

DOMUS NOVA



Dartmouth Close W11 – £749,950

In partnership with **BARNES**
INTERNATIONAL REALTY



Connection and calm converge at Dartmouth Close. Leafy, residential and moments from the heart of Notting Hill, this two-bedroom duplex balances its connected postcode with a sense of quiet retreat.

On the ground floor, light and flow define the living spaces. Arranged for practicality and streamlined socialising, the kitchen and reception room unfold as one. The material palette is tactile but grounded – soft yellow cabinetry, deep wooden worktops and light walls that amplify the sense of space. A long island doubles as a breakfast bar, while a considered arrangement carves out natural zones to dine, lounge or work from home. Through a glass door, the private patio garden naturally extends the living space – a peaceful backdrop with the benefit of external access.

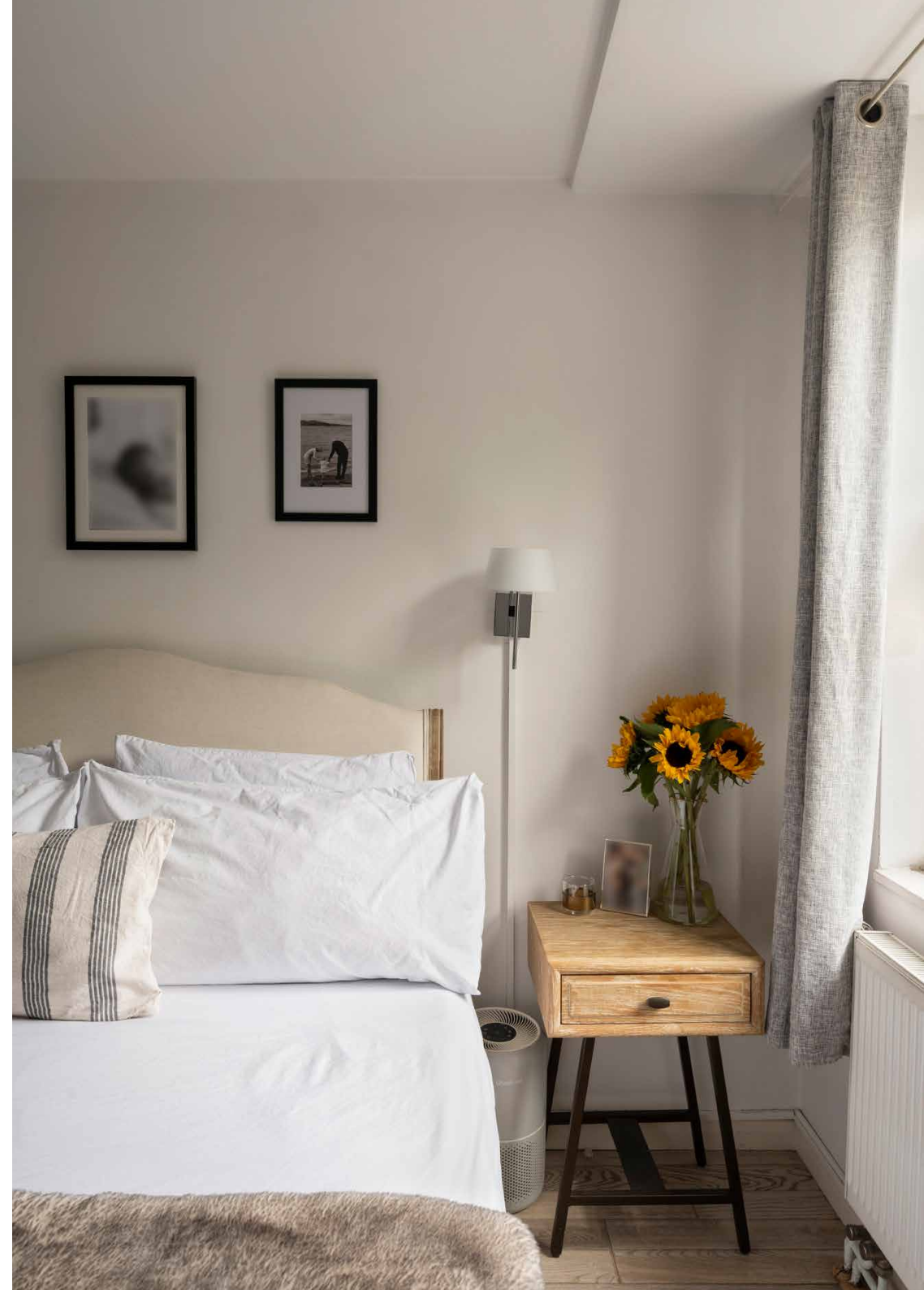




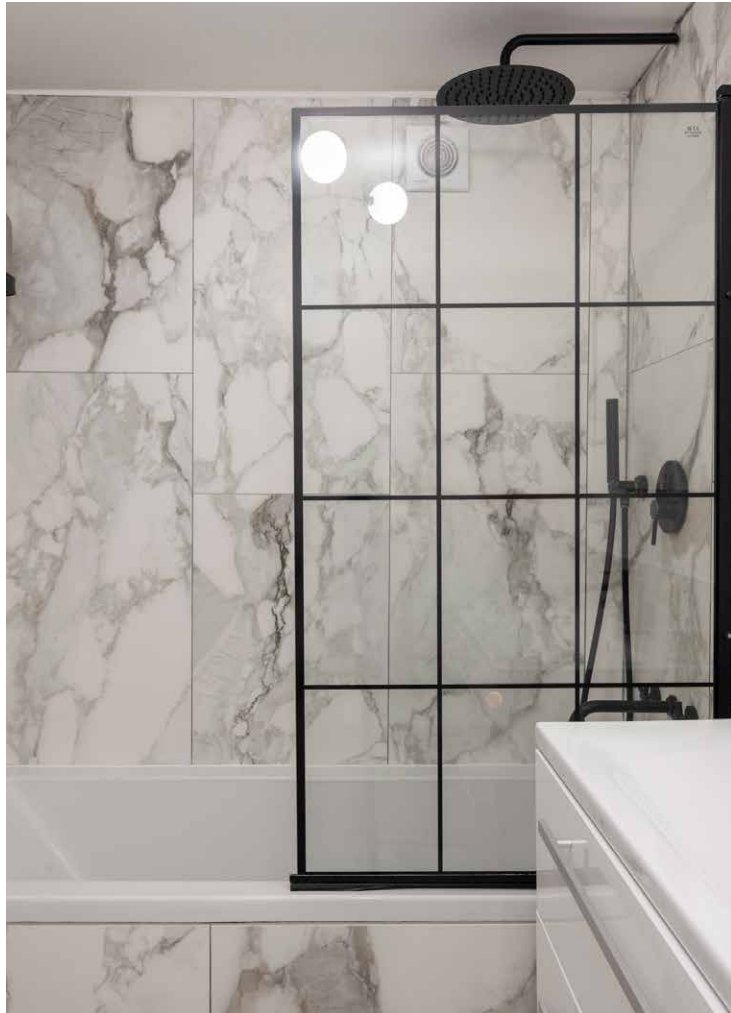




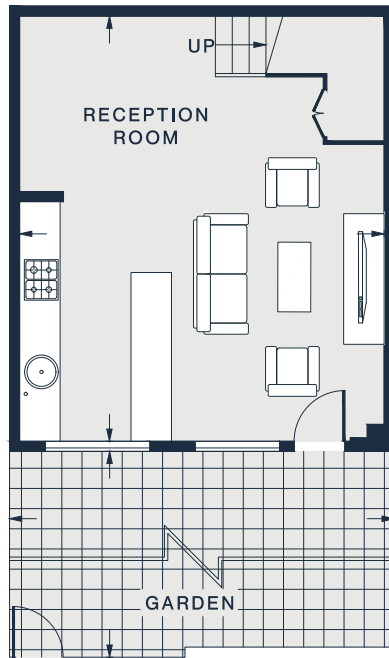
Upstairs, the principal bedroom is a picture of composure: soft grey tones, natural light and bespoke fitted wardrobes. The second bedroom continues the calm, finished with carpet and warm neutral walls. A contemporary family bathroom serves both rooms, fitted with a bathtub and overhead rainfall shower, while a neighbouring cloakroom adds convenience. The home additionally benefits from a recently updated hot water system, alongside newly installed windows.



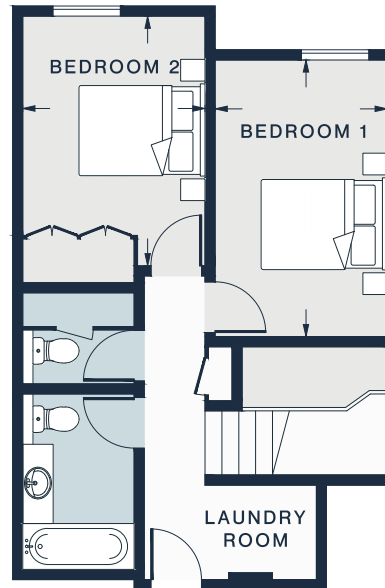








GROUND FLOOR



FIRST FLOOR

RECEPTION ROOM

20'8 x 17'9 (6.2m x 5.4m)

GARDEN

18'4 x 17'6 (5.5m x 5.3m)

BEDROOM 1

13'5 x 8'6 (4.0m x 2.6m)

BEDROOM 2

12'1 x 8'11 (3.6m x 2.7m)

Approx. Gross Internal Area = 817 sq ft / 75.9 sq m

Property Details

Open-plan kitchen and reception room
Principal bedroom with fitted wardrobes
Guest bedroom
Family bathroom
Cloakroom
Private patio garden
Utilities closet

Approx. 817 sq ft / 75.9 sq m

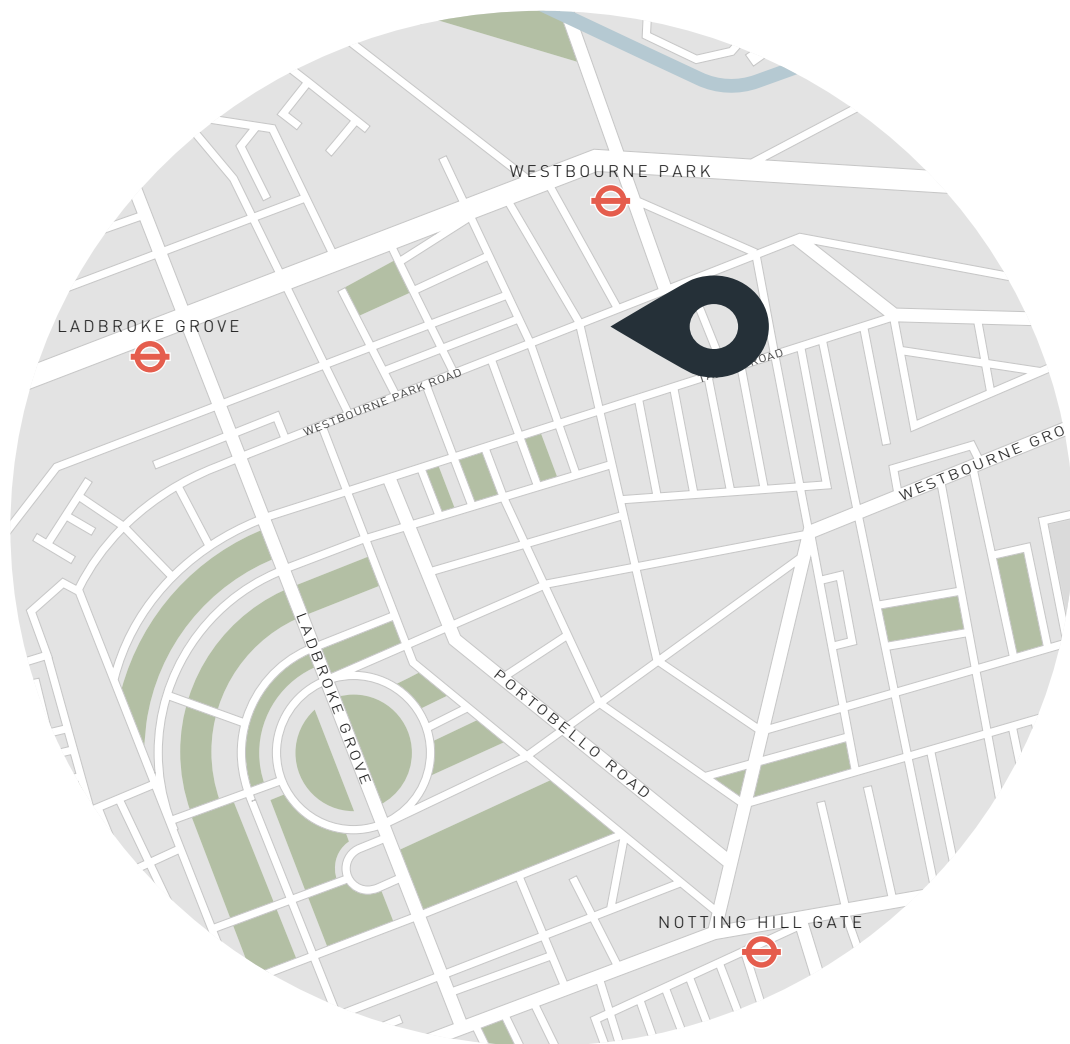
EPC=TBC

Tenure: Leasehold

Lease Length: circa 70 years

Annual Service Charge: Approx. £4,000

Council Tax Band: D



Location

Within walking distance to Golborne Road, Westbourne Grove and Portobello Road, this quiet close puts you in the heart of Notting Hill's hotspots. Even closer to your front door, Westbourne Park Road and All Saints Road are home to some of the best evening spots in the neighbourhood, from Dorian and Caractère to The Pelican and The Cow. Come the weekend, brunch at Granger & Co. in one direction, or Golborne Deli & Wine Store in the other, before picking up groceries at Daylesford Organic and recharging with a workout at Bodyism.

Westbourne Park – 5 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

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and Ibiza's design-led homes

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