

DOMUS NOVA



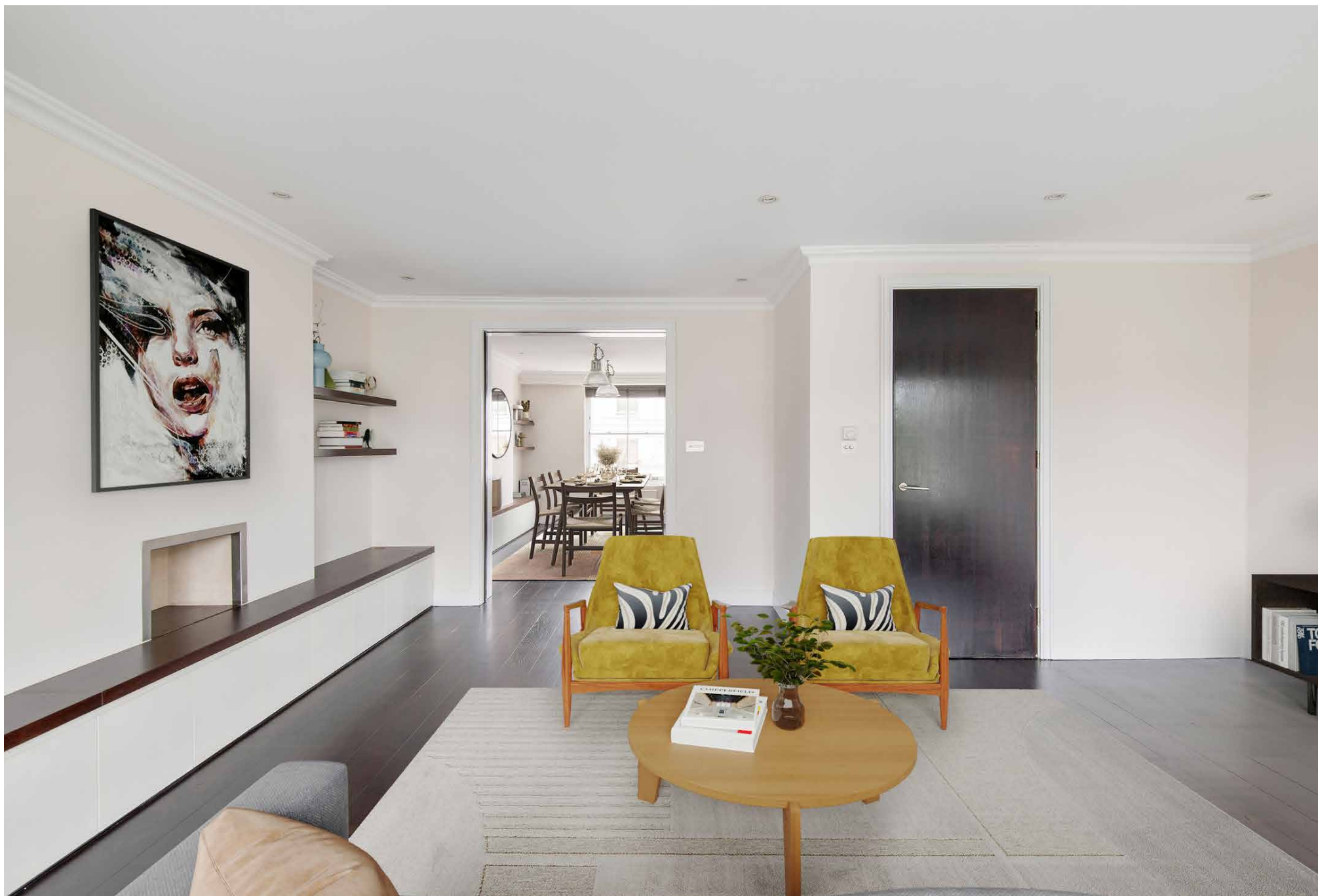
Colville Gardens W11 – £2,950,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Situated on the upper three floors of an imposing Victorian conversion, this three-bedroom apartment enjoys generous volumes and an abundance of natural light. Functionality is prioritised in the living spaces, which flow seamlessly into one another. High ceilings and a grand bay window elevate the dimensions, while cream walls and dark wooden flooring create an understated backdrop. An integrated shelving unit runs the entire length of the space and makes a feature of the chimney breasts and alcoves, offering valuable storage.

A wide opening separates the reception and dining room, where there's space to accommodate a large table. The adjoining kitchen is considered, pairing glossy cabinets and surfaces with integrated appliances. A south-west facing balcony invites more light inside.



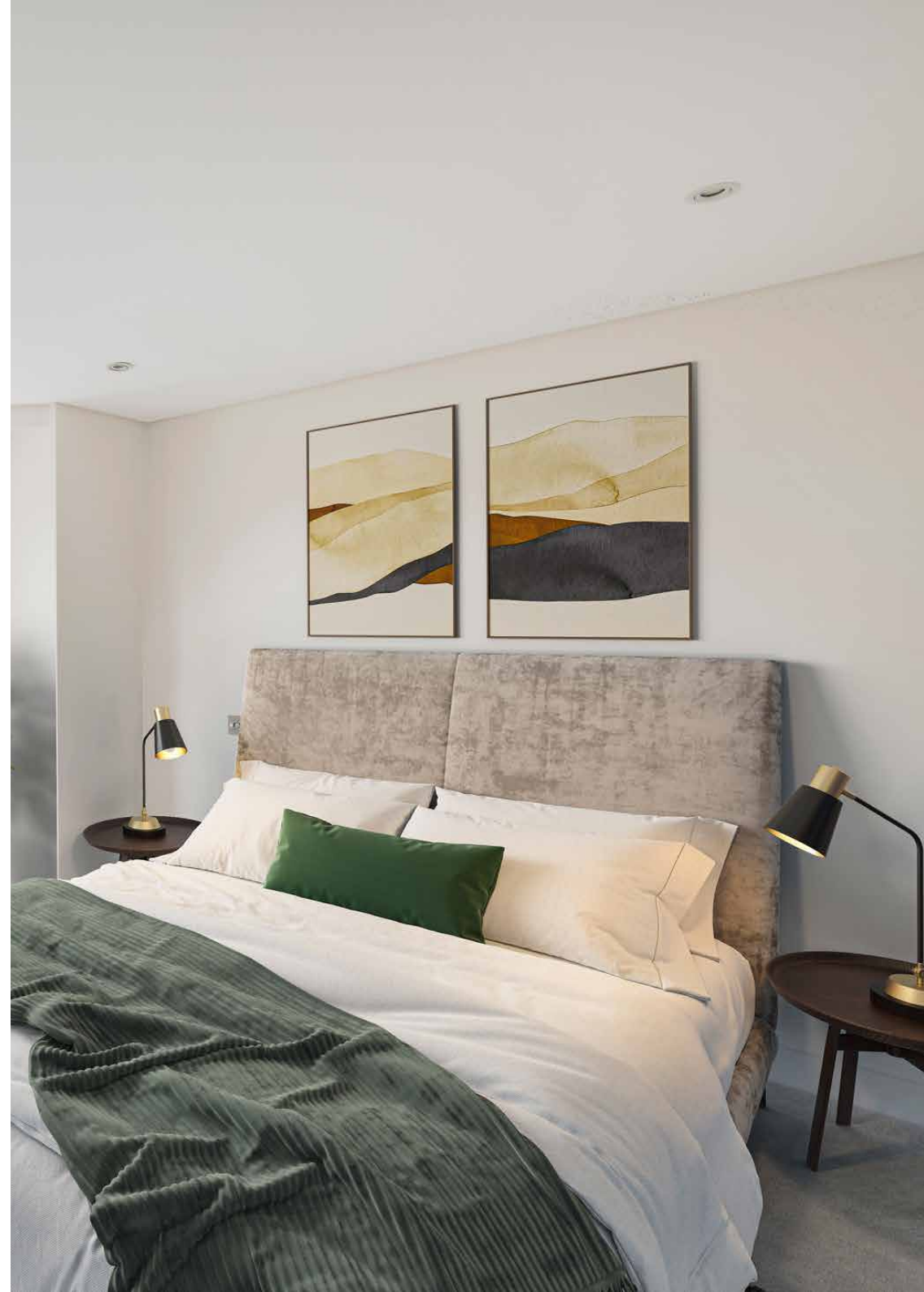


“ High ceilings and a grand bay window elevate the dimensions, while cream walls and dark wooden flooring create an understated backdrop.





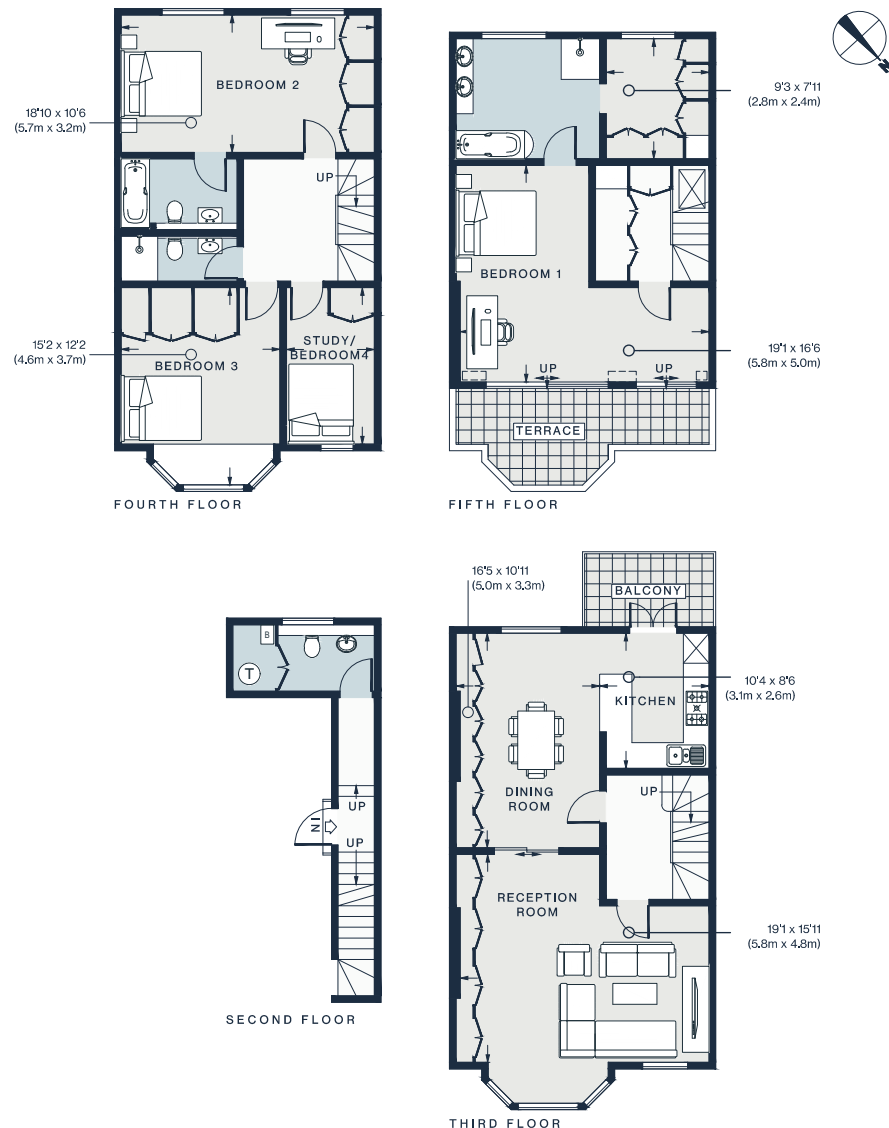
Occupying the entire fifth floor, the principal bedroom suite is expansive. A six-metre-wide terrace adds to the footprint. It faces east, making it the perfect morning spot to watch Notting Hill spring to life. A dressing area takes care of the practicalities, while the marble-wrapped en suite adds a touch of luxury, complete with a bathtub and separate shower. On the floor below find a bedroom that's currently set up as a gym with an en suite bathroom, plus a third bedroom served by a sleek shower room. There's also a convenient study.











Approx. Gross Internal Area = 1,932 sq ft / 179.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 3 sq ft / 0.3 sq m
Total = 1,935 sq ft / 179.8 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- Contemporary reception room
- Open-plan kitchen and dining room
- Principal bedroom suite with dressing area and terrace
- One guest bedroom suite
- One further bedroom
- Shower room
- Study
- Additional terrace
- Separate cloakroom
- Royal Borough of Kensington & Chelsea

Approx. 1,935 sq ft / 179.8 sq m

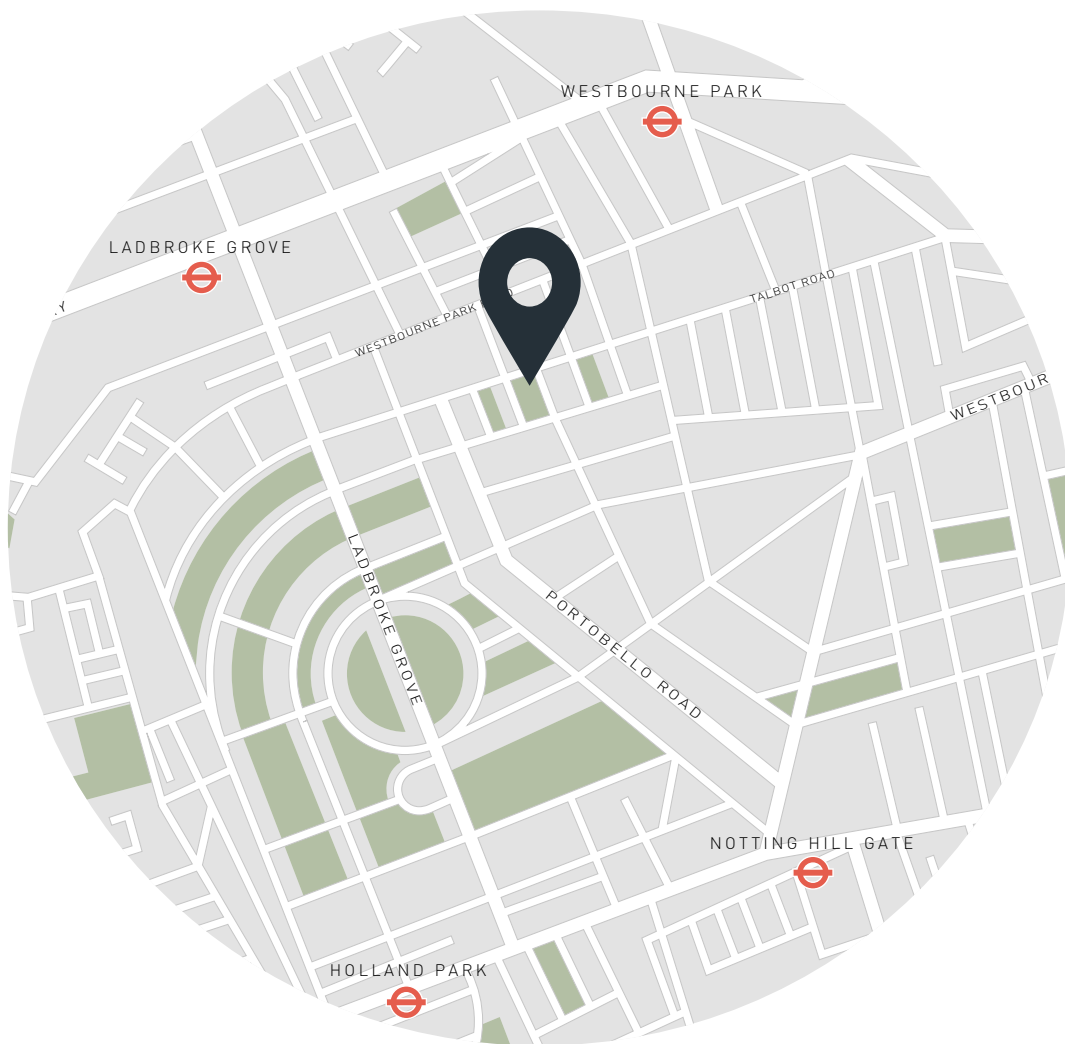
EPC=C

Tenure: Leasehold

Lease Length: circa 974 years

Council Tax Band: G

*Images displayed include CGI staging and are for illustrative purposes only. The property comes unfurnished.
Please speak to your agent for more details.



Location

Moments from lively Portobello Road, the best of Notting Hill is on the doorstep at Colville Gardens. Pick up a coffee at Hermanos Colombian Coffee Roasters and groceries from Daylesford Organic before heading to Bodyism for a workout. For weekend brunches, there's Granger & Co. or Beam. When you need a breath of fresh air, Holland Park is a 15-minute walk away. In the mood for high-end dining? Options include two-Michelin-starred The Ledbury and three-Michelin-starred Core by Clare Smyth. For a more laid-back evening, catch a film at The Electric Cinema.

Ladbroke Grove – 10 mins (Circle, Hammersmith & City)

Notting Hill Gate – 12 mins (Central, Circle, District)

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2025. All rights reserved.