

DOMUS NOVA



Arundel Gardens W11 – £1,400p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Outside, a towering stucco-fronted townhouse speaks to Notting Hill's handsome architectural heritage; inside, the upper levels form a calming interplay of textures and contemporary finishes, flowing out to a private roof terrace that draws the living space into the open air.

Enter on the third floor, where a lavender-painted staircase leads upstairs to the open-plan living space. Material intrigue is put into motion with reclaimed wood walls, exposed brickwork, pine floors and metal girders –emboldening the space with a punchy, industrial feel.

To one side, a jewel-blue velvet sofa is positioned in front of an integrated Samsung television, making for a convivial lounge spot. To the other, a set of steps links to the study area, which sits on patterned herringbone floors. It's a serene and stylish working space, complete with a Graham & Greene desk, cushioned chair and bevelled mirror.



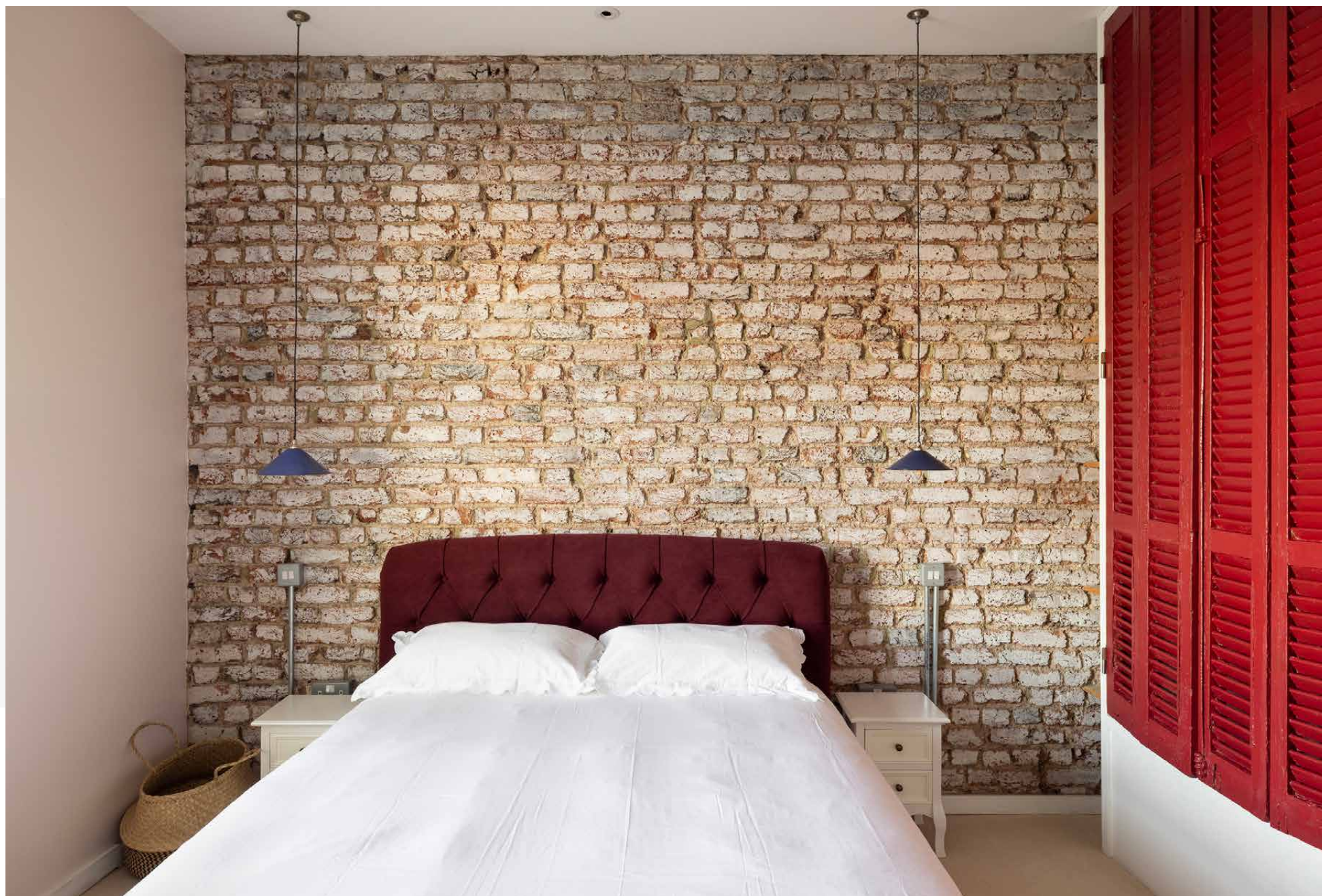




The bespoke kitchen features shiplap cabinets in a dusk-blue colour, a terracotta-toned tiled splashback and butler sink. Smeg appliances and a large range oven keeps things sleek and streamlined. Above the sink, a picture window floods the setting with natural light, while a pair of vintage pendant lights illuminate the dining table when evening draws in.

A glass-panelled staircase ascends to the spacious roof terrace, offering far-reaching views of Notting Hill's skyline. Its wooden decking maintains the home's quintessential material palette, complemented by a band of hardy plants: from palm and olive trees to lavender, rosemary and santolina bushes. The red daybed injects bold colour to the setting, which also enjoys a barbecue and dining furniture for summertime entertaining.



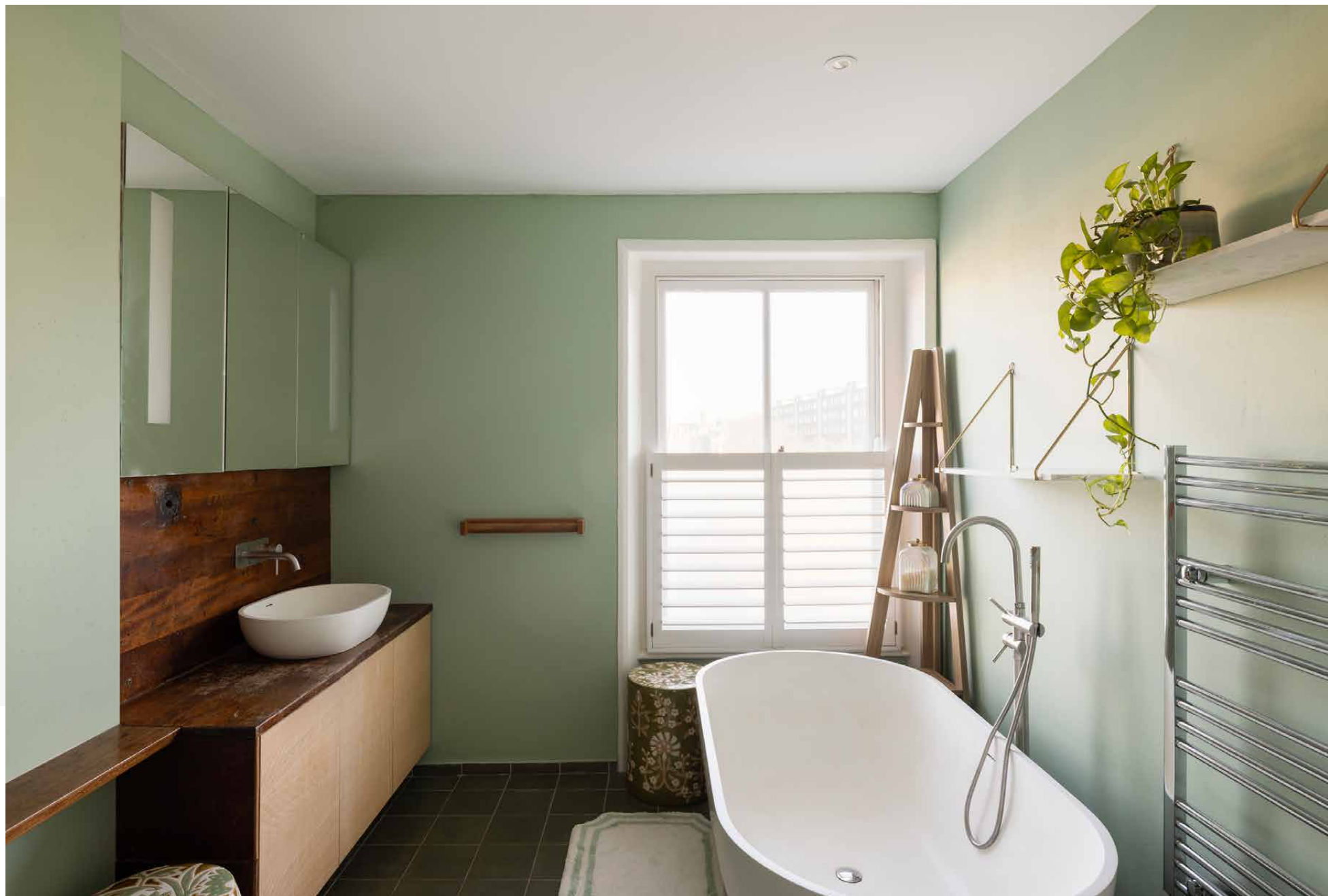






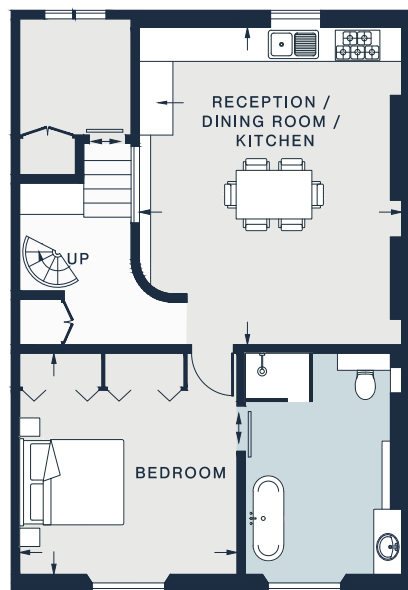
A full-height mirrored door opens into the principal bedroom suite. Carpeted floors add softness against the brick walls and letterbox-red shuttered wardrobes. A brand-new king size bed from Oliver Bonas faces another Samsung television and chest of drawers. Through a sliding pocket door, tranquility ensues in the bathroom. Mint green walls set the scene for a freestanding bathtub and bespoke timber sink cabinets, while the walk-in shower has an uplifting feel with decorative Fired Earth tiling.

For time in nature, residents can head down to the communal Arundel Gardens: a charming green space filled with rare trees, a pergola and hedged garden – laid out to match the original 1862 Victorian design. It's a pillar of the neighbourhood, hosting seasonal events throughout the year

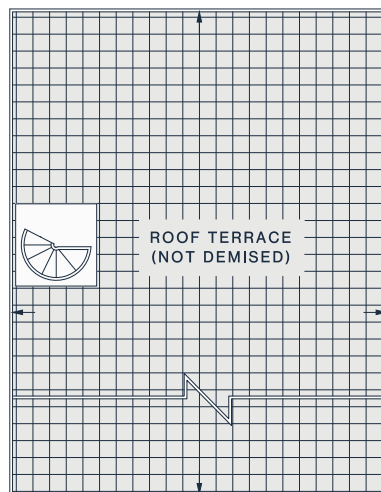




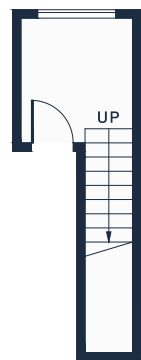




FOURTH FLOOR



ROOF TERRACE



THIRD FLOOR

RECEPTION / DINING ROOM /
KITCHEN

18'7 x 15'6 (5.6m x 4.7m)

BEDROOM

12'11 x 12'6 (3.9m x 3.8m)

ROOF TERRACE

28'0 x 22'2 (8.5m x 6.7m)

Approx. Gross Internal Area = 806 sq ft / 74.9 sq m

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

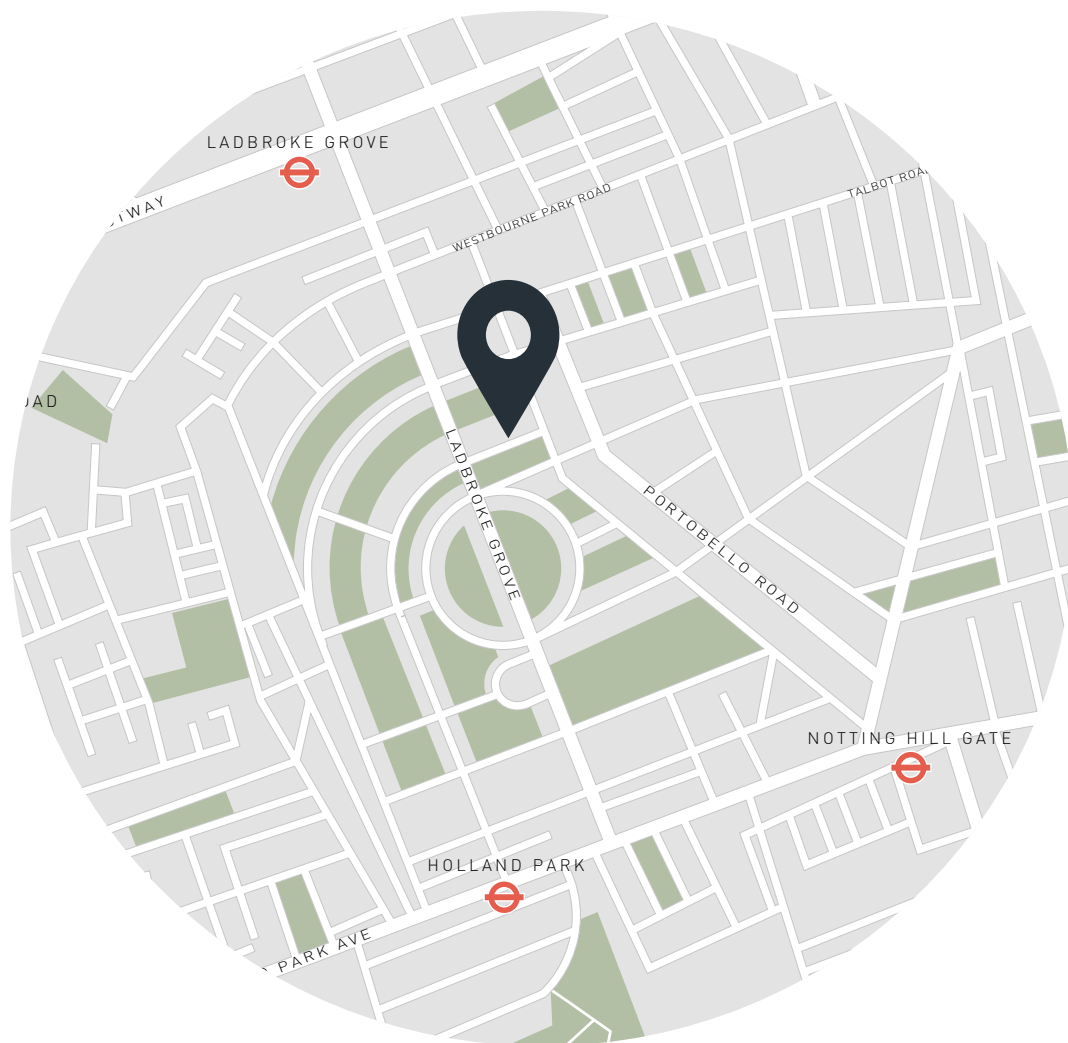
1 Bedroom, 1 Bathroom
Open-plan kitchen, dining and reception room
Study
Principal bedroom suite
Roof terrace
Access to residents' communal Arundel Gardens
Can apply for residential parking
Royal Borough of Kensington & Chelsea

Approx. 806 sq ft / 74.9 sq m

EPC=E

Deposit: £8,400

Council Tax Band: F



Location

Nestled amongst classic Notting Hill townhouses, Arundel Gardens has a distinctly peaceful quality. Yet, the thrum of its vibrant postcode is just a stone's throw away. Coveted eateries such as E+O, Gold and Osteria Basilica are on your doorstep, as is Notting Hill Fish & Meat Shop for seasonal local produce. Portobello Road and Westbourne Grove offer an eclectic mix of vintage shops and luxury boutiques to update your wardrobe. Head to Holland Park for a weekend picnic or hop on the Tube to get you into central London and beyond.

Ladbroke Grove - 10 mins

Notting Hill Gate - 12 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
020 7727 1717
lettings@domusnova.com

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