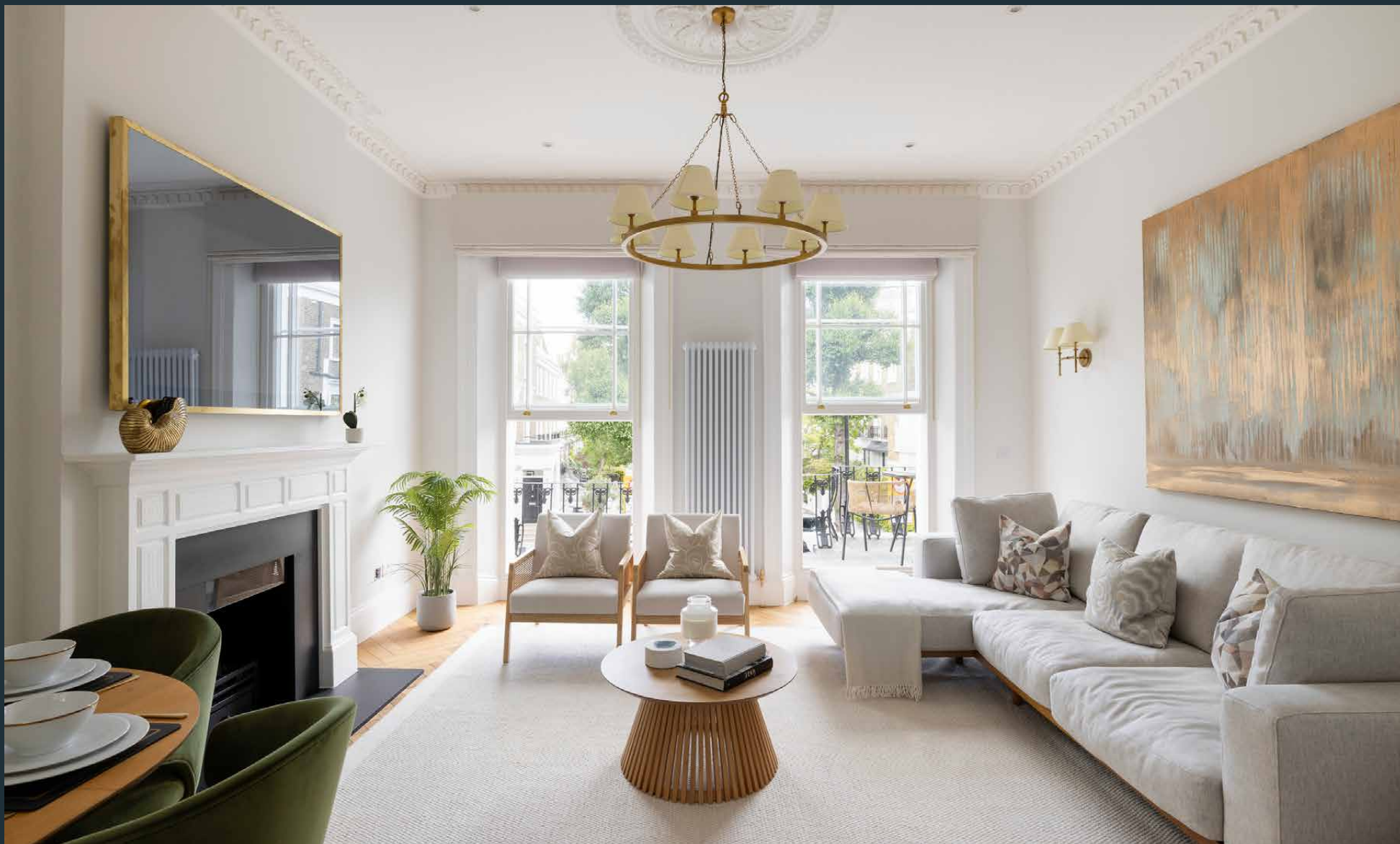


DOMUS NOVA



Artesian Road W2 – £2,995,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Artesian Road has a notable sense of quietude: a peaceful residential stretch tucked away in the middle of Notting Hill and often referred to as Artesian Village. Contained within a handsome Victorian stock-brick townhouse, this three-bedroom triplex has been sensitively renovated by West11 with considered finishes and an emphasis on natural light throughout.

From the raised ground floor entrance, a staircase ascends past a study area to the spacious open-plan first floor. Divided between a living, dining and kitchen area, the space bears all the hallmarks of the building's period heritage: soaring ceilings that reach decorative cornicing, a classic fireplace surround and a pair of floor to ceiling sash windows that illuminate the pale tonal palette.

Herringbone floors run throughout, leading to the bespoke Eggersmann kitchen. Sleek worktops and wood cabinets are integrated with hi-tech Miele appliances, while a sash window draws in additional natural light. During the warmer months, there's a private balcony with cast-iron railings that makes for a tranquil al fresco dining setting.





ARTESIAN ROAD W2
CITY OF WESTMINSTER

Blue square parking sign with a white 'P' and a blue wheelchair icon.

20 mph speed limit sign (a red circle with a white border and the number 20 in black).





Play Street
From 01
3pm - 6pm
10am - 3pm
1 April - 30 Sept
except for
school

RESIDENTIAL
ROAD W2

ARTESIAN
ROAD W2
CITY OF WESTMINSTER







Occupying the entire third floor, the air-conditioned principal bedroom suite is a haven of calm. Sunlight pours through the French doors, illuminating the pale walls and carpets that backdrop the space. A row of bespoke wardrobes lines one wall, while an en suite bathroom is tucked beyond – finished with a dual marble-topped vanity, freestanding bathtub and separate rainfall shower. Beyond the French doors, there's a private suntrap balcony overlooking the surrounding rooftops.

On the second floor, two air-conditioned guest bedrooms maintain the home's sleek aesthetic persuasion - one has an en suite shower room, while the other is served by a separate bathroom featuring an inviting bathtub. Large sash windows, built-in wardrobing and soft colours define the spaces.

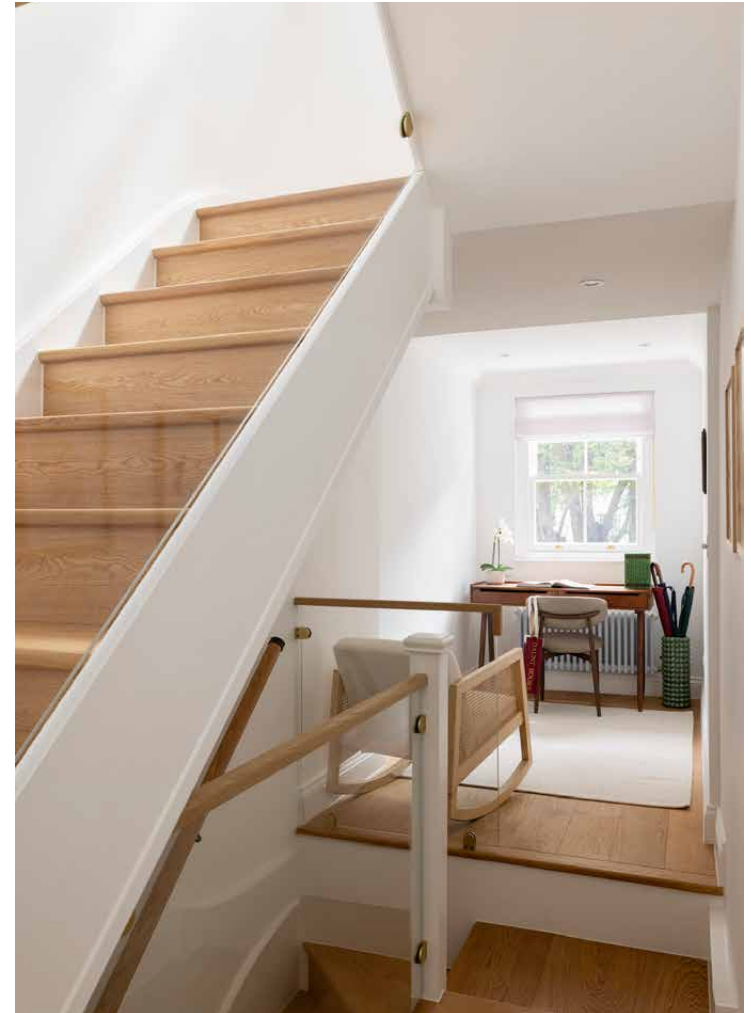


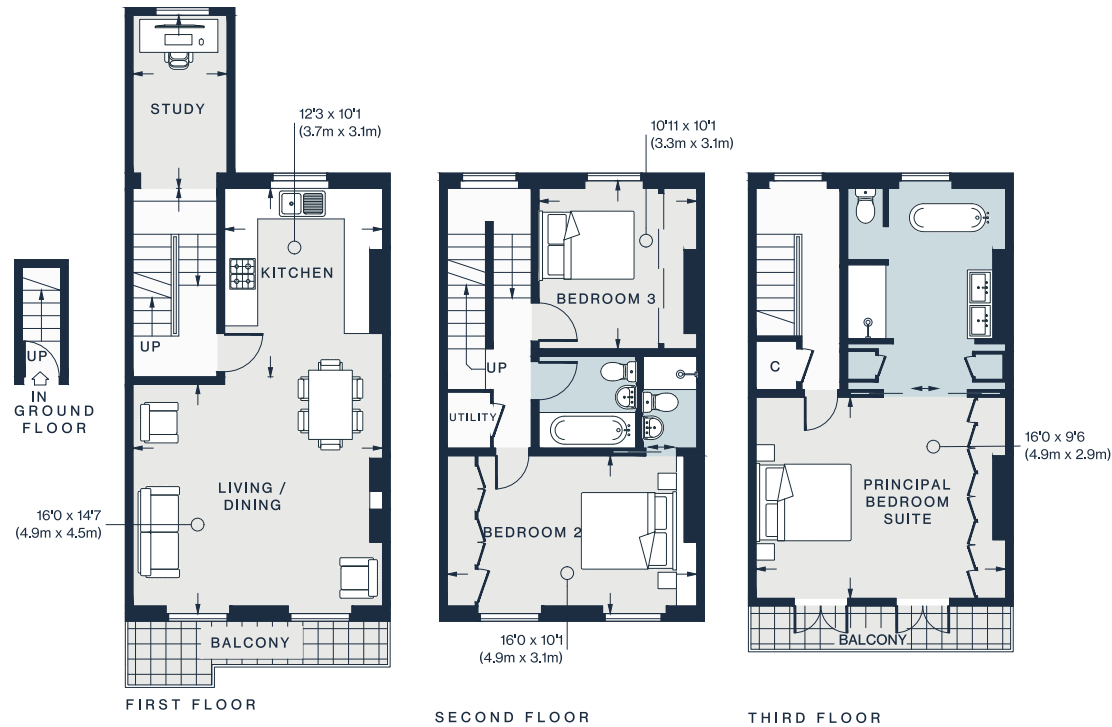












Property Details

Interior design by West11

Open-plan kitchen, dining and living room with balcony

Principal bedroom suite with further balcony

Guest bedroom suite

One further bedroom

Air conditioning to all bedrooms

One further bathroom

City of Westminster

Approx. 1,435 sq ft / 133.3 sq m

EPC=C

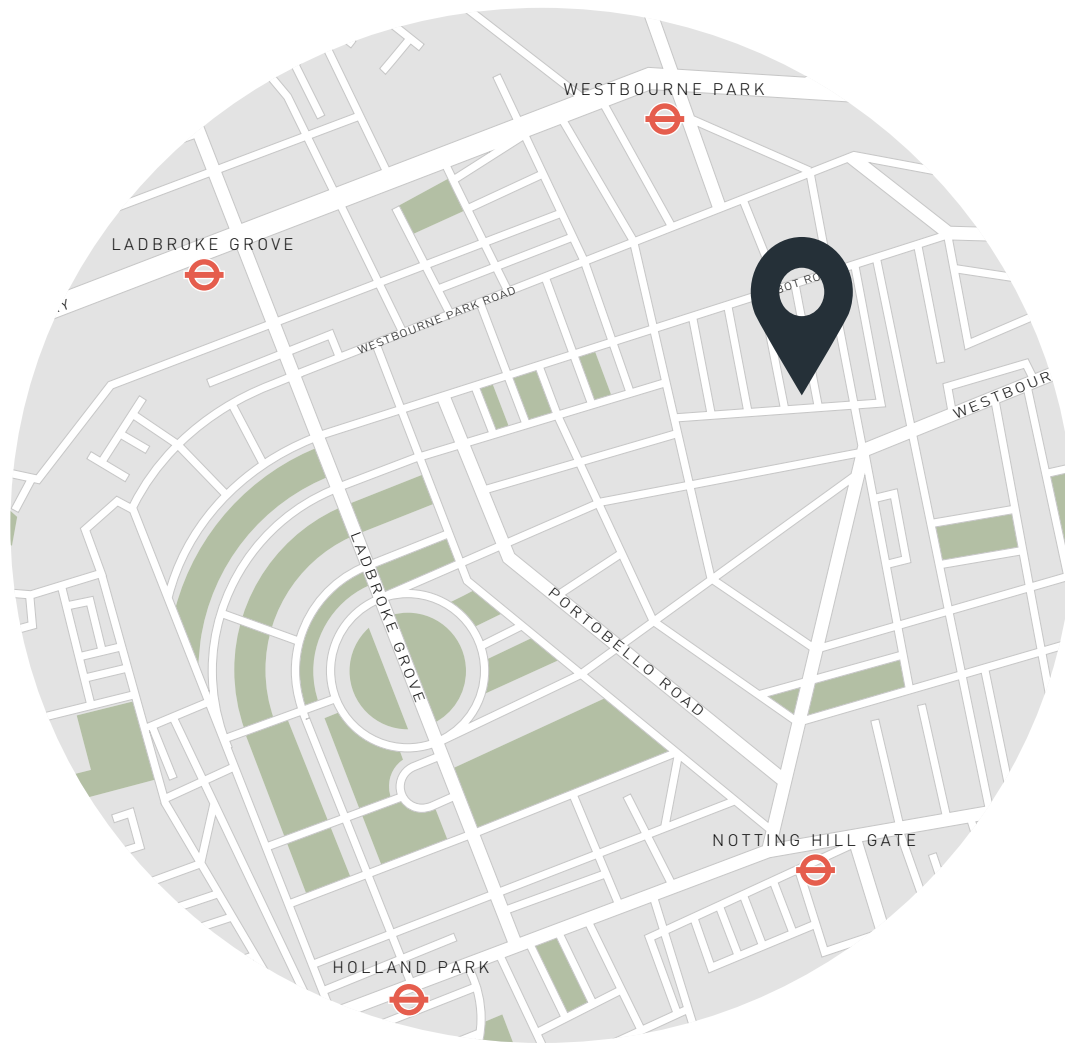
Tenure: Share of Freehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £3,500

Council Tax Band: TBC

Approx. Gross Internal Area = 1435 sq ft / 133.3 sq m



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 - 5 mins (Circle, Hammersmith & City)
Notting Hill Gate - 13 mins (Circle, Central, 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

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