

DOMUS NOVA



Basing Street W11 – £750,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Just a stone's throw away from Portobello Road, there's an unexpected sense of quietude to Basing Street. Set across the lower-ground floor of a classic Notting Hill townhouse, this one-bedroom lateral apartment brings a contemporary sensibility to its period framework. Thanks to a complete recent renovation, the home now stands as a calm, energy-efficient retreat defined by a warm interior palette and reams of natural light – with the best of Notting Hill on its doorstep.

Engineered oak flooring draws you through the entrance hallway and into the reception room, where soft pink walls by Farrow & Ball create a welcoming atmosphere. Clean architectural lines, integrated shelving and considered lighting are a refined backdrop for the convivial setting.

Beyond, the kitchen and dining space unfolds beneath a generous rooflight and full-width glazing. Tactility abounds with European oak cabinetry by Holte Studio, honed quartz worktops and brushed brass fittings. Integrated appliances are seamlessly concealed, while a Forecrete microcement floor with underfloor heating adds a bold flair. Sliding glass doors blur the boundary between inside and out, opening onto a private courtyard garden – a secluded suntrap tailor-made for summertime entertaining, enhanced further with outdoor lighting and power points.



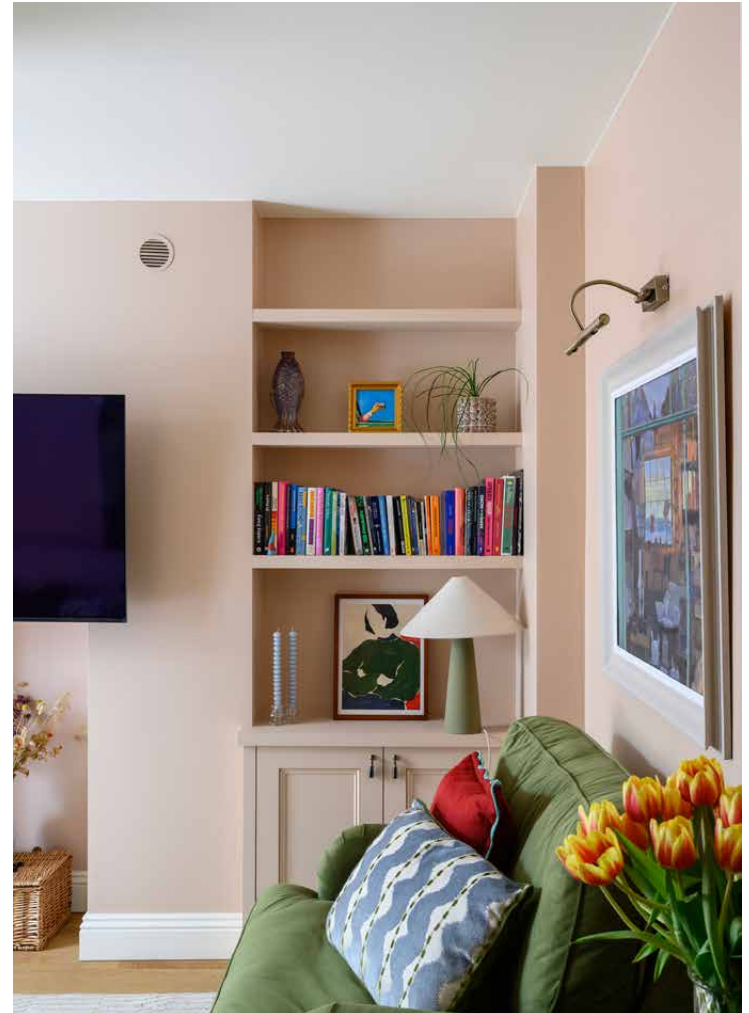




The kitchen features light wood cabinetry with white upper cabinets. The countertop is white and includes a sink with a gold faucet, a red coffee machine, a wooden cutting board, and a vase of flowers. A black oven is integrated into the left side of the cabinetry. The backsplash is made of white subway tiles.





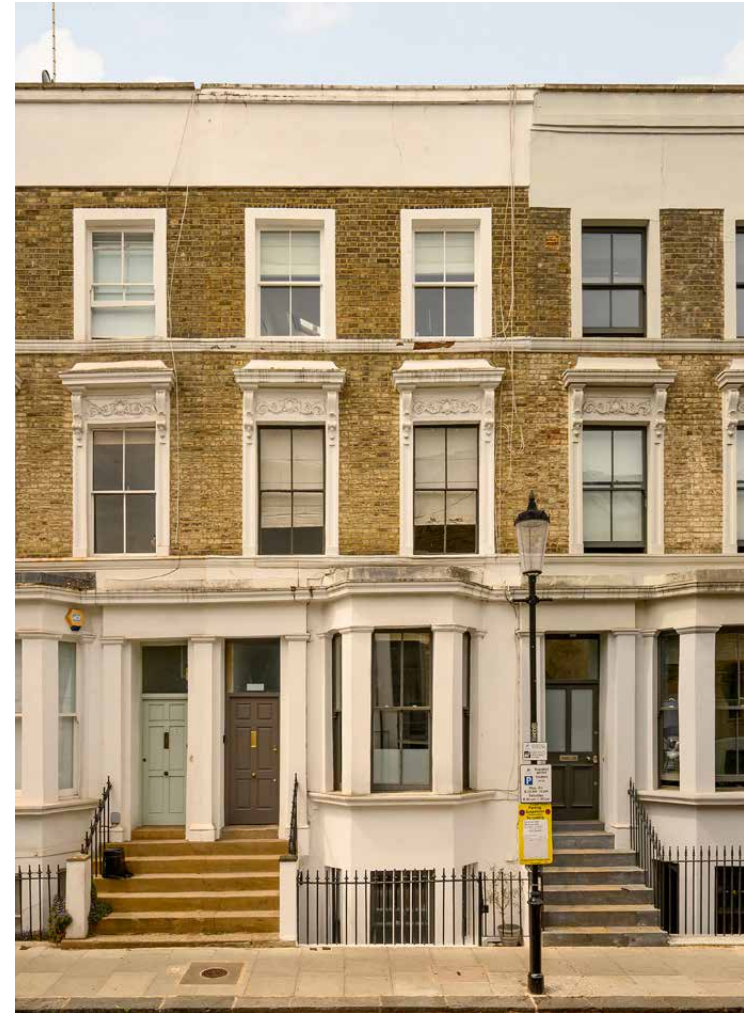


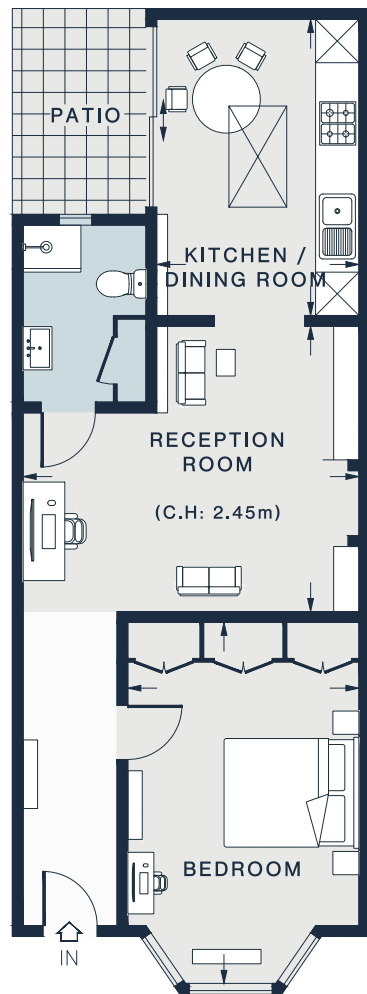


The bedroom continues the home's tranquil palette, washed in a soft blue Farrow & Ball hue and illuminated by a hardwood-framed double-glazed bay window. Bespoke wardrobes provide streamlined storage, while the bathroom introduces a playful contrast: Daisy-patterned floor tiles by Ca' Pietra sit alongside brushed brass fittings and an elegant walk-in shower enclosed by an arched glass screen.









LOWER GROUND FLOOR

RECEPTION ROOM
15'3 x 13'0 (4.6m x 3.9m)

KITCHEN / DINING
13'5 x 9'2 (4.0m x 2.7m)

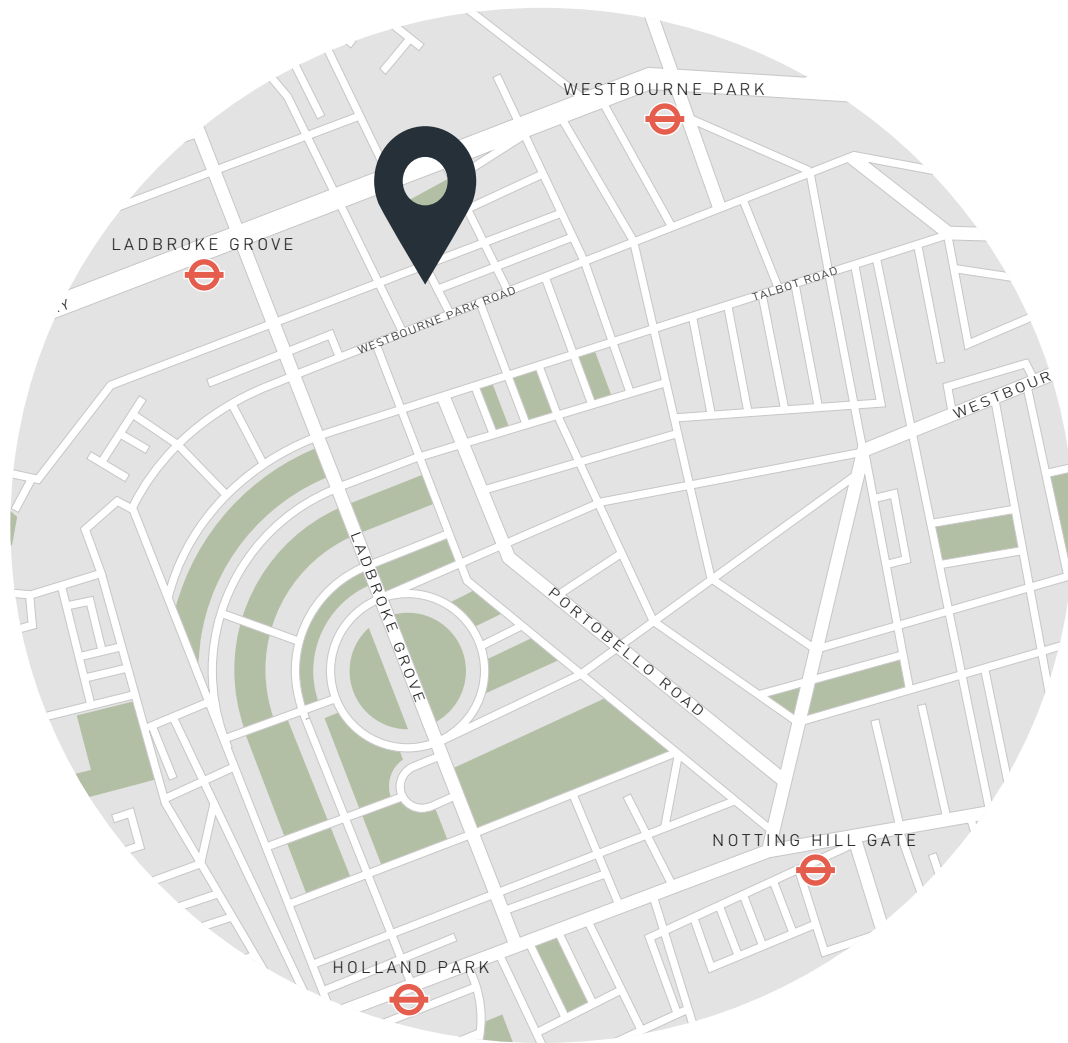
BEDROOM
16'4 x 10'6 (4.9m x 3.1m)

Approx. Gross Internal Area = 587 sq ft / 54.5 sq m

Property Details

Open-plan kitchen, dining and reception room
 One bedroom
 One bathroom
 Private patio garden
 Underfloor heating throughout
 Royal Borough of Kensington & Chelsea

Approx. 587 sq ft / 54.5 sq m
 EPC=C
 Tenure: Share of Freehold
 Lease Length: circa 994 years
 Annual Service Charge: Approx. £2,300
 Council Tax Band: D



Location

Basing Street puts you within easy reach of the neighbourhood's best shops, eateries and institutions. The infamous Portobello Road beckons with its antiques markets, food stalls and Electric Cinema for movie nights, while the upmarket stretch of Westbourne Grove is lined with renowned boutiques and wellness spots. Organic produce can be sourced at Sally Clarke's or Daylesford Farm Shop, while there's an abundance of eateries to gather in: from Riàs and Dorian, to The Tin Shed, The Cow and Gold.

Ladbroke Grove - 6 mins (Circle, Hammersmith & City)

Notting Hill Gate - 17 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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