

DOMUS NOVA



Elgin Crescent W11 – £1,275,000

In partnership with **BARNES**
INTERNATIONAL REALTY

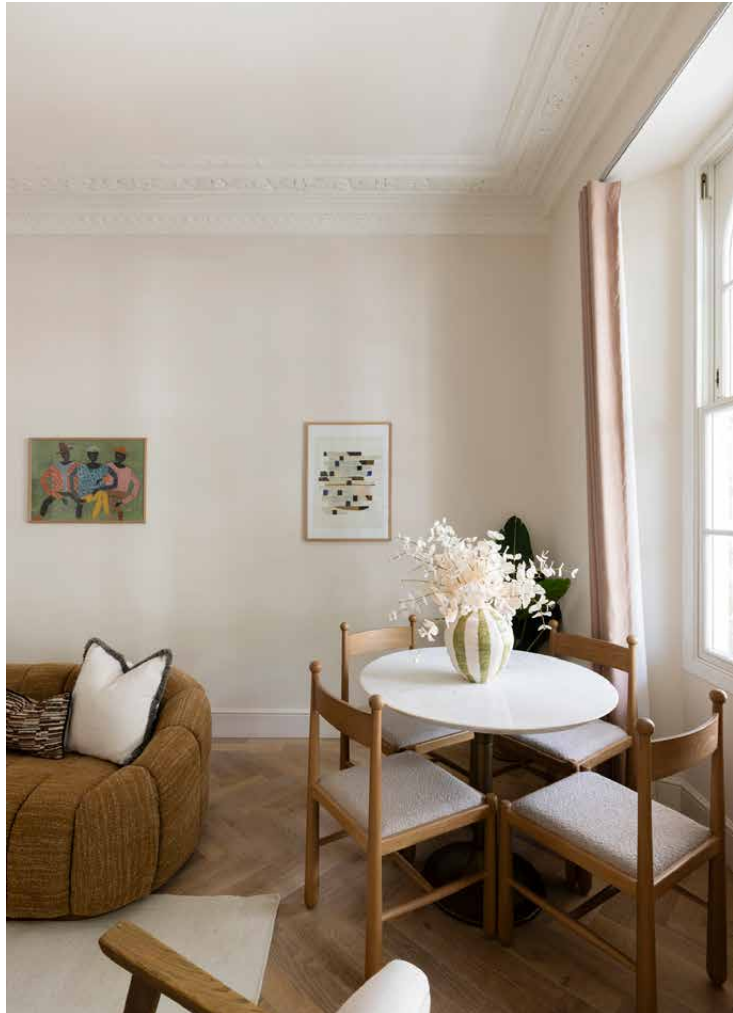
A distinguished row of white and pastel stucco terraces, Elgin Crescent is quintessential Notting Hill. Behind the handsome façade, design decisions are contemporary and intentional across a ground-level layout.

The reception room unfolds beneath soaring ceilings and intricate plasterwork, where tall arched windows frame leafy views. At one end, the kitchen has been conceived by London Kitchen Consultants as an extension of the living space. Shaker cabinetry, Lusso Stone fittings and richly veined Arabescato marble bring texture; appliances are neatly integrated to keep the space clean and clutter-free. Ted Todd herringbone floors ground the room, while a fireplace and bespoke joinery are seamlessly integrated into the architecture









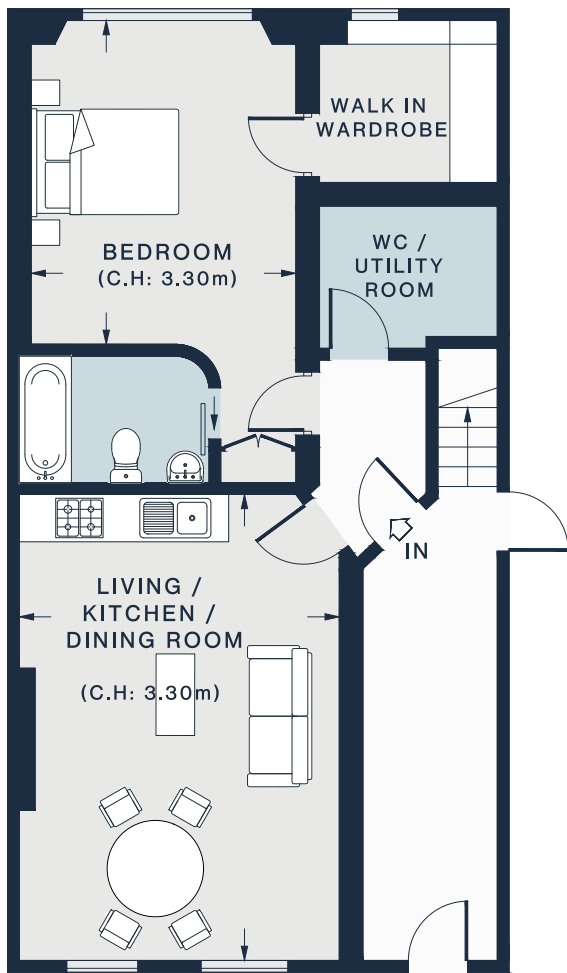


The mood softens further in the bedroom. Framed by verdant garden views, it's cocooning and calm. Carefully selected finishes elevate the everyday: a walk-in wardrobe offers substantial storage space, while an en suite family bathroom is calming in neutral tiles by Stone & Ceramic Warehouse. Elsewhere, a separate cloakroom and utility room is wrapped in wallpaper by Little Greene.

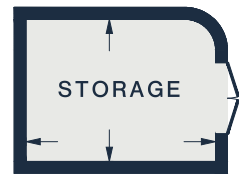








GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

LIVING /
KITCHEN /
DINING ROOM
19'4 x 13'3 (5.8m x 4.0m)

STORAGE
9'0 x 6'0 (2.4m x 1.8m)

BEDROOM
13'5 x 11'0 (4.1m x 3.3m)

Approx. Gross Internal Area = 659 sq ft / 61.23 sq m
(Including Storage)

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

Ground-floor apartment within a period Victorian terrace
Elegant reception room with arched sash windows
Kitchen by London Kitchen Consultants
Double bedroom with garden outlook
En suite family bathroom
Walk-in wardrobe
Separate cloakroom and utility room
Underfloor heating throughout

Approx. 659 sq ft / 61.23sq m

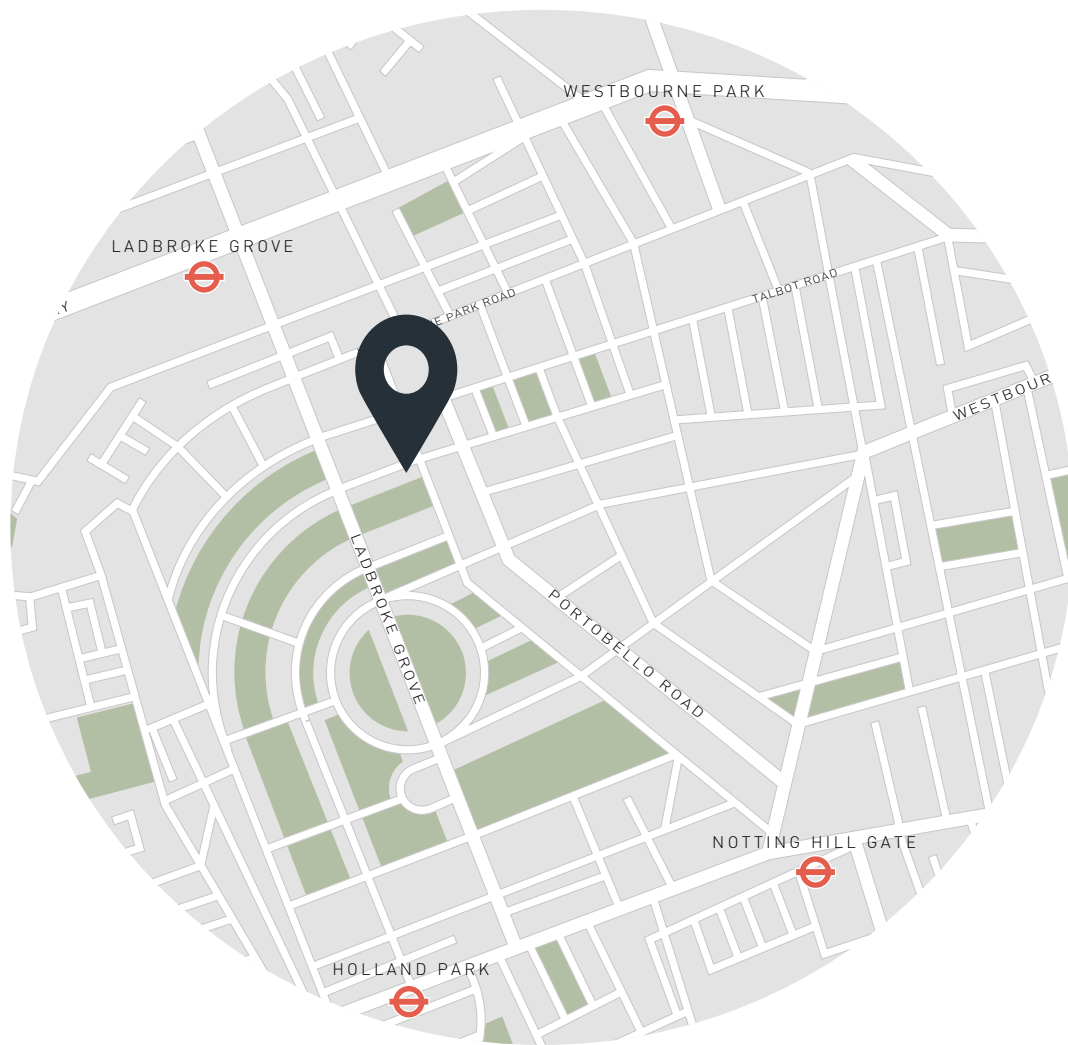
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Tenure: Leasehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £5,669

Council Tax Band: F



Location

Elgin Crescent sits at the heart of Notting Hill, moments from the colour and bustle of Portobello Road. The famous market – antiques, flowers, street food – is on the doorstep, along with the independent boutiques, galleries and cafés that give the neighbourhood its creative edge. Some of London's best restaurants are within walking distance, from The Ledbury to neighbourhood favourites along Kensington Park Road. The open green spaces of Holland Park and Kensington Gardens are close by, while Notting Hill Gate and Ladbroke Grove stations connect you swiftly across the city.

Ladbroke Grove - 7 mins

Notting Hill Gate - 15 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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