

DOMUS NOVA



Colville Square W11 – £1,295,000

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INTERNATIONAL REALTY



Perched across the upper floors of a quintessential Notting Hill townhouse, this light-filled apartment unfolds as a calm, considered retreat within one of west London's most vibrant neighbourhoods. Beyond the stucco façade and portico entrance, interiors feel composed and calming — soft tones set against dark wooden floors bring depth without distraction.

The kitchen and dining area continues the narrative of contrast and cohesion. Light grey walls uplift the setting, while streamlined white cabinetry conceals integrated appliances. Warm wooden worktops are offset by a stainless steel splashback. Three rounded sash windows frame leafy views over the communal garden below, while a pair of pendant lights soften the dining space after dark.







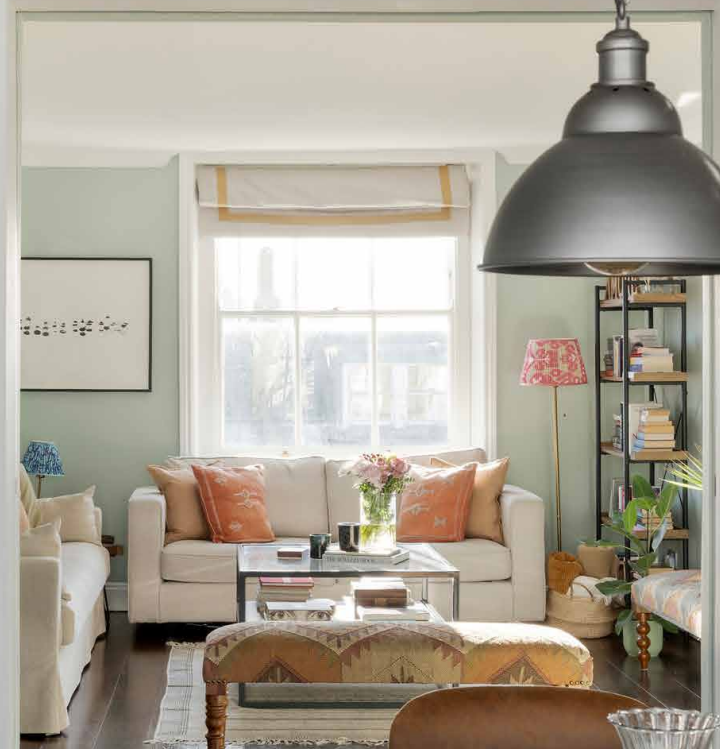




Pocket doors slide open to a separate reception room, retaining an easy, open flow. A tall sash window draws in daylight, illuminating delicate white cornicing that crowns the ceiling – a thoughtful contrast to pastel green walls, and a gentle nod to the home's heritage. This versatile space could equally serve as a second bedroom, with a bright neighbouring bathroom that features a dual vanity and bathtub with an overhead shower.







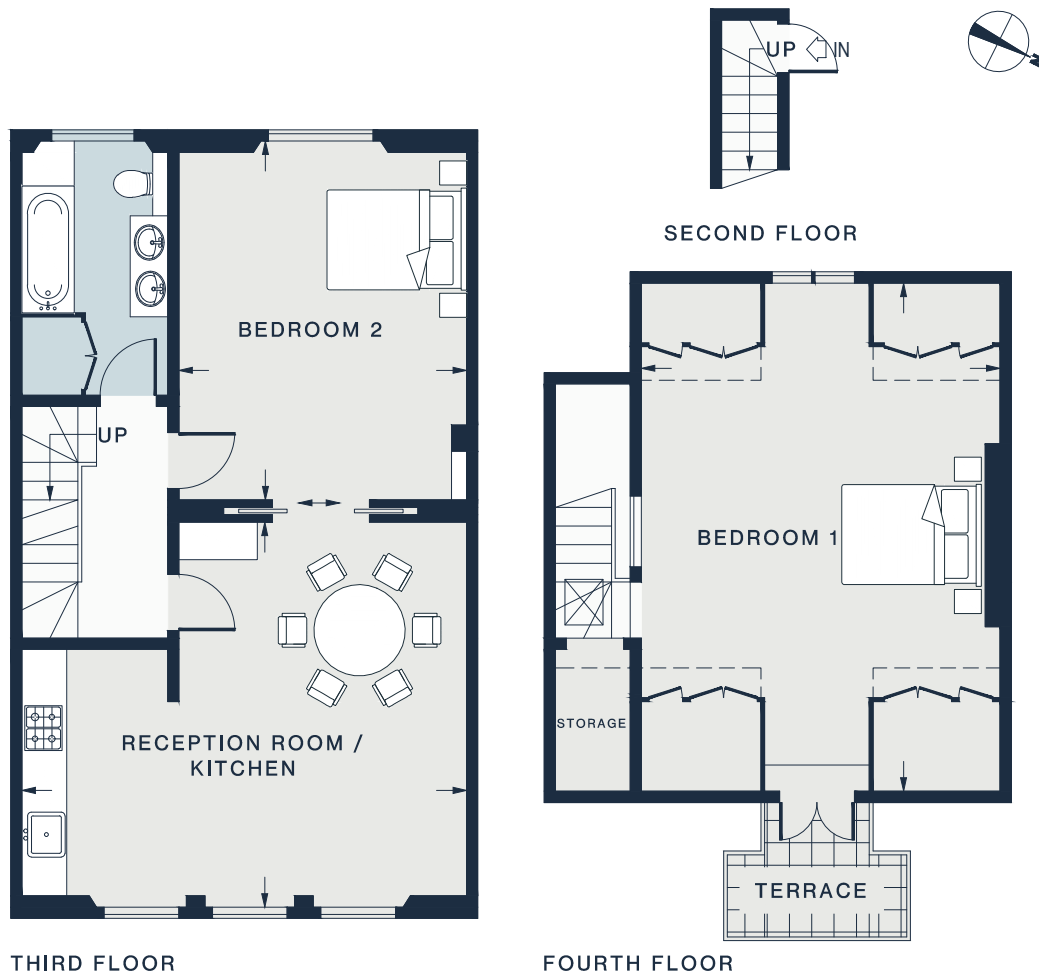


Set within the eaves on the top floor, the bedroom is bathed in light from dual-aspect windows. Crisp gallery-white walls meet rich wooden floors, enhancing the sense of calm. To the east, doors open onto a sun-trap terrace, where integrated bench seating and leafy views await.









Property Details

- Open-plan kitchen and dining room
- Versatile reception room
- Principal bedroom
- Bathroom
- Private terrace
- Communal garden access
- Royal Borough of Kensington and Chelsea

- Approx. 1,077 sq ft / 100.03 sq m
- EPC=C
- Tenure: Leasehold
- Lease Length: circa 106 years
- Annual Service Charge: Approx. £1,750
- Council Tax Band: F

RECEPTION ROOM / KITCHEN

19'5 x 16'10 (5.9m x 5.1m)

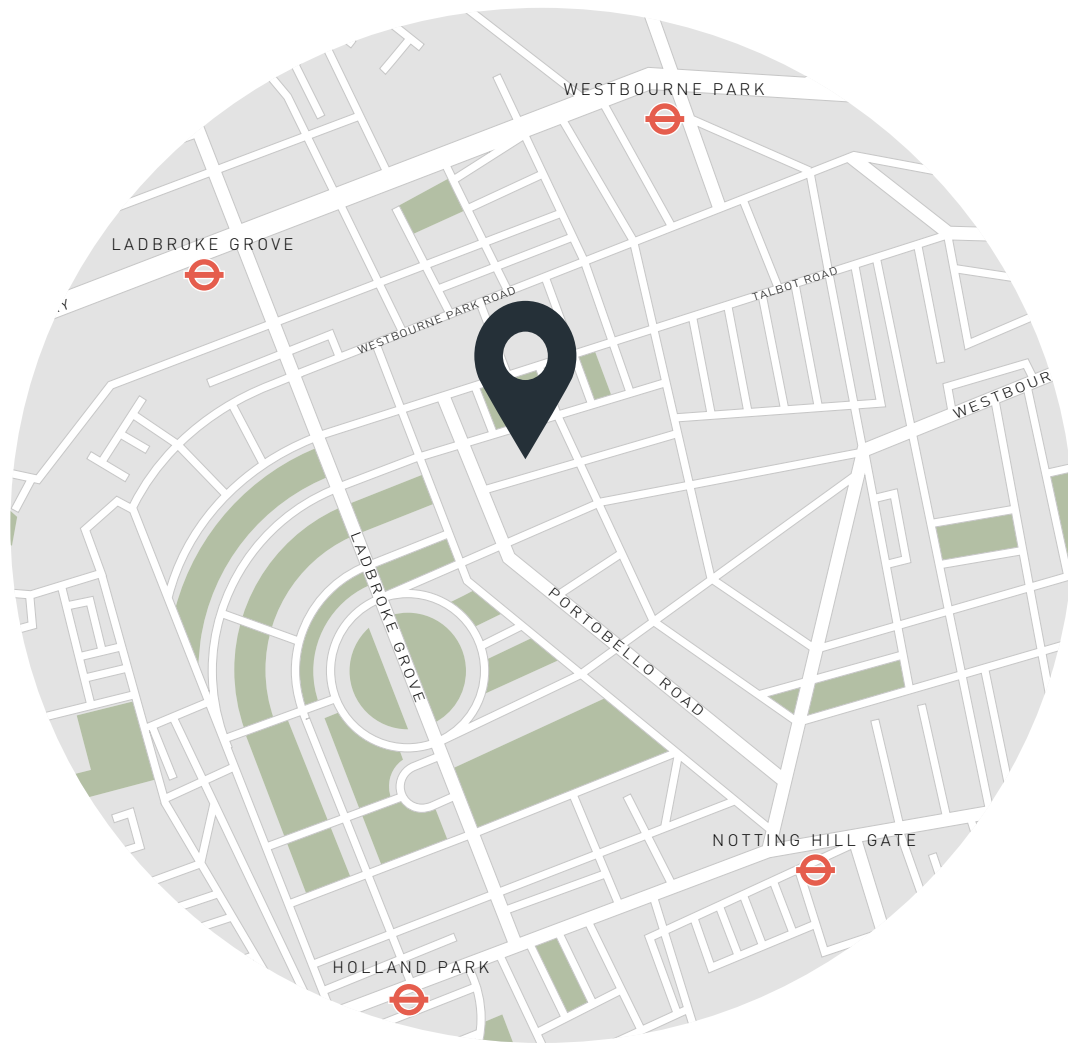
BEDROOM 1

22'5 x 15'9 (6.8m x 4.8m)

BEDROOM 2

15'10 x 12'7 (4.8m x 3.8m)

Second Floor = 17 sq ft / 1.60 sq m
 Third Floor = 642 sq ft / 59.62 sq m
 Fourth Floor = 418 sq ft / 38.81 sq m
 Approx. Gross Internal Area = 1,077 sq ft / 100.03 sq m



Location

A peaceful street with the thrum of Portobello Road and Westbourne Grove on your doorstep, Colville Square is set for quintessential Notting Hill living. Sunday in Brooklyn or Beam are local brunch favourites. Pick up fresh fruit and vegetables from Ben's and Daylesford Organic Farm Shop, before refreshing your wardrobe at Sézane, Reformation or Sandro. Coveted pubs such as The Pelican and The Oak are a stone's throw away for evening drinks with friends and family.

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

Notting Hill Gate – 18 mins (Central, Circle, 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

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