

DOMUS NOVA



Colville Mews W11 – £2,250,000

In partnership with **BARNES**
INTERNATIONAL REALTY



While mews homes are often defined by their human scale, this double-fronted address on Colville Mews is a rare exception. Formerly a pair of garages, it has been entirely reimagined by architects Arya Douge, with the footprint opened up to create an extraordinary sense of volume.

Architectural interventions are bold yet measured.

From the cobbles, a crisp double-fronted façade with expansive multi-paned windows draws in ample south-facing light. Inside, an inverted layout reveals a dramatic double-height void over the lateral living space, illuminated from above.









Proportions impress immediately. Ceilings rise over five metres, while the 12-metre-wide communal area stretches wall to wall – a seamless sequence of kitchen, dining and lounging spaces where atmosphere shifts with the changing light.

At its core, a sculptural curving staircase forms a striking focal point, gently softening the home's architectural lines. The palette is calm and considered: earthy Paint & Paper Library tones paired with darker joinery and antique bronze metalwork for depth. Everything has been thoughtfully executed, down to the Corston light switches.

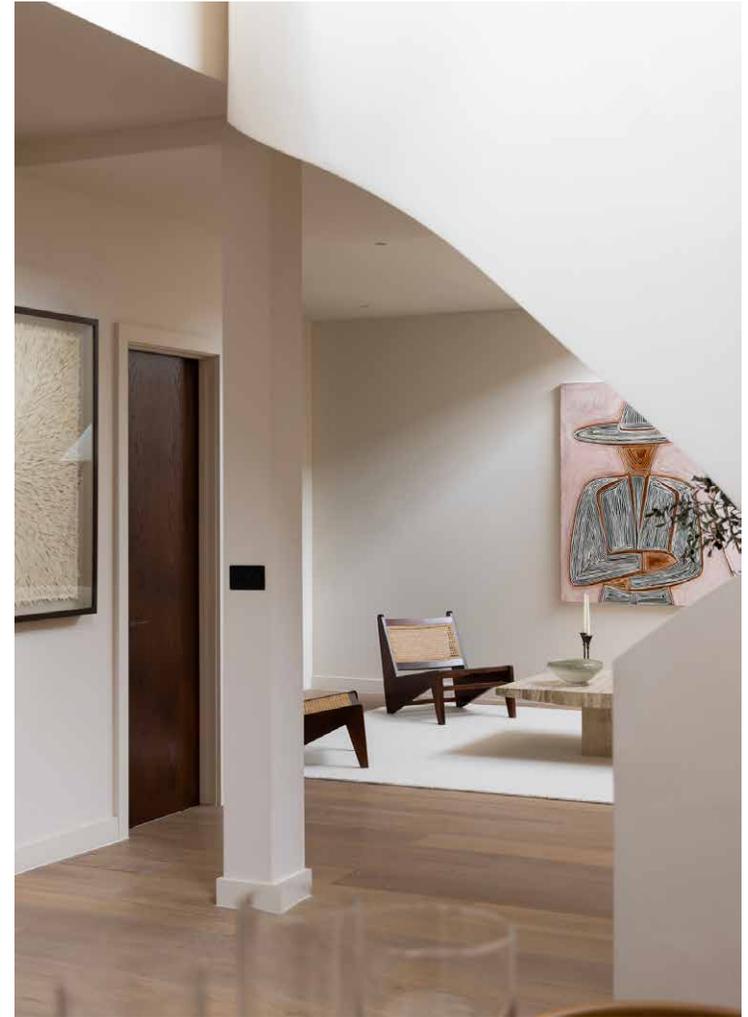
The kitchen is confidently understated. Exquisite joinery conceals a coffee station and pantry behind fully retracting doors and soft-close drawers. Newly installed Miele appliances sit alongside white limestone worktops and a Quooker tap. The living area meanwhile manages to feel both expansive and intimate, its canvas-like walls a gallery backdrop for large-scale artworks.















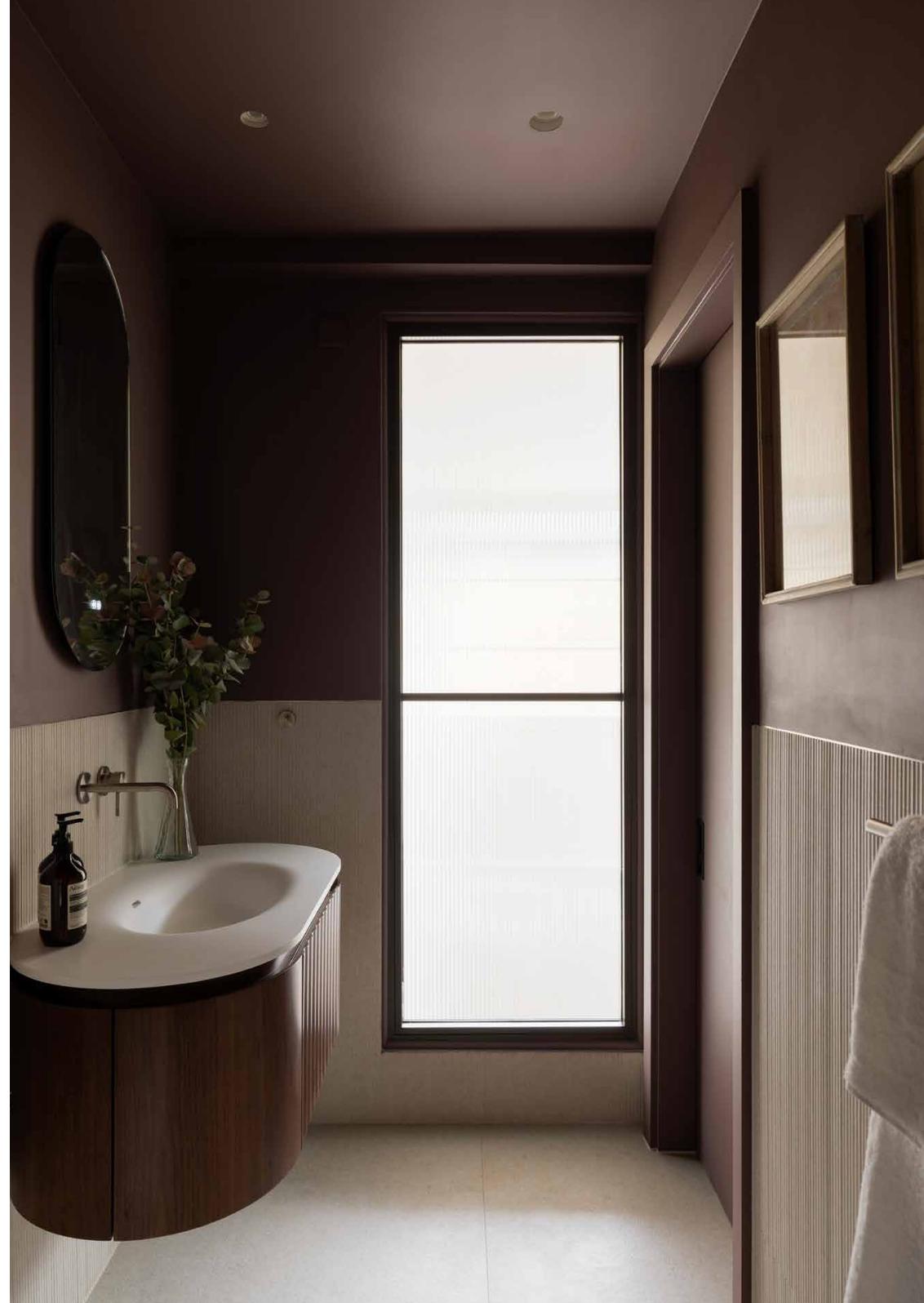
Perched above, two bedroom suites are discreetly positioned, overlooking the volume below. Both are understated yet rich in detail with reeded glass, bespoke storage and considered en suites. The principal suite sets the tone: fluted ceramic tiles create a subtle undulating effect, complemented by rust-toned walls, double basins, a walk-in shower and freestanding bath for a spa-like finish. The guest suite follows suit, complete with a generous walk-in shower room.

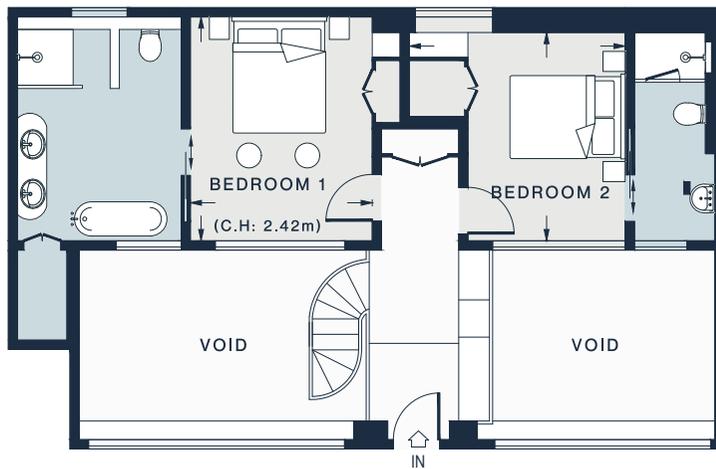
Ensuring comfort matches design, the home is equipped with underfloor heating and a MVHR system that filters fresh air throughout. Functionality is also seamlessly integrated. Custom storage, a plant room and a downstairs cloakroom ensure the aesthetic remains uncluttered.





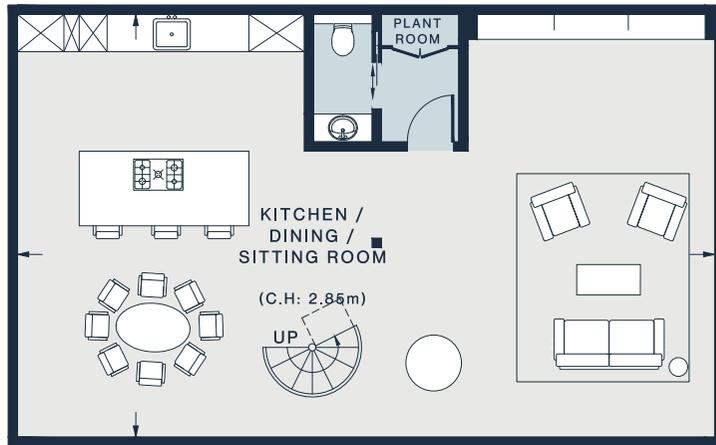






GROUND FLOOR

= REDUCED HEAD HEIGHT BELOW 1.5M



LOWER GROUND FLOOR

KITCHEN / DINING / SITTING ROOM	BEDROOM 1	BEDROOM 2
37'1 x 22'0 (11.3m x 6.7m)	11'0 x 10'0 (3.6m x 3.0m)	11'7 x 11'1 (3.5m x 3.3m)

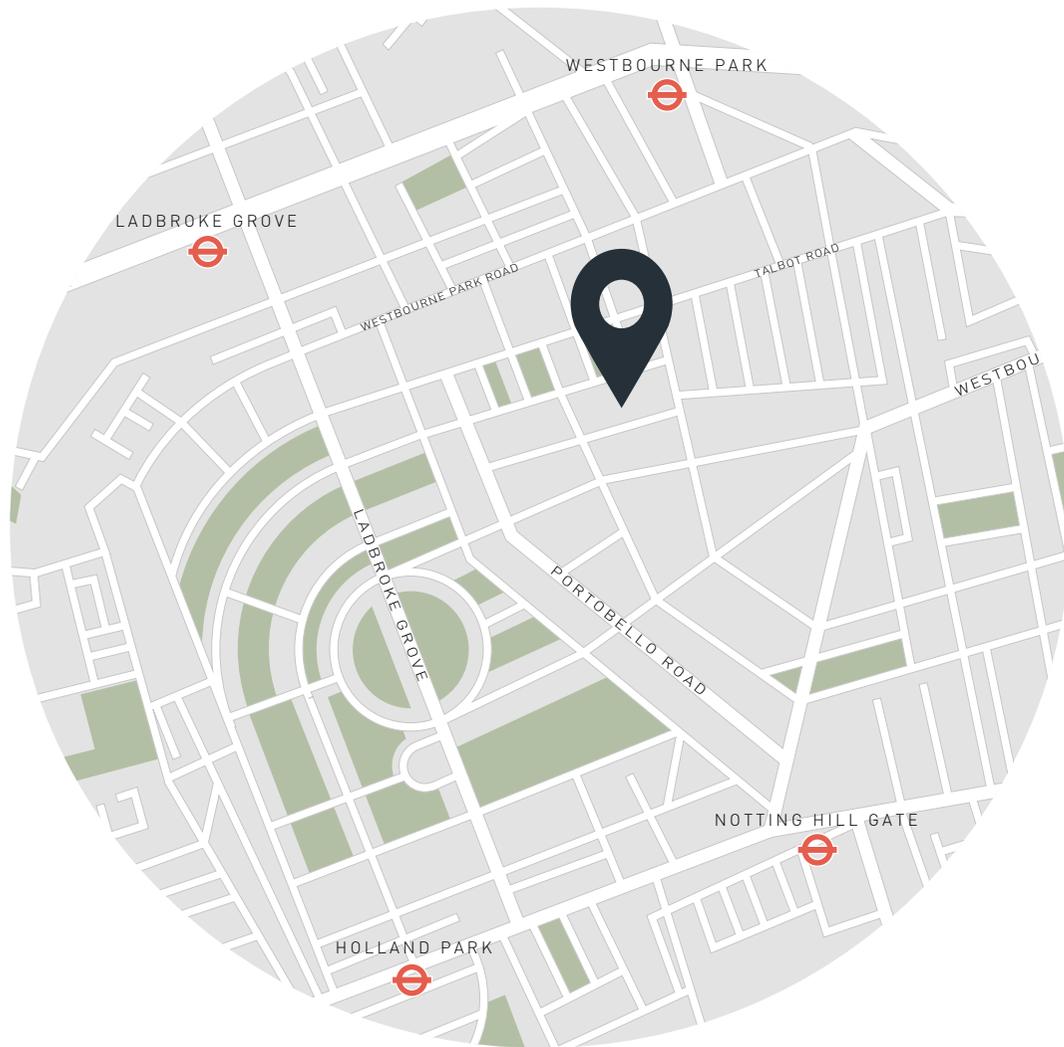
Lower Ground Floor = 827 sq ft / 76.8 sq m
 Ground Floor = 500 sq ft / 46.5 sq m
 Approx. Gross Internal Area = 1327 sq ft / 123.3 sq m

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

- Reimagined double-fronted mews home
- Rare double-height ceilings and lateral living space
- Architecture by Arya Douge
- Newly renovated with bespoke finishes throughout
- Custom-made kitchen with Miele appliances
- Open-plan dining and reception room
- Principal bedroom suite with exceptional en suite
- Guest bedroom suite
- Cloakroom
- South-facing outlook and ample natural light
- Underfloor heating and MVHR system
- Royal Borough of Kensington & Chelsea

Approx. 827 sq ft / 76.8 sq m
 EPC=E
 Tenure: Share of Freehold
 Lease Length: circa 999 years
 Annual Service Charge: Approx. £2,000
 Council Tax Band: F



Location

Just moments from the energy of Westbourne Grove, Colville Mews feels quietly tucked away – secluded yet entirely connected. Some of London's most celebrated dining is right on the doorstep. Evenings unfold at Dorian, The Ledbury and Wild. Seconds from the doorstep, The Walmer Castle is your local – familiar, welcoming and always lively. Daily essentials are just as close. Daylesford Organic for fresh produce, alongside independent fashion boutiques and workouts at Heartcore. Weekends wander naturally towards Portobello Road and a film at the Electric Cinema. And at the end of the road, Cloud Twelve offers family-focused wellness, bringing together spa, clinic and kids' club under one roof.

Notting Hill Gate – 10 mins (Central, District, Circle)



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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