

DOMUS NOVA



Carlisle Road NW6 – £2,650,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Carlisle Road saves its best until last. Behind a London stock brick façade, the house unfolds towards its defining space: a kitchen, dining and living area beneath vast panes of glass, where the garden becomes part of the room.

A back-to-brick renovation in 2021 by local studio Queens Park Design & Build has brought the Victorian bones up to date, renewing windows, roof, internal walls, electrics and plumbing. At the front of the house, the reception room retains a sense of enclosure: deep navy walls, solid timber herringbone floors and a Chesney gas fire create an enveloping cocoon.

Then the house opens out. Light pours in through a skylight, glass side return and Crittall-framed wall to the garden, their black lines giving definition to the expansive space. Against this brightness, the finishes feel suitably grounded: bespoke cabinetry painted in Farrow & Ball Railings, generous slabs of marble and a Lacanche range, alongside a breakfast bar and two pantry cupboards – one a walk-in. Underfloor heating and air conditioning keep the space comfortable year-round, while a separate utility and boot room and cloakroom tuck the practicalities out of sight.







The garden feels like a natural continuation, screened by olive trees and planting. Built-in benches with bespoke cushions gather around a mains-connected barbecue and firepit, inviting mealtimes to spill outdoors, with lighting and Sonos carrying the room's atmosphere into the evening.







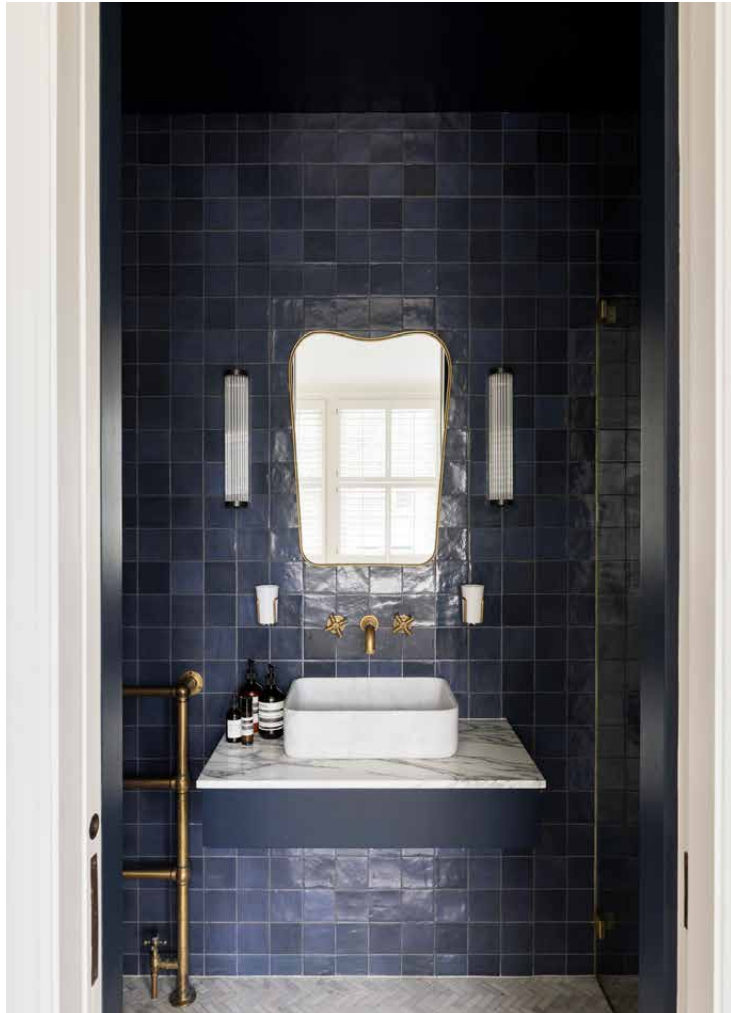






Upstairs, the mood softens. The principal bedroom is calm and light, with southwest-facing windows, bespoke joinery and air conditioning; the en suite brings a jolt of colour in striking blue tiles. A separate dressing room, with further built-in storage, offers the flexibility to serve as an additional bedroom. A third bedroom sits beneath a half-vaulted ceiling, alongside a sage-green family bathroom, while the top-floor guest suite enjoys a peaceful outlook over the garden.



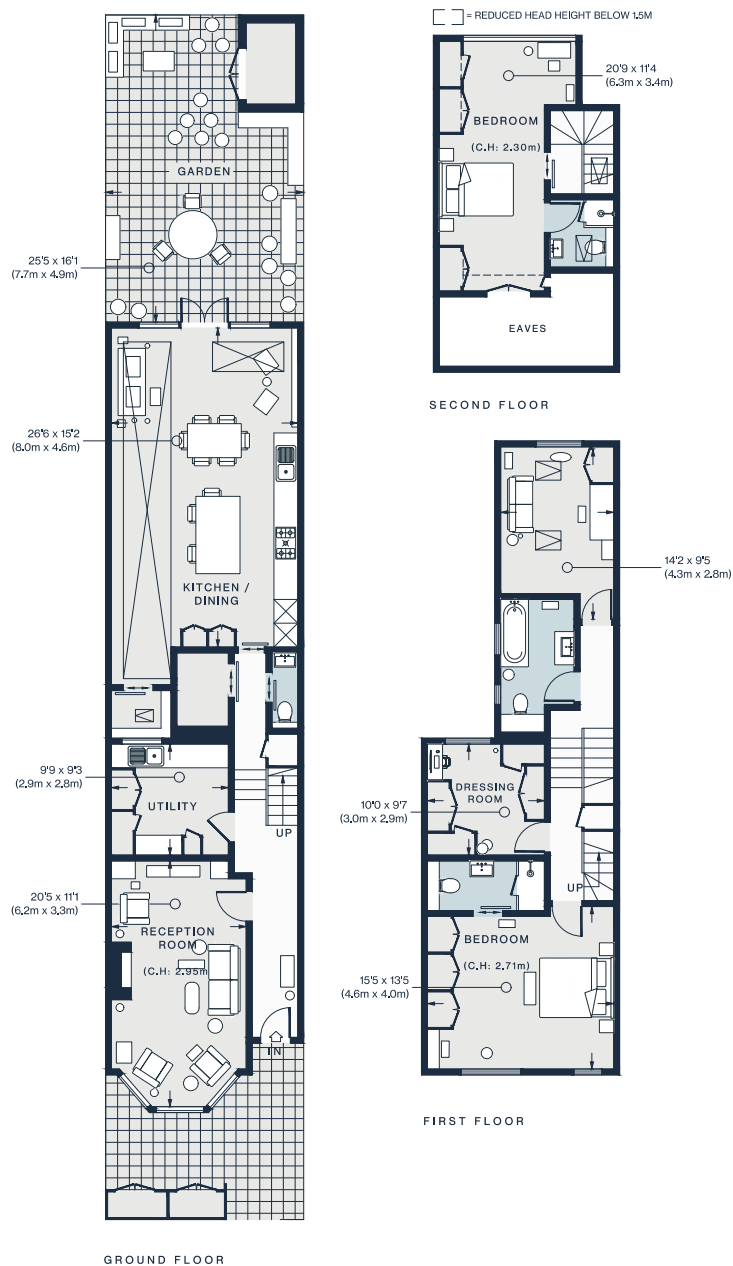












Ground Floor = 957 sq ft / 88.9 sq m
 First Floor = 645 sq ft / 59.9 sq m
 Second Floor = 269 sq ft / 25.0 sq m
 (Excluding External Stores)
 Approx. Gross Internal Area = 1871 sq ft / 173.8 sq m

Property Details

Complete renovation by Queens Park Design & Build
 Formal reception room with gas fire
 Expansive kitchen, dining and living room
 Principal bedroom suite
 Dressing room/ additional bedroom
 Guest bedroom suite
 Further bedroom
 Family bathroom
 Utility/ boot room and walk-in pantry
 Private garden with barbecue, fire pit and shed
 Bespoke Brighton bike shed
 Sonos, air conditioning and underfloor heating in most rooms
 CCTV and alarm system
 London Borough of Brent

Approx. 1,871 sq ft / 173.8 sq m
 EPC=C
 Tenure: Freehold
 Council Tax Band: F



Location

Life in Queen's Park has a pleasingly local rhythm. Mornings might begin with coffee from Don't Tell Dad on Lonsdale Road, before the park draws you in for a walk, a game of tennis or a Sunday morning at the farmers' market. There's Queen's Park Books for a slow browse, the Salusbury Winestore for something to take home, and, come evening, the Lexi cinema just across the park. It's a part of town where good things are close enough to walk to, yet the streets still feel distinctly residential when you turn for home.

Brondesbury Park – 6 mins (Mildmay)

Queen's Park – 10 mins (Bakerloo, Lioness)

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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