

# DOMUS NOVA



Elgin Crescent W11 – £3,750,000

In partnership with **BARNES**  
INTERNATIONAL REALTY





Elevated on the raised ground floor of two elegant, stucco-fronted buildings, this three-bedroom lateral apartment is a study in proportion, light and aesthetic refinement. Set on one of Notting Hill's most sought-after crescents, the property sets an elegant tone with its whitewashed façade and portico entranceway.

Beyond the front door, a bright hallway leads into the home's social heart: the voluminous kitchen, dining and reception room, laid with pale wood herringbone floors. Light pours in through large windows, affording a tranquil and uplifting atmosphere to the spacious setting.

From the living area, gaze out to the serene garden.

Head through bi-folding doors to the culinary area – a bespoke Woodworks kitchen, crafted with solid oak and Arabescato Corchia marble. Keeping in tune with the sleek aesthetic, high-tech Gaggenau and Miele appliances are neatly integrated. An island centres the space, offering a casual breakfast spot.

Thanks to the creative eye of Garden Club London, the outside setting is a serene al fresco sanctum. An immaculate lawn leads to a paved patio area, perfect for warm-weather dining. Surrounding the verdant scene is an array of well-kept foliage, flowerbeds and a blooming camellia tree.













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The bedrooms maintain the home's peaceful, minimalist appeal. A principal bedroom suite is all pared-back tones, with natural light that beams through a bay window.

Detailed ceiling cornicing nods to the home's period heritage, while a row of full-height wardrobes provides a contemporary storage solution. The en suite bathroom is an enclave of calm; its vaulted ceiling filtering soft light across the stone tiles, dual sink, rainfall shower and bathtub. Two additional bedrooms have versatility to be used as offices, dressing rooms and nurseries – served by an additional shower room, featuring sleek marble tiles.











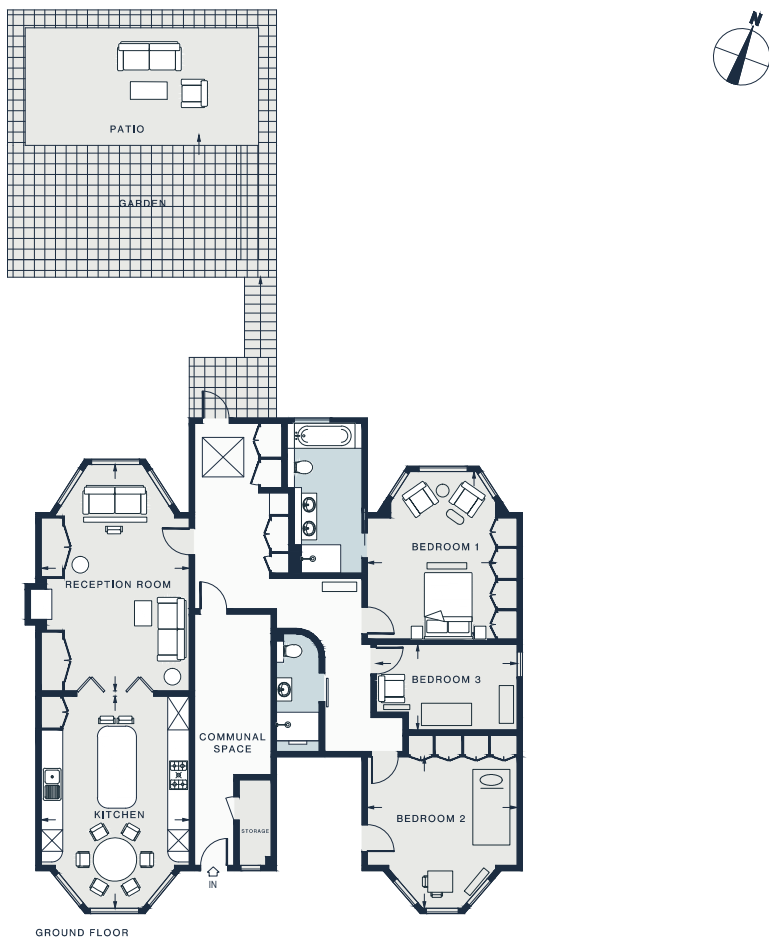












RECEPTION ROOM  
20'10 x 13'7 (6.3m x 4.1m)

KITCHEN  
19'6 x 13'7 (5.9m x 4.1m)

BEDROOM 1  
15'5 x 11'9 (4.7m x 3.5m)

BEDROOM 2  
13'9 x 13'8 (4.2m x 4.1m)

BEDROOM 3  
12'11 x 7'10 (3.9m x 2.4m)

Approx. Gross Internal Area = 1441 sq ft / 133.9 sq m

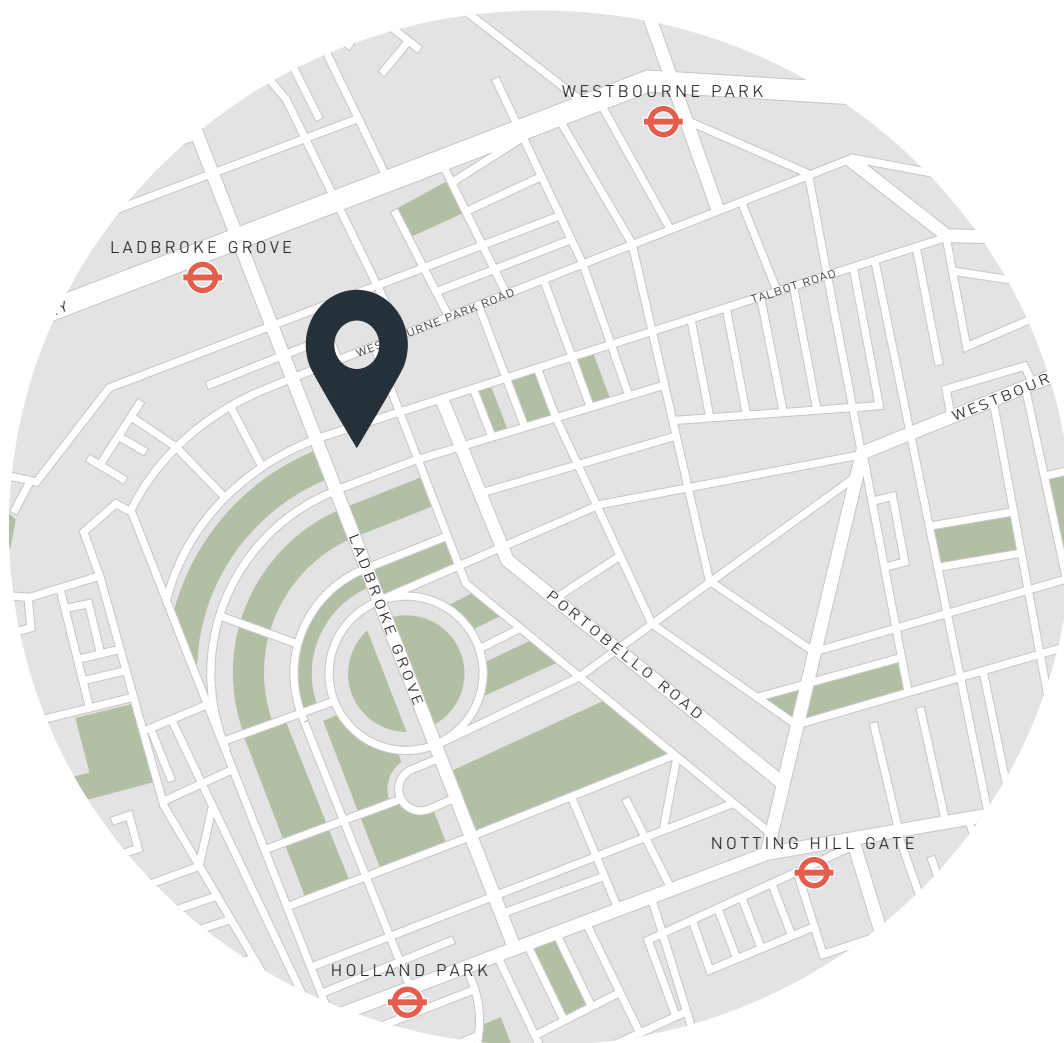
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom suite  
Two further bedrooms  
One guest bathroom  
Private garden and patio  
Royal Borough of Kensington & Chelsea

Approx. 1,441 sq ft / 133.9 sq m  
EPC=E  
Tenure: Leasehold  
Lease Length: circa. 952 years  
Council Tax Band: G  
Service Charge: circa. £4,000





## Location

Elgin Crescent is refined, tranquil and firmly embedded in Notting Hill's gilded neighbourhood. Portobello Road is on your doorstep for antiques shopping and global street food, while Westbourne Grove is lined with brunch spots and upmarket boutiques. When the sun is shining, pick up organic nibbles from Daylesford or Sally Clarke's deli and head to Holland Park. For special occasions, Michelin-starred Core by Clare Smyth promises a night of fine dining.

Ladbroke Grove - 7 mins

Notting Hill Gate - 12 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

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