

DOMUS NOVA



Bonchurch Road W10 – £1,750,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Spread across the first and second floors of a classic portico-fronted Notting Hill building, this two-bedroom duplex apartment has been transformed with a considered approach to interior design – courtesy of Studio Squire. Throughout, neutral colours, natural materials and an abundance of sunlight set a soothing tone for contemporary city living.

With its pared-back palette and refined finishes, the open-plan kitchen, dining and living room is at once uplifting and restful. At one end, sage-green cabinets are paired with Devol gilded hardware and glossy granite worktops – plus hi-spec Miele and Smeg appliances. At the other, a cosy living area sits alongside cast-iron radiators. Capitalising on its second-floor vantage point, natural light pours in through dual-aspect sash windows, gently illuminating the pale walls and Havwood engineered floors.

At the top of the home – introduced through a glass roof – a private terrace offers the perfect setting for soaking up the London sunshine. Sleek wood decking runs underfoot, with plenty of room for garden furniture and a barbecue.

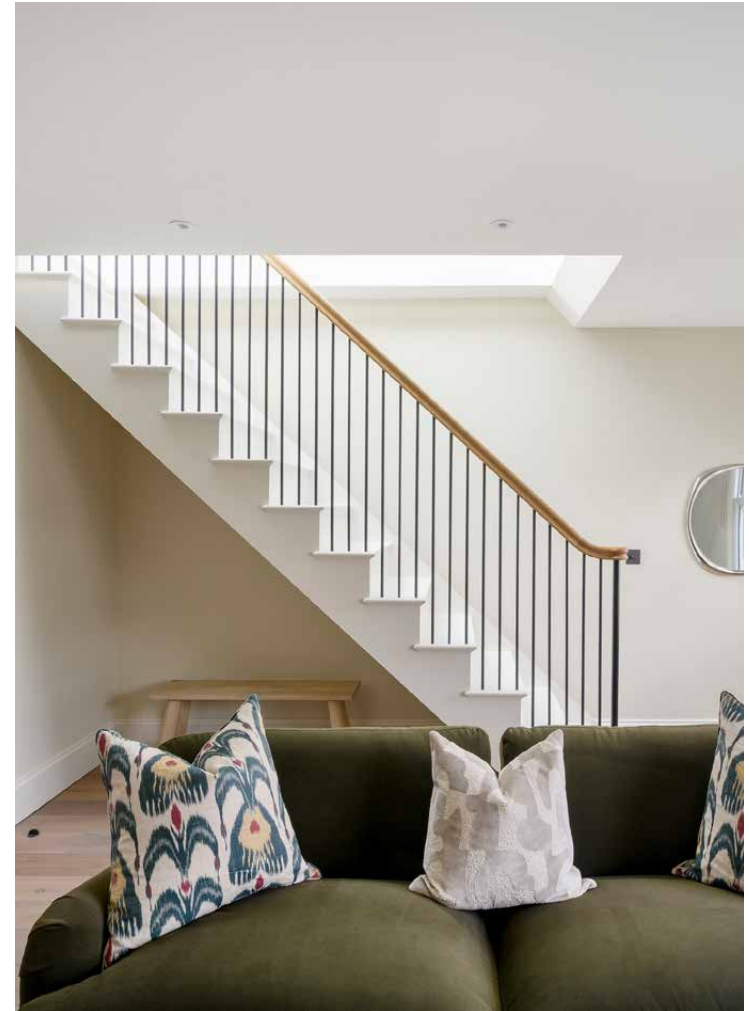




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The bedrooms maintain the minimalist calm. In the principal bedroom suite, a pair of large sash windows lend an elegant architectural note, brightening the immaculate ceiling cornicing and Sisal carpeted floors. Built-in wardrobes, finished with sliding doors, keep things tidy, while the en suite bathroom has a punchy edge – courtesy of patterned marble tiling and gold detailing.

In the guest bedroom, a row of bespoke teal-toned storage brings colour to the room, echoed in the guest bathroom with its playful mosaic tiling and speckled terrazzo floors. Completing the home, there's a quiet study set on the half landing.







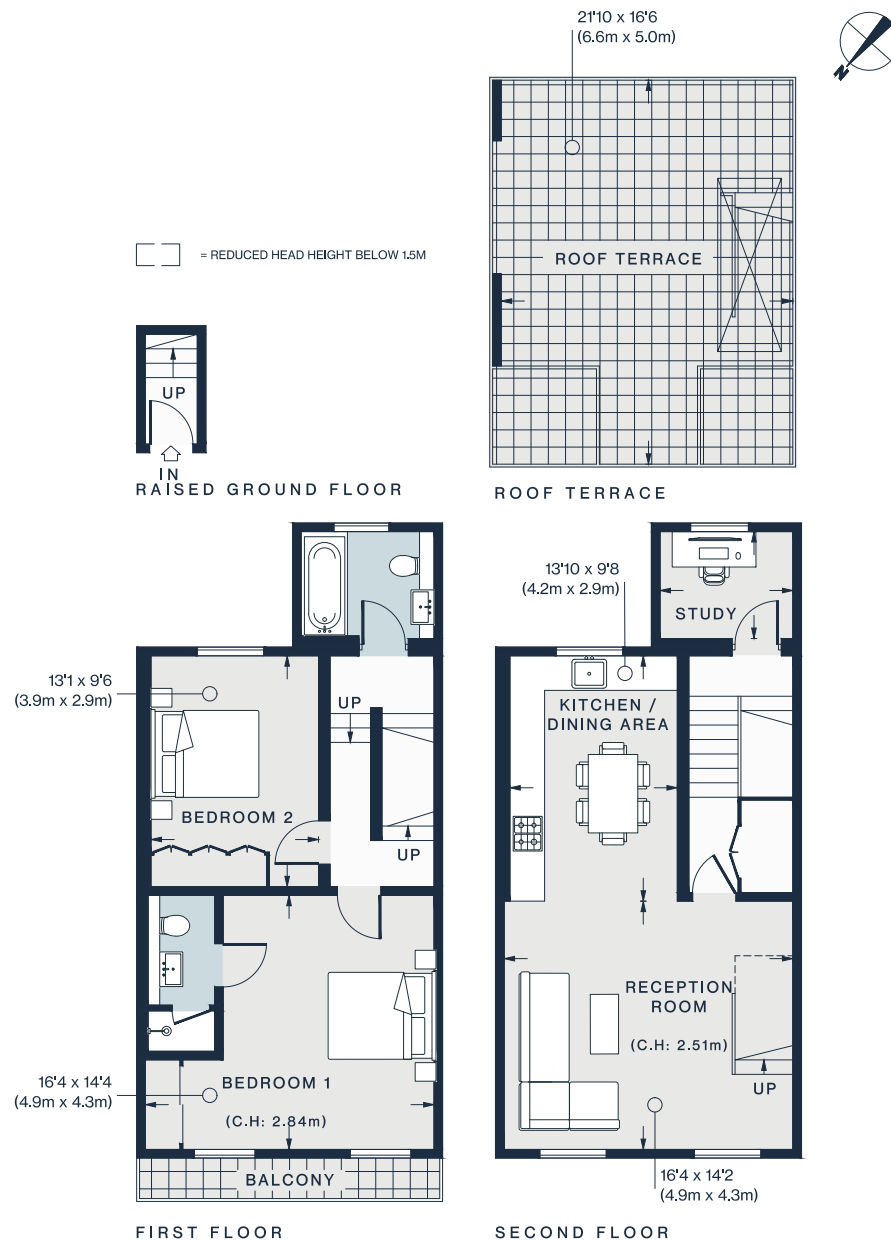








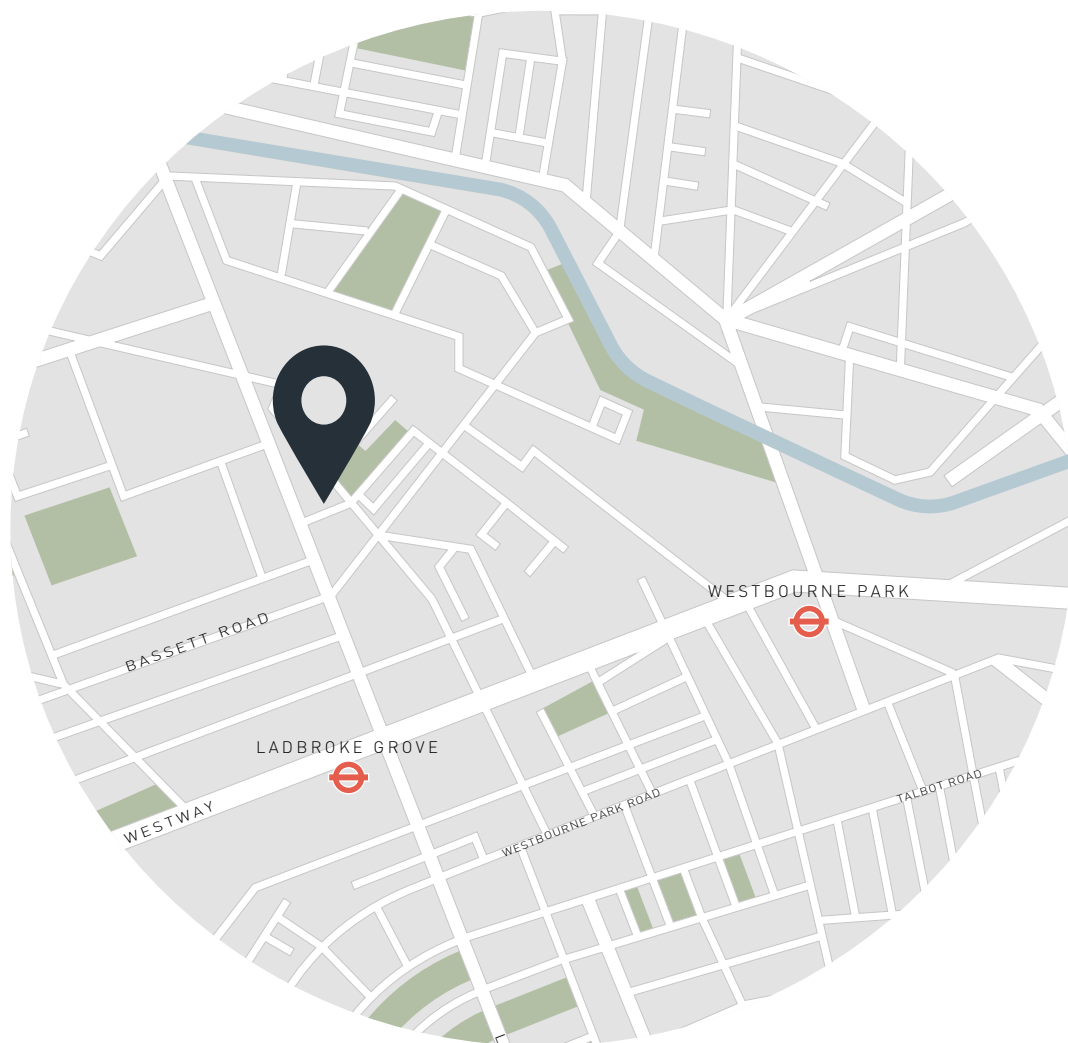




Property Details

Design by Studio Squire
 Open-plan kitchen, dining and living room
 Principal bedroom suite
 Guest bedroom
 Guest bathroom
 Study
 Private roof terrace
 Underfloor heating
 Royal Borough of Kensington & Chelsea

Approx. 1,064 sq ft / 98.9 sq m
 EPC=C
 Tenure: Share of Freehold
 Lease Length: circa 999 years
 Annual Service Charge: Approx. £2,000
 Council Tax Band: TBC



Location

Famed for its antiques dealers, vintage fashion offerings and global food scene, enjoy having the best of the neighbourhood on your doorstep at Golborne Road. Weekends were made for browsing the stalls and refuelling at Layla Bakery or Lisboa. Come evening, book a table at local newcomers Straker's or Caia, or head to Fat Badger for live music. The buzz of Portobello Road is also within walking distance, as is fine dining institution The Ledbury.

Ladbroke Grove - 4 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

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