

DOMUS NOVA



Durham Terrace W2 – £1,550,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Light, flow and everyday ease are prioritised at this contemporary two-floor home, tucked away on one of Notting Hill's calmer terraces. Renovated in full in 2024, there's a quietly modern sensibility that ensues throughout: natural materials, pops of colour and considered joinery that shapes the everyday experience.

Living spaces unfold across the lower level, where traditional sash windows – now double glazed – draw afternoon sun across the reception room. Rustic oak floors run underfoot into the kitchen and dining area, anchored by bespoke sage green cabinetry and quartz worktops. A built-in banquette doubles as hidden storage: an easy setting for meals and hosting. Elsewhere, the home opens out to a small private terrace – a quiet perch for morning coffee or cocktails in summer.









“ Rustic oak floors
run underfoot
into the kitchen
and dining area,
anchored by
bespoke sage green
cabinetry and
quartz worktops.







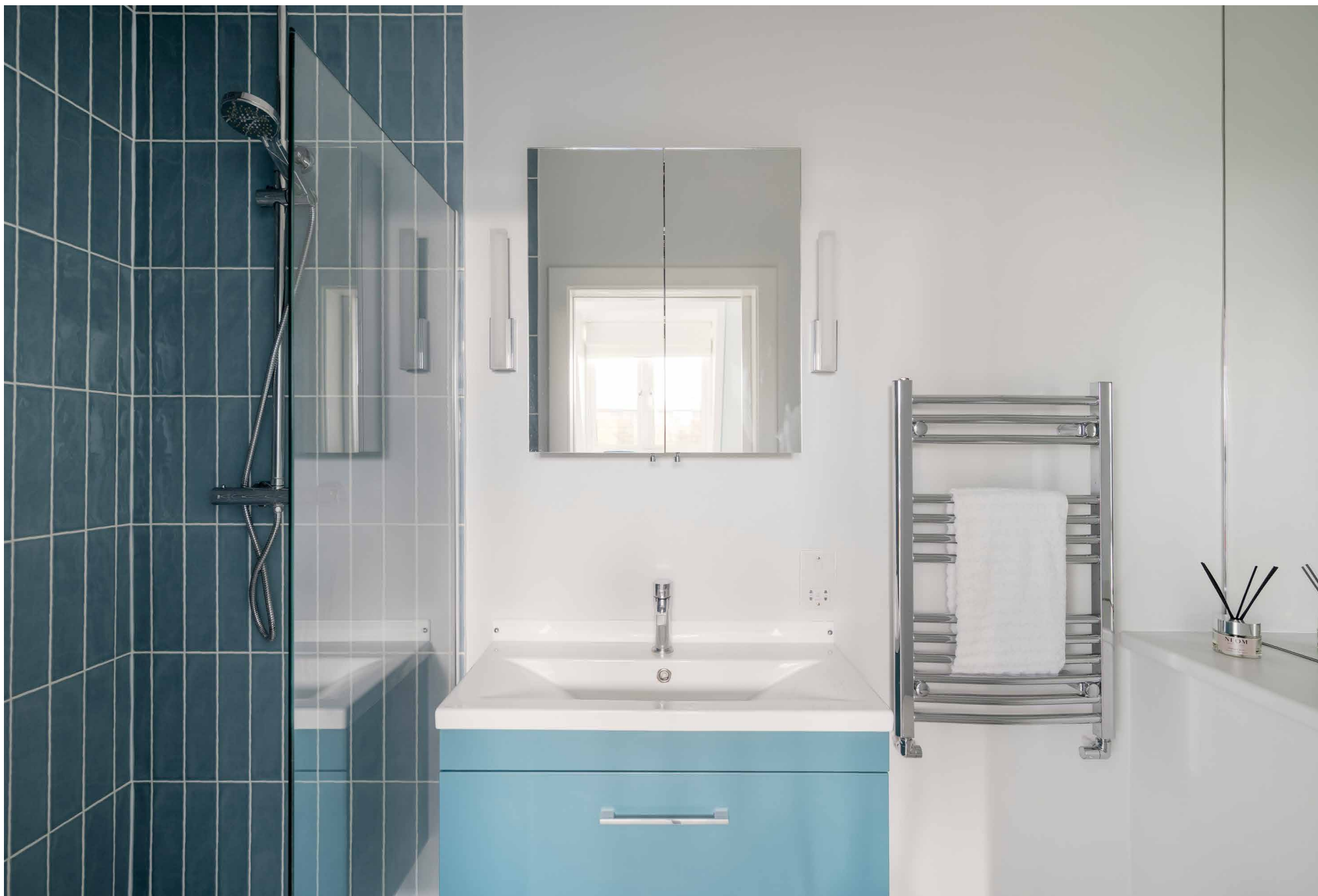
Upstairs, the landing is washed in a dusty blush tone – chosen to echo the red hues of the original bannister, a preserved period feature that threads through the home. The principal bedroom is soothing in soft hues, with wool carpet, bespoke storage and an en suite bathroom inspired by travels in Morocco. The second bedroom is equally considered, served by a neighbouring shower room.

Works completed in the home's renovation – a head to toe transformation – include a new kitchen and bathrooms, replacement appliances, upgraded electrics and radiators, improved insulation, a new roof and windows.

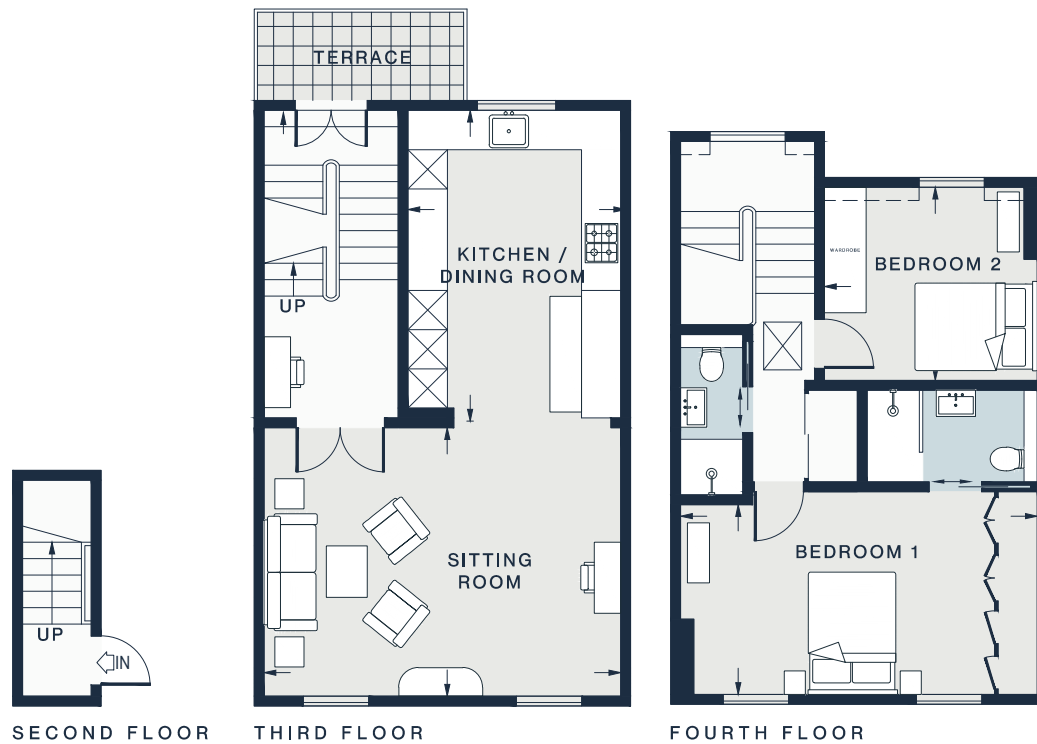












RECEPTION ROOM
11'7"11 x 13'5 (5.4m x 4.0m)

KITCHEN / DINING
15'7 x 10'10 (4.7m x 3.2m)

BEDROOM 1
17'11 x 9'9(5.4m x 2.9m)

BEDROOM 2
10'8 x 9'7 (3.2m x 2.9m)

Approx. Gross Internal Area = 1055 sq ft / 98.0 sq m

Property Details

Contemporary eat-in kitchen
Spacious south-facing reception room
Principal bedroom with bespoke storage and en-suite bathroom
Guest bedroom
Shower room
Private terrace

Approx. 1,055 sq ft / 98 sq m

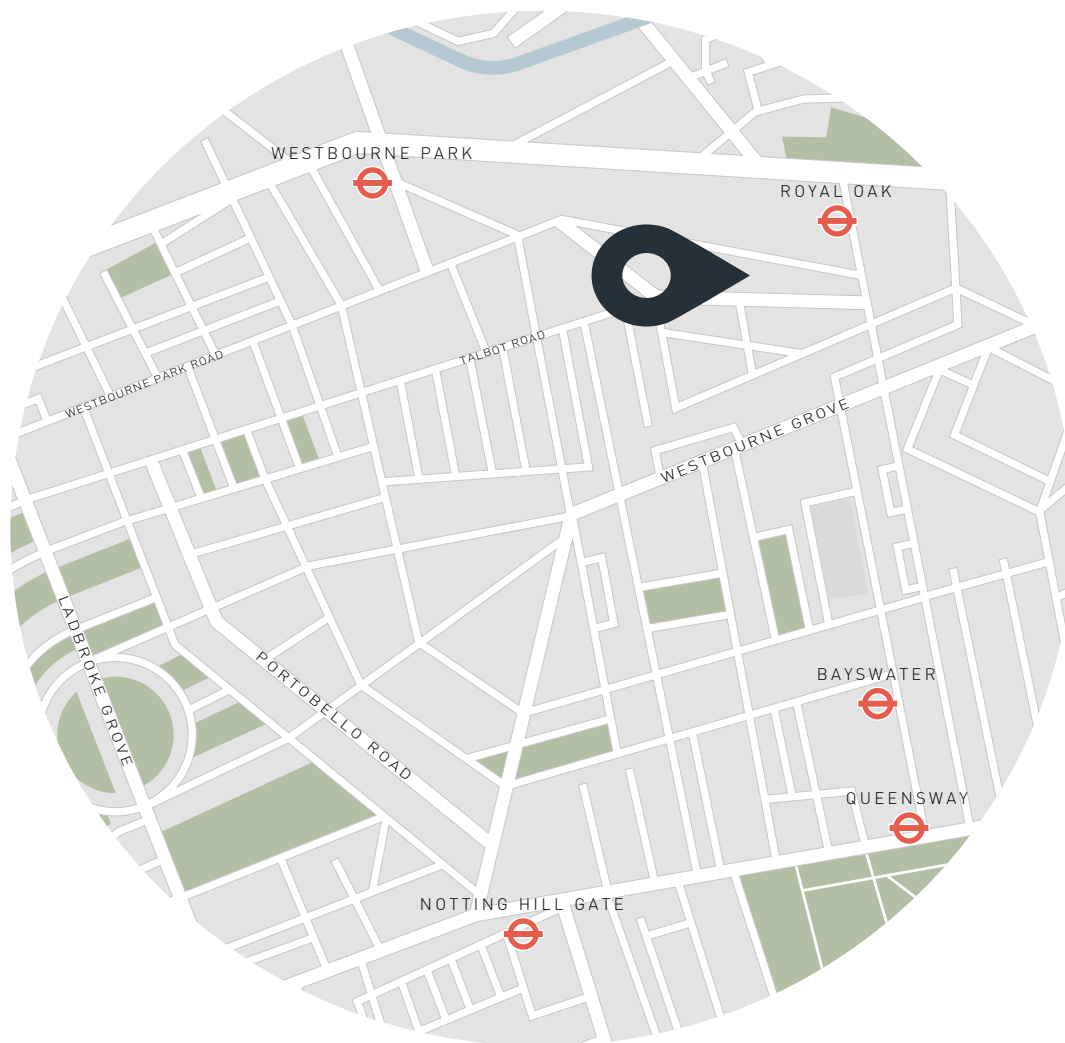
EPC=TBC

Tenure: Share of Freehold

Lease Length: circa 992 years

Annual Service Charge: Approx. £4,800

Council Tax Band: E



Location

Tucked away in a peaceful corner of Notting Hill, this duplex offers a sense of sanctuary while remaining moments from the vibrancy of Notting Hill. Westbourne Grove is lined with upmarket brunch spots, from Beam to Granger & Co. Head over to the manicured expanses of Kensington Gardens for long walks, before stocking up groceries at Daylesford Organic or Notting Hill Meat + Fish shop. For an evening steeped in atmosphere, settle into a velvet armchair at The Electric Cinema, followed by a drink at your beloved local – The Cow.

Royal Oak - 5 mins

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
020 7221 7817
sales@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](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY