, Sub-Zero fridge and dual Siemens dishwashers. When the weather calls for it, full-height sliding doors peel away to a landscaped garden.

Above, the first floor lends itself to more formal occasions. To one side, deep navy hues adorn an intimate media room, a versatile space equally suited to a study or gym. Doors draw back from here to a bright double drawing room; step out to the terrace to overlook the park's changing seasons.





















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Upstairs, elegance meets ease in the principal bedroom suite. Soft neutrals and bespoke wardrobes instill a sense of calm, while multiple windows frame verdant views.

Its en suite is a statement in slate grey, fitted with a freestanding bathtub and walk-in rainfall shower. One further bedroom sits on this floor, while two bedrooms above embody an inside-out feel, each opening to private terraces. Perfect for an au pair or extra privacy, the lower ground floor features two additional bedrooms, a private patio, utility room and family bathroom.

The home also offers secure underground parking for two cars, complete with an electric charging port. Discreetly integrated into coffered ceilings, a natural airflow system ensures a constant stream of fresh air, while solar panels feed into the home's electricity supply.













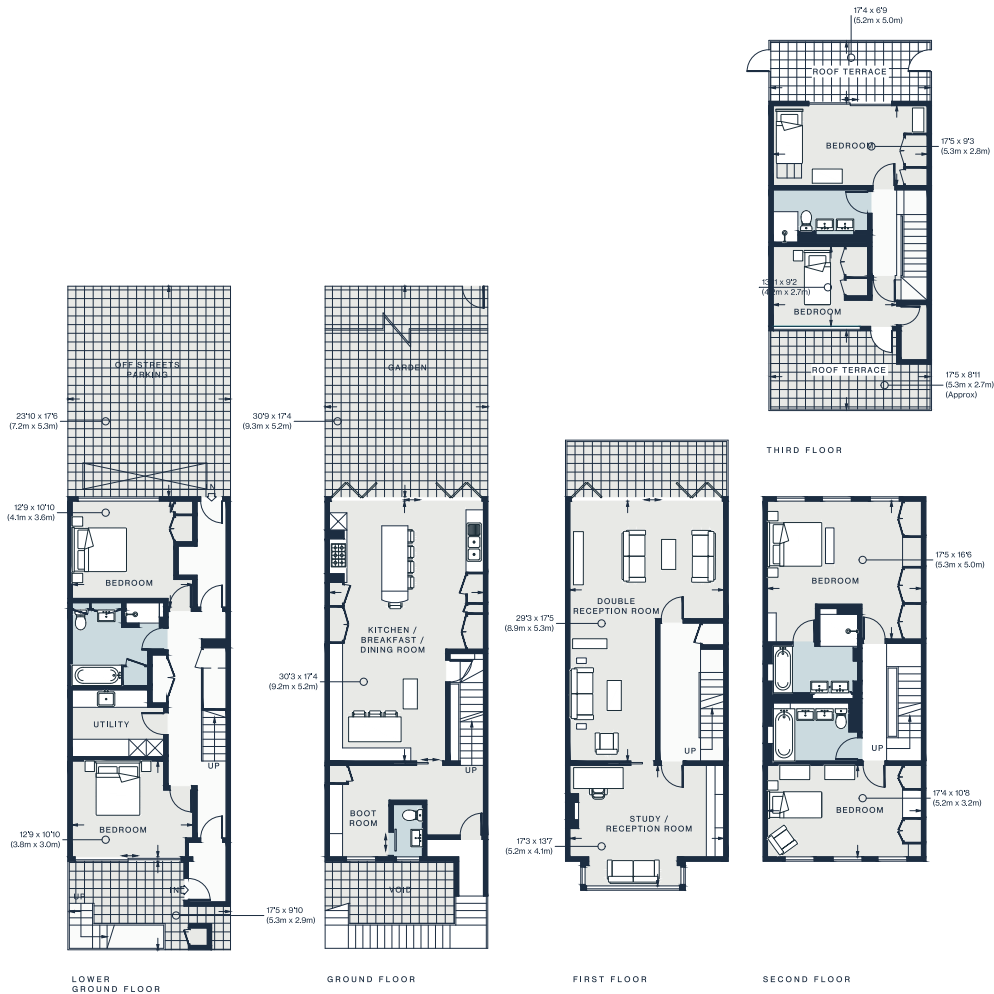












Approx. Gross Internal Area = 3277 sq ft / 304.6 sq m  
 Outdoor Cupboard = 4 sq ft / 0.4 sq m  
 Total = 3281 sq ft / 305 sq m

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

## Property Details

Open-plan kitchen and dining room  
 Spacious double reception room  
 Versatile study, gym or media room  
 Principal bedroom suite  
 Five further bedrooms  
 Two family bathrooms  
 Shower room and cloakroom  
 Private landscaped garden  
 Three terraces and a patio  
 Boot room  
 Utility room  
 Solar panels  
 Key-code entry and alarm system

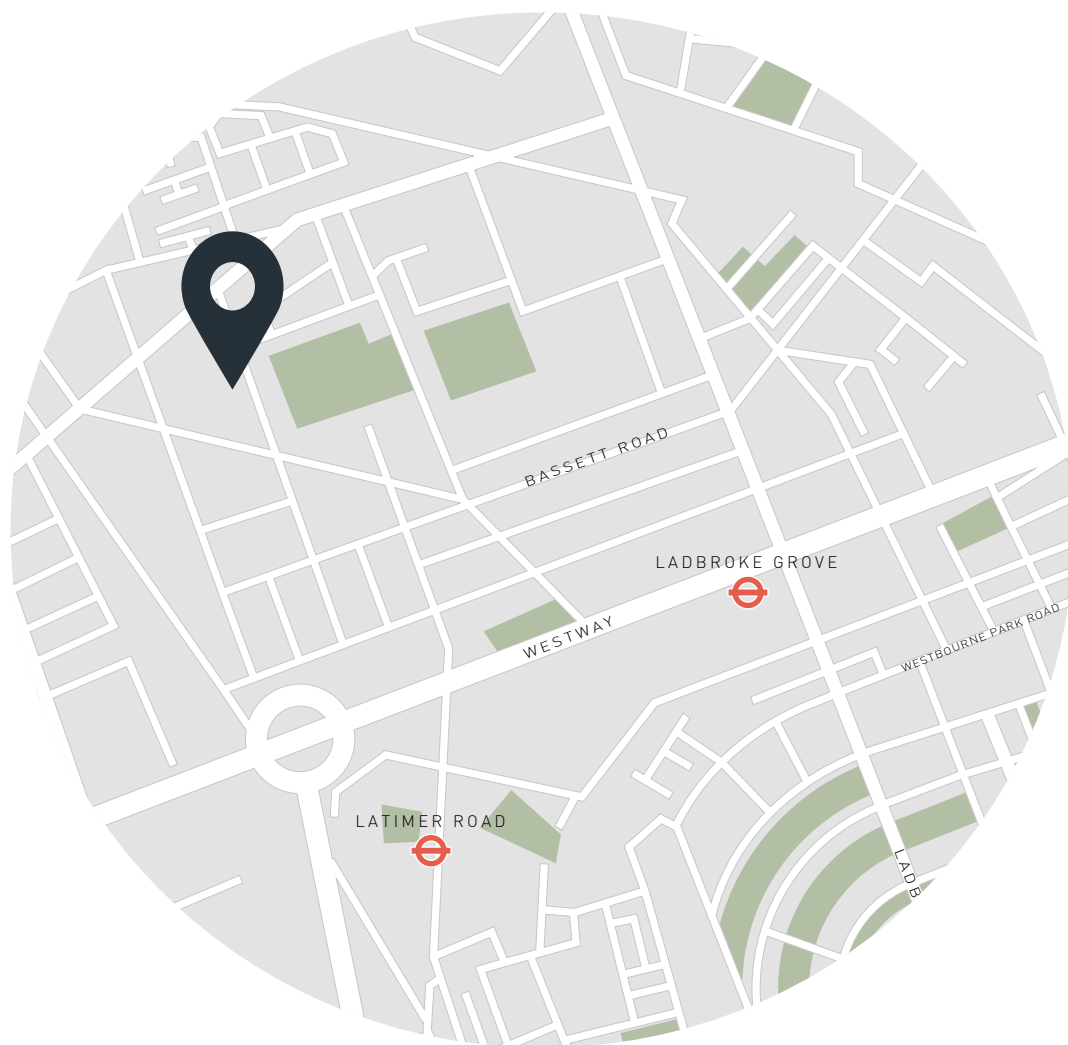
Approx. 3,281 sq ft / 305 sq m

EPC: B

Tenure: Freehold

Council Tax Band: H

Service charge: £6,093



## Location

There's a welcoming, laid-back feel to North Kensington. Within walking distance of both Golborne and Portobello Road, there's an array of independent businesses on the doorstep. Shop for supplies at Golborne Deli & Wine Store, book lunch at Straker's or enjoy pastries to go from Lisboa. Spend weekends browsing the neighbourhood's renowned antique and vintage stalls. For luxury shopping, The Village at Westfield is close by – stop for a drink at the White City branch of Soho House.

Ladbroke Grove - 12 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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