

DOMUS NOVA



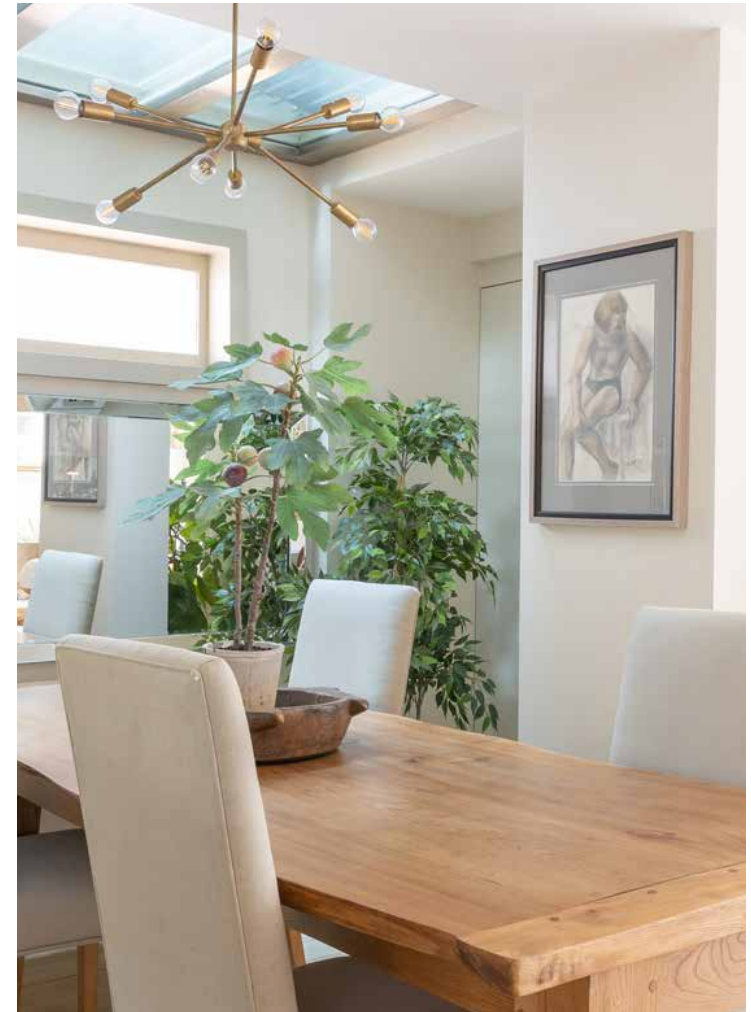
Artesian Road, W2 – £4,615 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



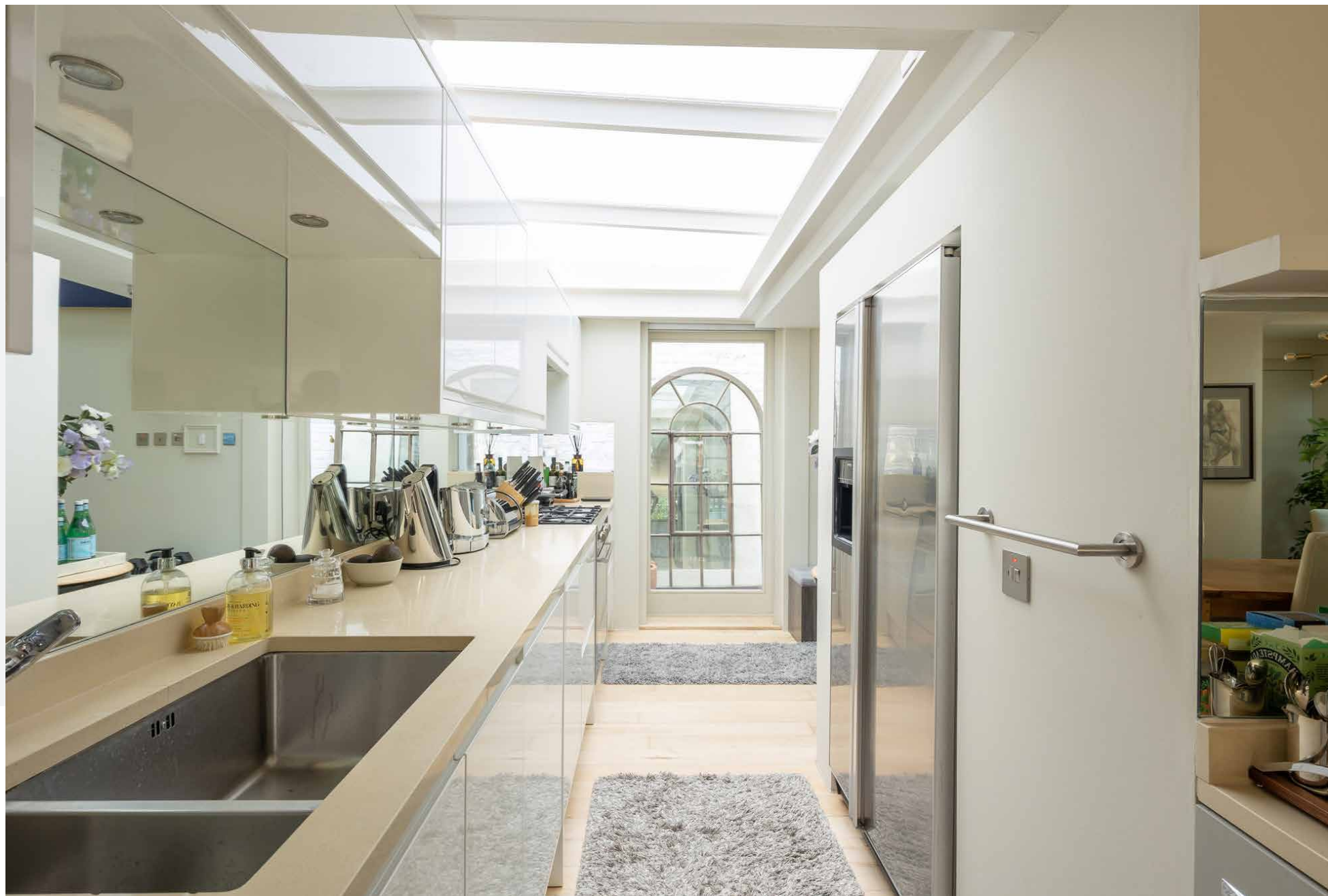
Spread across five floors of an immaculate period townhouse, Artesian Road is imagined for artistically-inclined family dwelling. Curated pieces of global natural history are showcased alongside soothing natural tones; two outside spaces are set for alfresco entertaining; swathes of light cascade through every room, affording an uplifting and calming feel throughout.

Palatial heritage proportions are invigorated with a set of eclectic artefacts in the raised-ground floor reception room. A large desk is situated by a sash window, whilst sand-toned armchairs are thoughtfully arranged by a marble fireplace. Double doors open to a balcony, complete with decorative cast-iron railings. Delineated by single a step, the television area is a cosy affair with an L-shaped sofa, soft grey and terracotta hues.





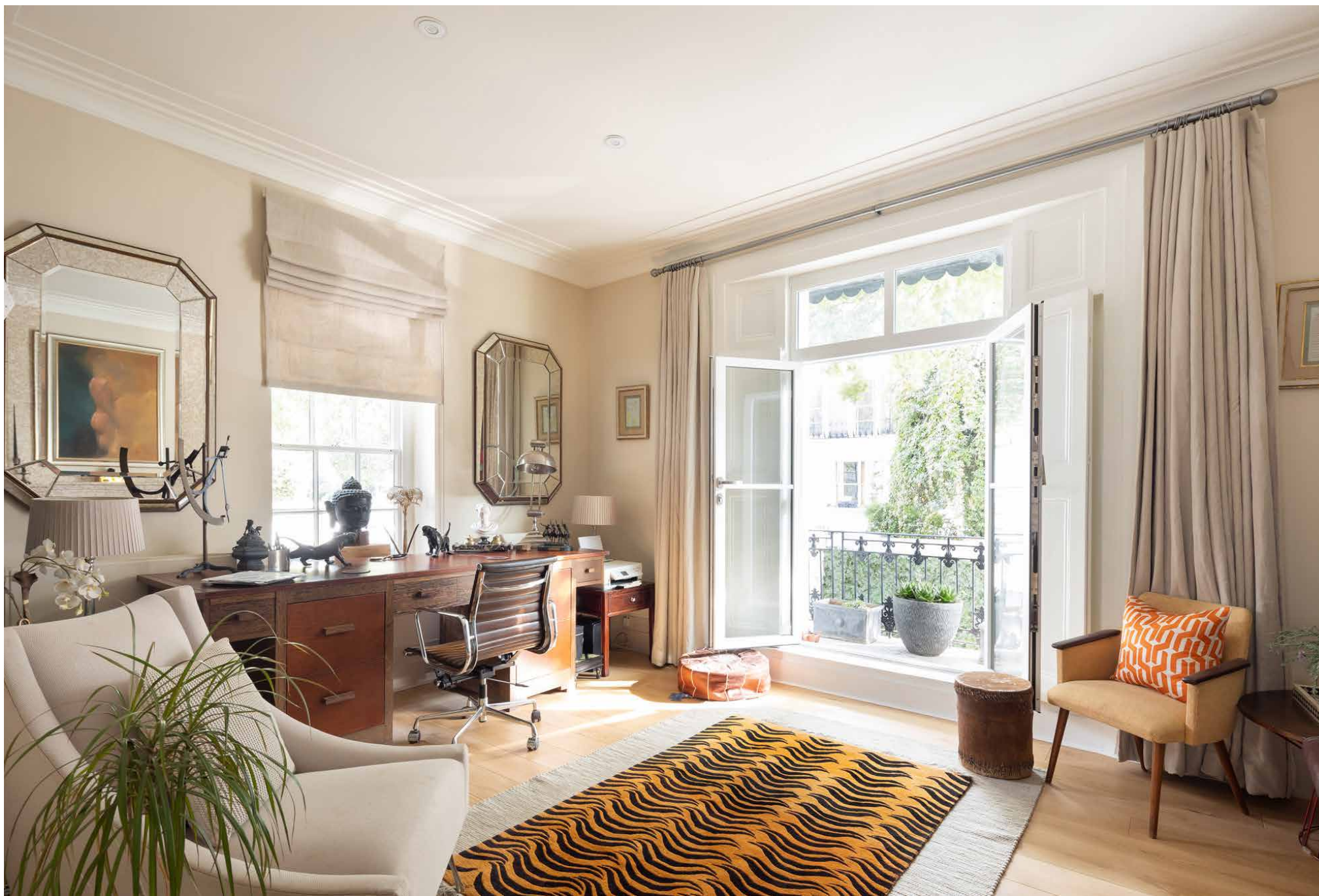
“From the living space, slide back bi-folding windows for effortless harmony between the inside and out.”

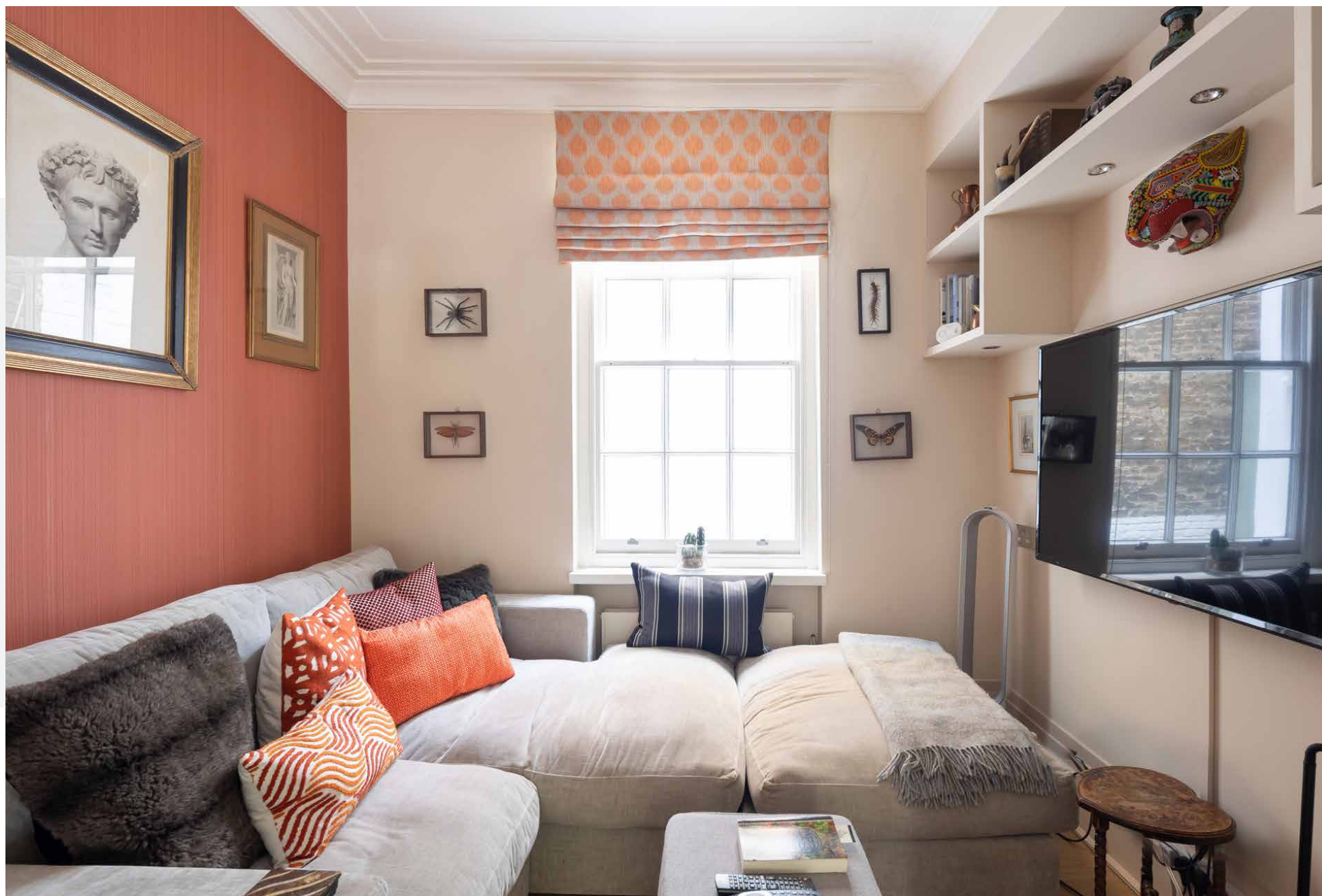




Family life continues in the spacious lower-ground kitchen, dining and living room. Pale walls, blonde floors and stone-coloured furnishings make for a thoroughly soothing interior palette. Rustic touches, such as the tree root coffee tables, succulents and ceramic vases, converse with contemporary sculptural lights. Refined, natural tones continue into the kitchen and dining areas, brightened through expansive ceiling glazing. From the living space, slide back bi-folding windows for effortless harmony between the inside and out. The south-facing garden patio is framed by leafy greenery; a suntrap setting for afternoon lunches and evening drinks.



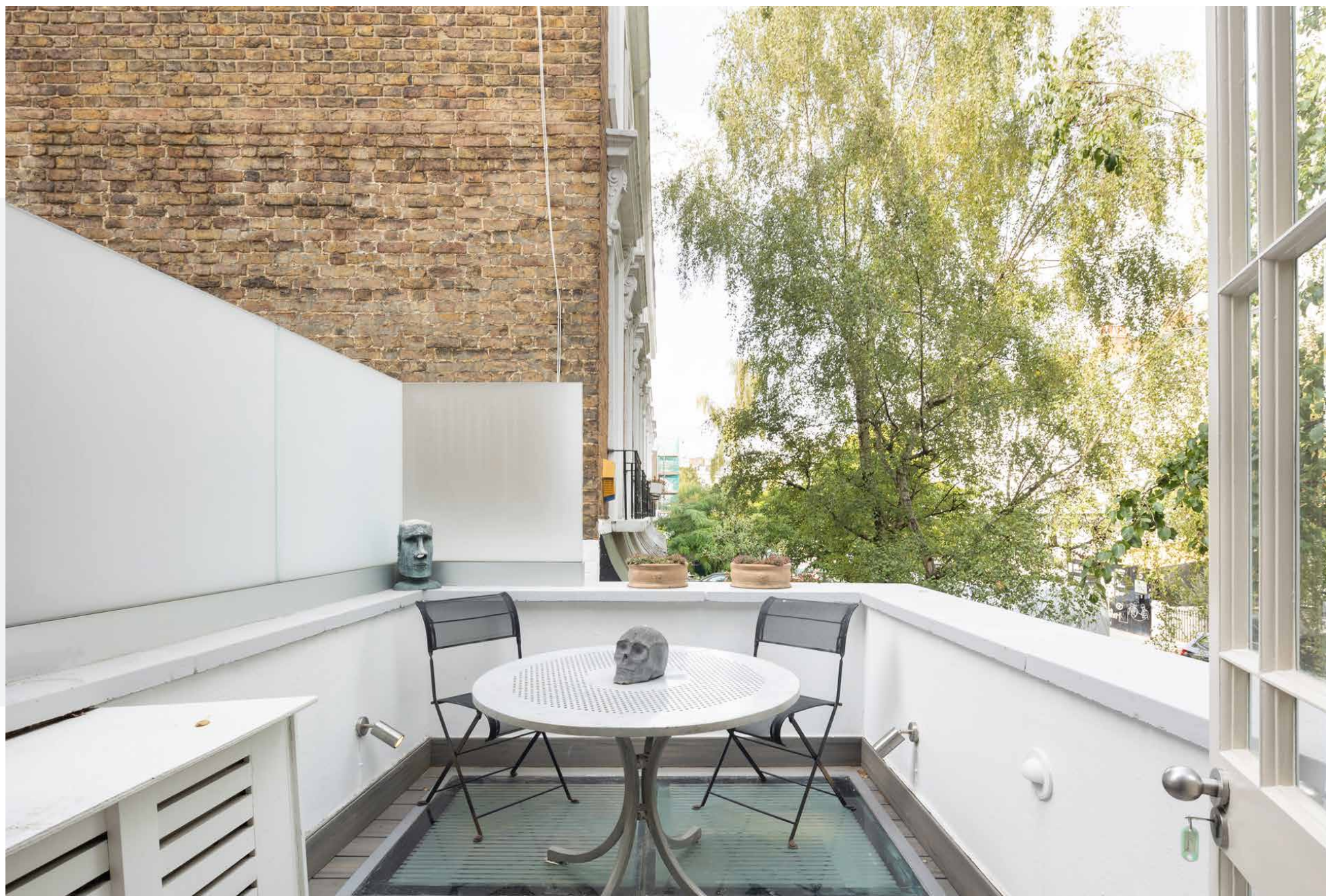






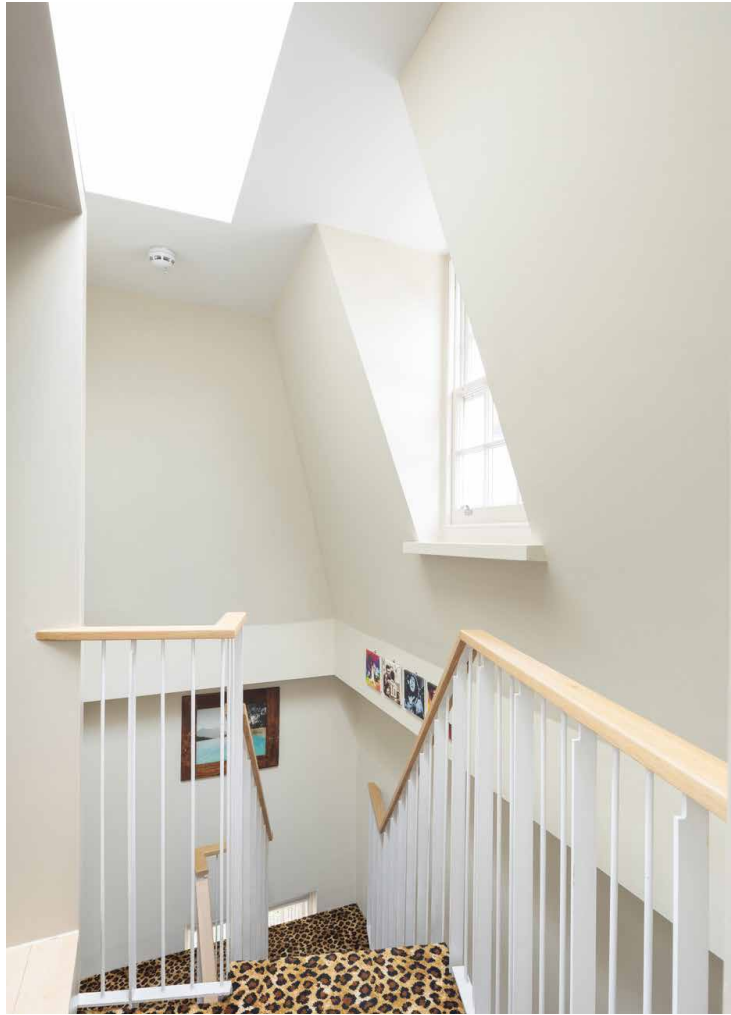
A staircase with open treads channels further light into the home – a precursor to the sunny first-floor master suite. There's understated elegance to the bedroom's pale sage walls, ivory curtains and marble fireplace, beautifully illuminated through full-height sash windows. Its ensuite is a showpiece of bathroom design: a raised tub is deftly engineered into honey-toned marble, with a large waterfall shower sitting opposite. From the stairwell of this floor, there's a second terrace overlooking peaceful Artesian Road. A serene guest bedroom, bathroom and dedicated dressing room occupies the entire second floor. A leopard-print carpeted staircase ascends to the third floor, where two further bedrooms are minimalist in design and tranquil in feel – served by a skylit family bathroom.



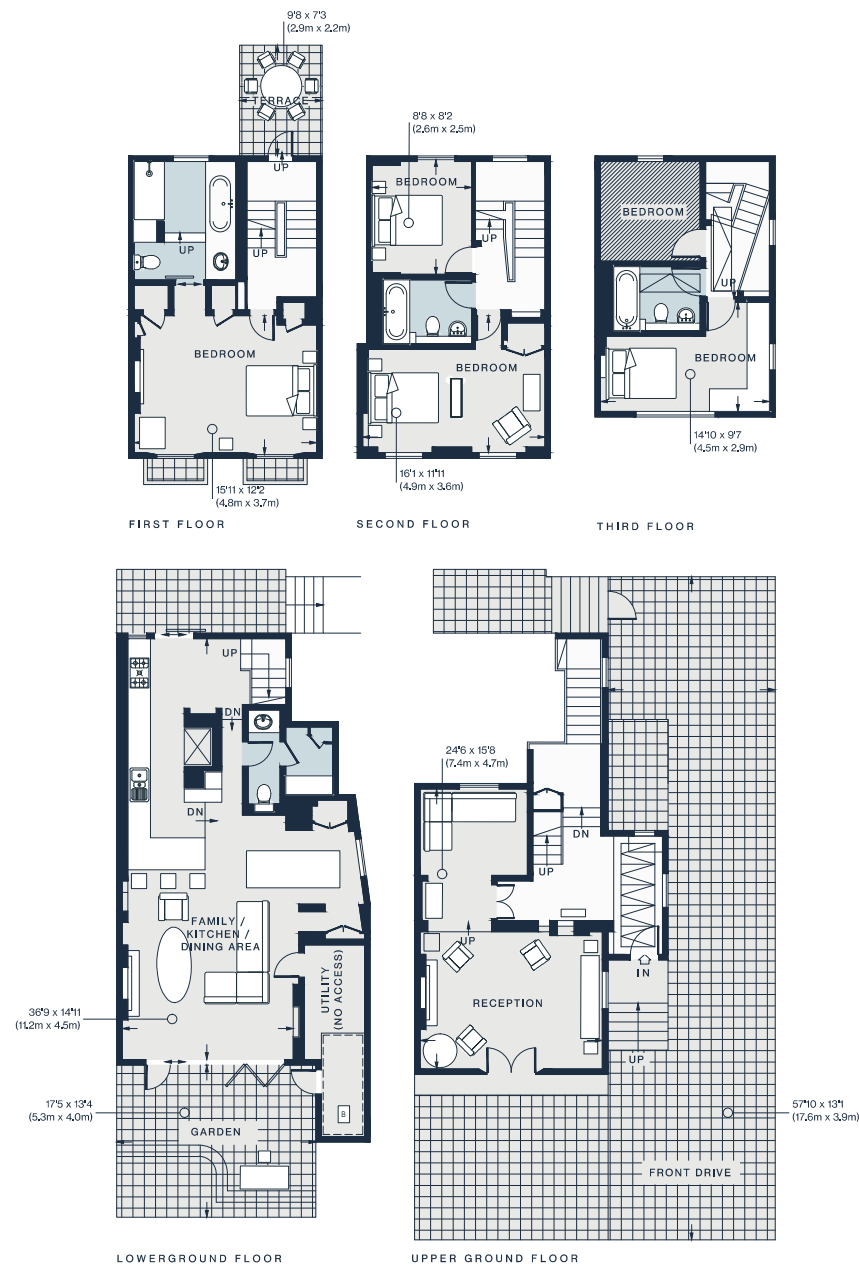












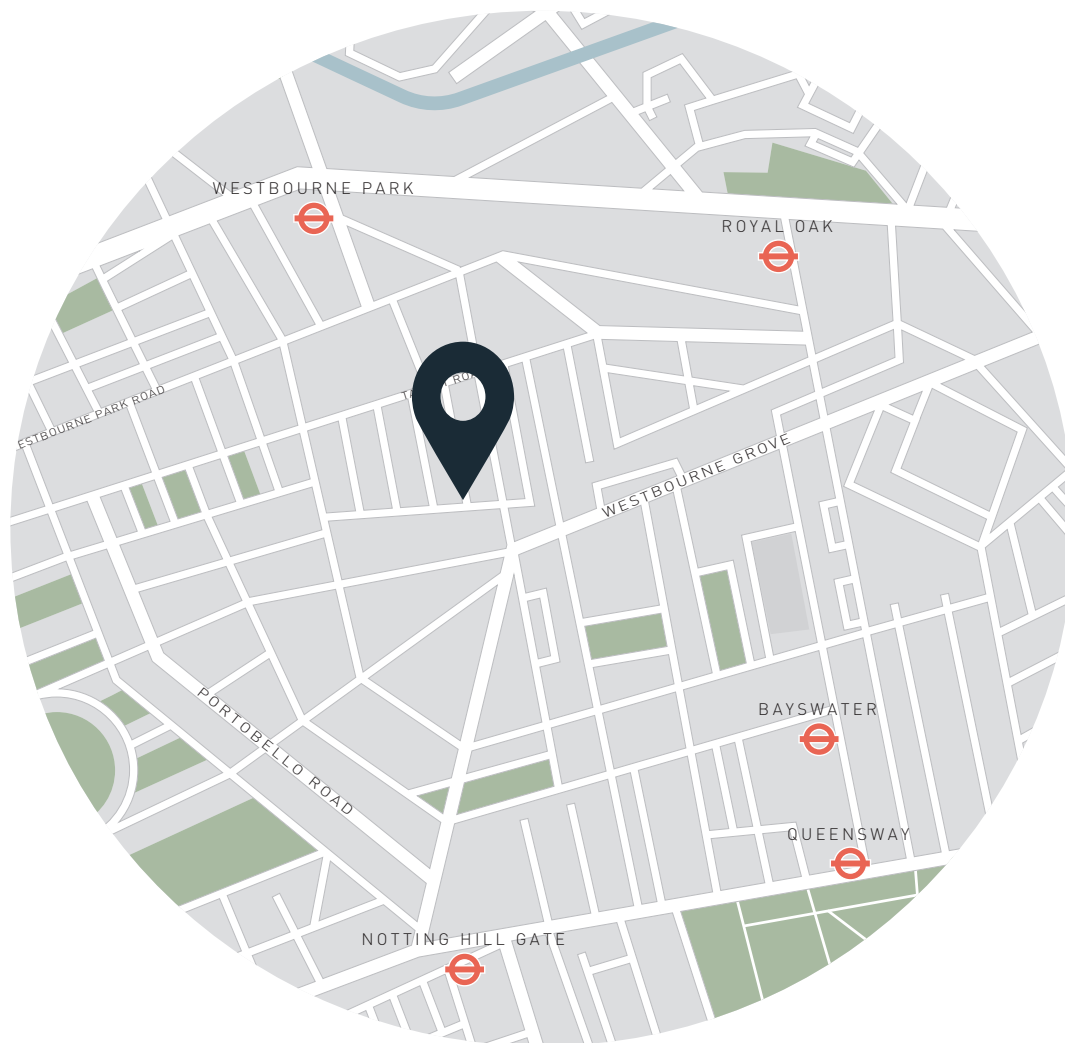
Property Details

4 Bedrooms, 3 Bathrooms
 Spacious double reception room
 Open-plan kitchen, dining and living room
 Master bedroom suite
 Three additional bedrooms
 Two family bathrooms
 Private patio garden and terrace
 Off-street parking
 City of Westminster

Approx. 2,157 sq ft / 200.4 sq m
 EPC=E
 Deposit: £18,460
 Council Tax Band: H

Approx. Gross Internal Area = 2,157 sq ft / 200.4 sq m
 (Excluding Voided Bedrooms)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
 Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Location

Serene living in the beating heart of Notting Hill. Artesian Road is a peaceful residential street just off Ledbury Road, home to coveted eateries such as Ottolenghi and The Ledbury, or wellness spots like FaceGym and Caudalie Boutique Spa. In a few minutes, you're on fashionable Westbourne Grove or vibrant Portobello Road, characterised by their vast array of restaurants, vintage boutiques and galleries. Pick up essentials from Notting Hill Fish and Meat Shop, or head to Core by Clare Smyth for a night of fine dining. It's a short walk to the Tube, giving you easy access to central London and beyond.

Westbourne Park – 9 minutes (Circle, Hammersmith & City)

Notting Hill Gate – 10 minutes (Central, Circle, District)

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 7727 1717
lettings@domusnova.com

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