

# 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.









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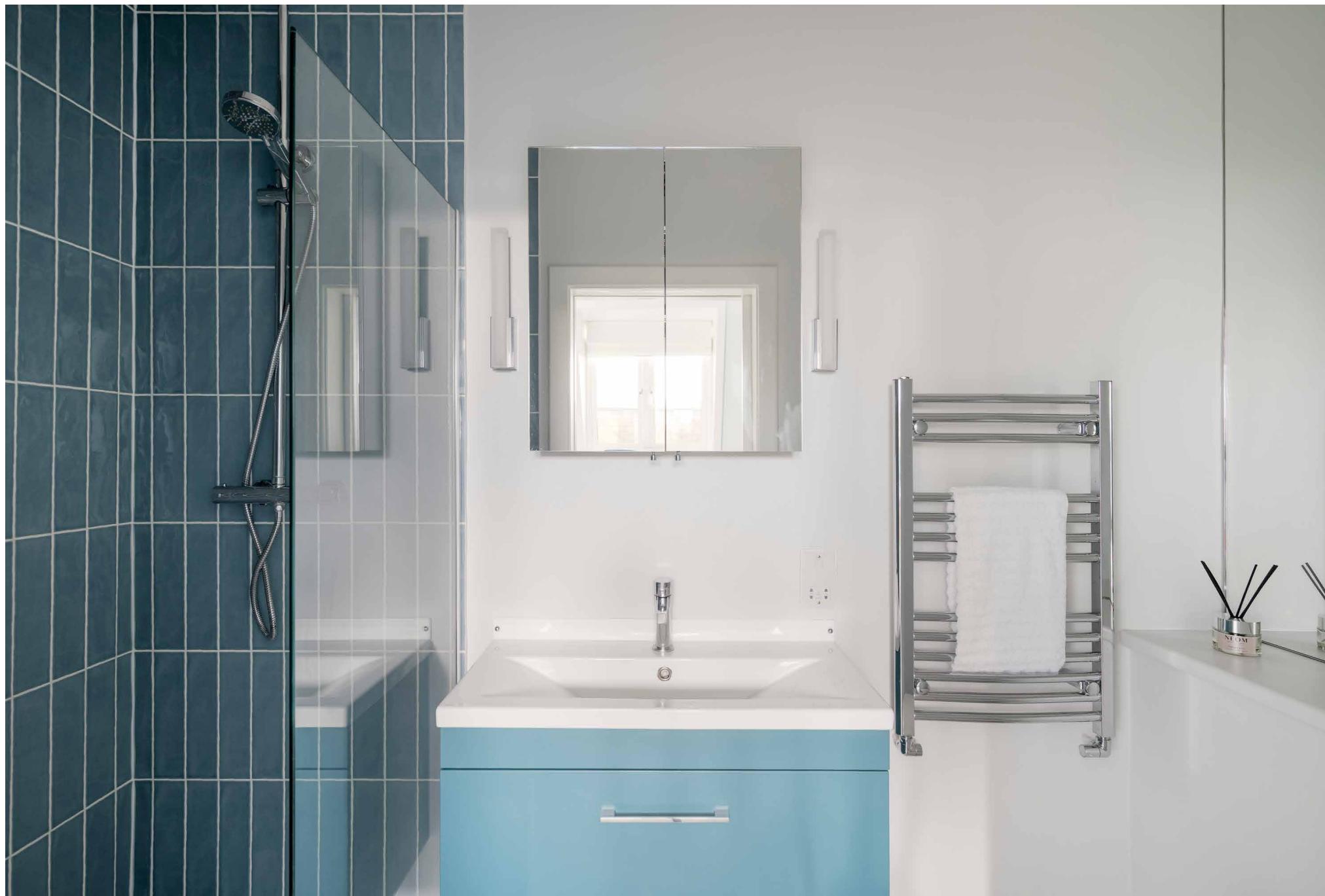
Upstairs, the landing is washed in a dusty blush tone – chosen to echo the red hues of the original bannister, a preserved period feature that threads through the home. The principal bedroom is soothing in soft hues, with wool carpet, bespoke storage and an en suite bathroom inspired by travels in Morocco.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

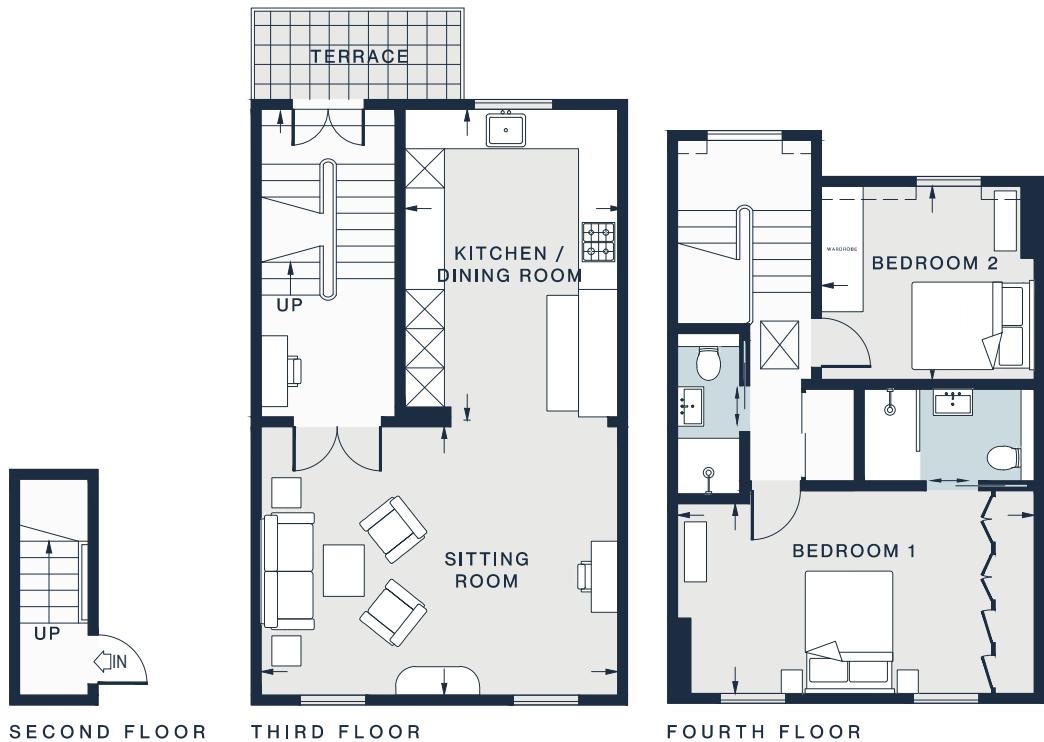












RECEPTION ROOM  
11'7" x 13'5" (3.4m x 4.0m)

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)

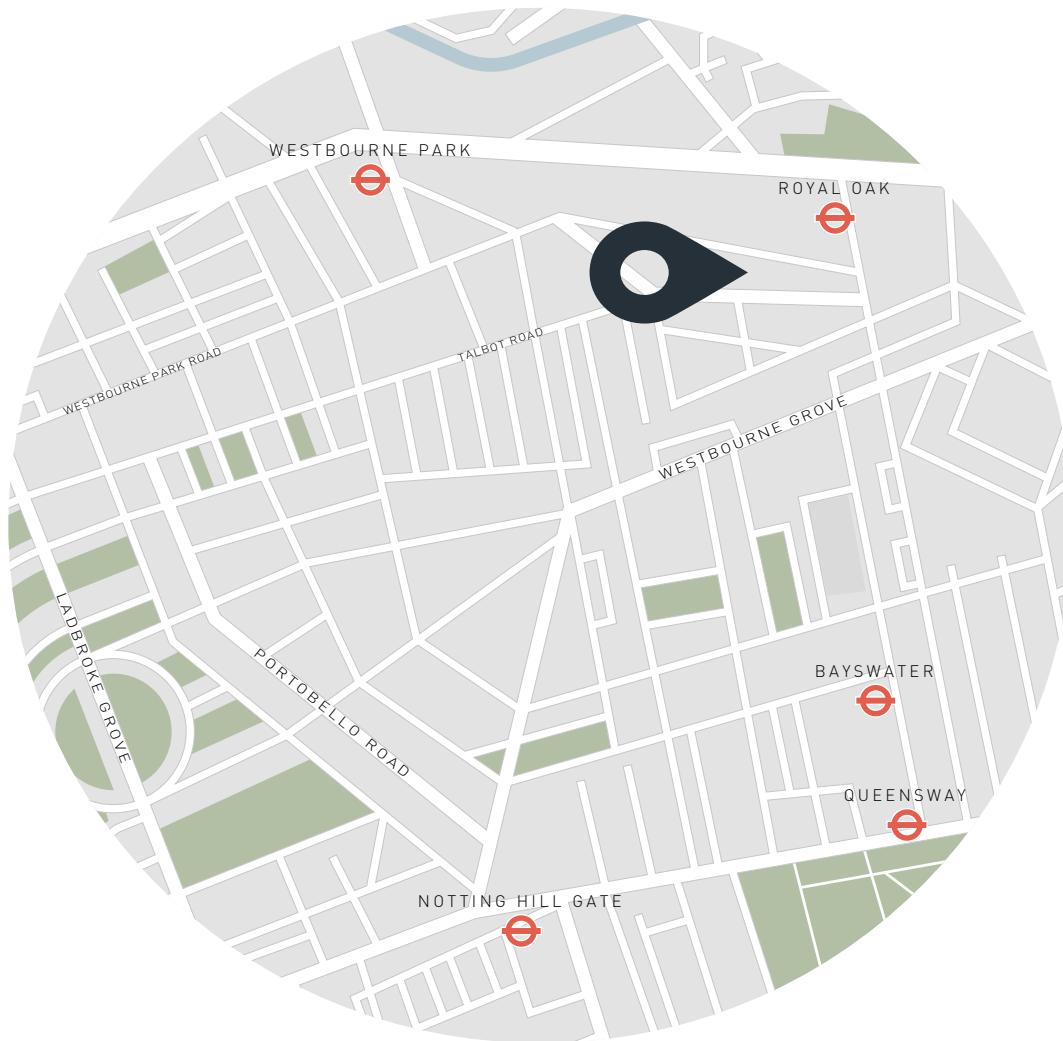
Approx. Gross Internal Area = 1055 sq ft / 98.0 sq m

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