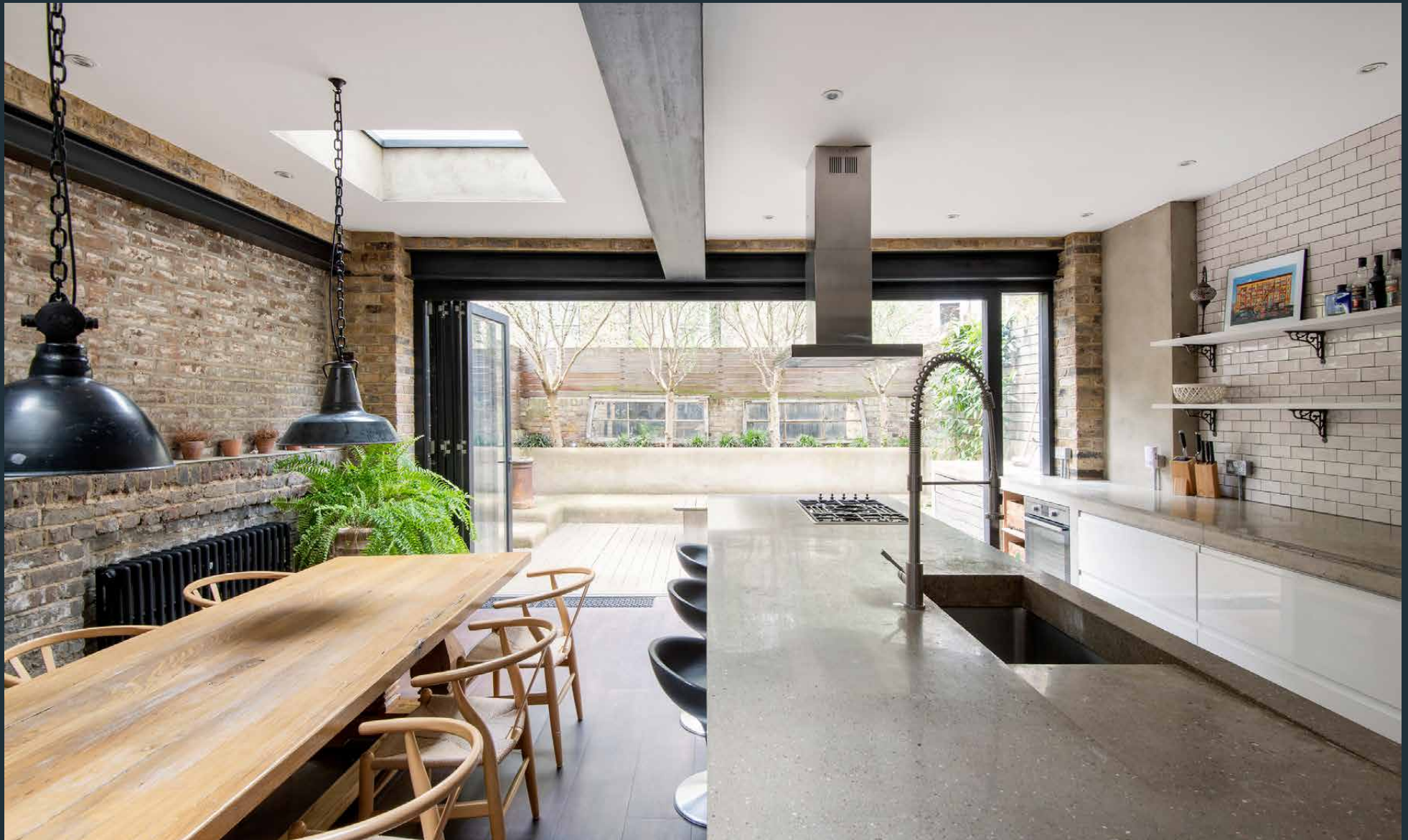


DOMUS NOVA



Godolphin Road, W12 – £1,600 p/w

In partnership with **BARNES**
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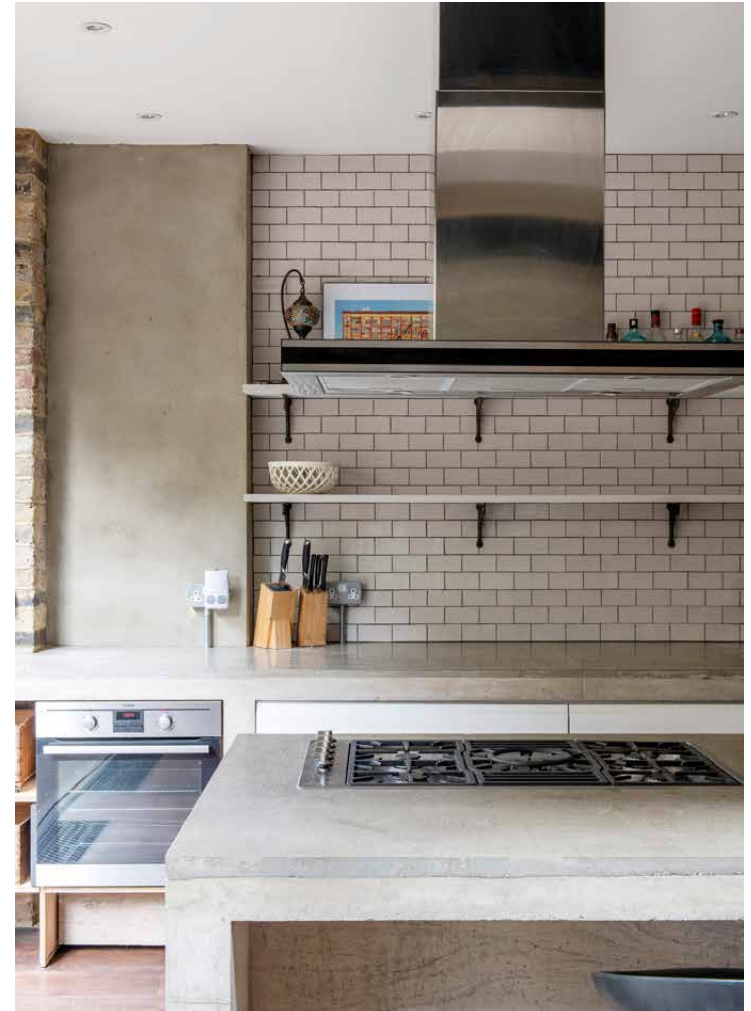
Set on a quiet street of brick frontages, this refined yet eclectic home makes a bold first impression. Heavy, charcoal-toned accents set the tone while a black door reveals a design-led retreat crafted by Coupdeville Architects.

Reimagined with mirrored glass, reclaimed four-panel doors maximise light and reflect textural brickwork which flows from the entranceway to the upper levels. At the front of the house, the reception room exudes a sense of opulence.

A bay window is generous with natural light, illuminating palatial proportions, intricate ceiling roses and a recessed fireplace.







Down several steps is a head-turning space. The aesthetic of a New York loft has been carefully recreated in the eat-in kitchen. Exposed brick and white subway tiles pair with a monolithic concrete island and steel girders overhead. Metal electrical casing and an American-style fridge complete the look. The dining area is crowned with two generous skylights, pouring in daylight. Come the evening, low-hanging enamelled pendant lights wear an industrial look and provide an ambient glow.

Dark hardwood flooring flows to the rear of the space, where expansive glazing imbues the room with an uplifting atmosphere and folds back to let the outside in. Beyond, a leafy southwest-facing decked garden provides ample space for relaxing or entertaining

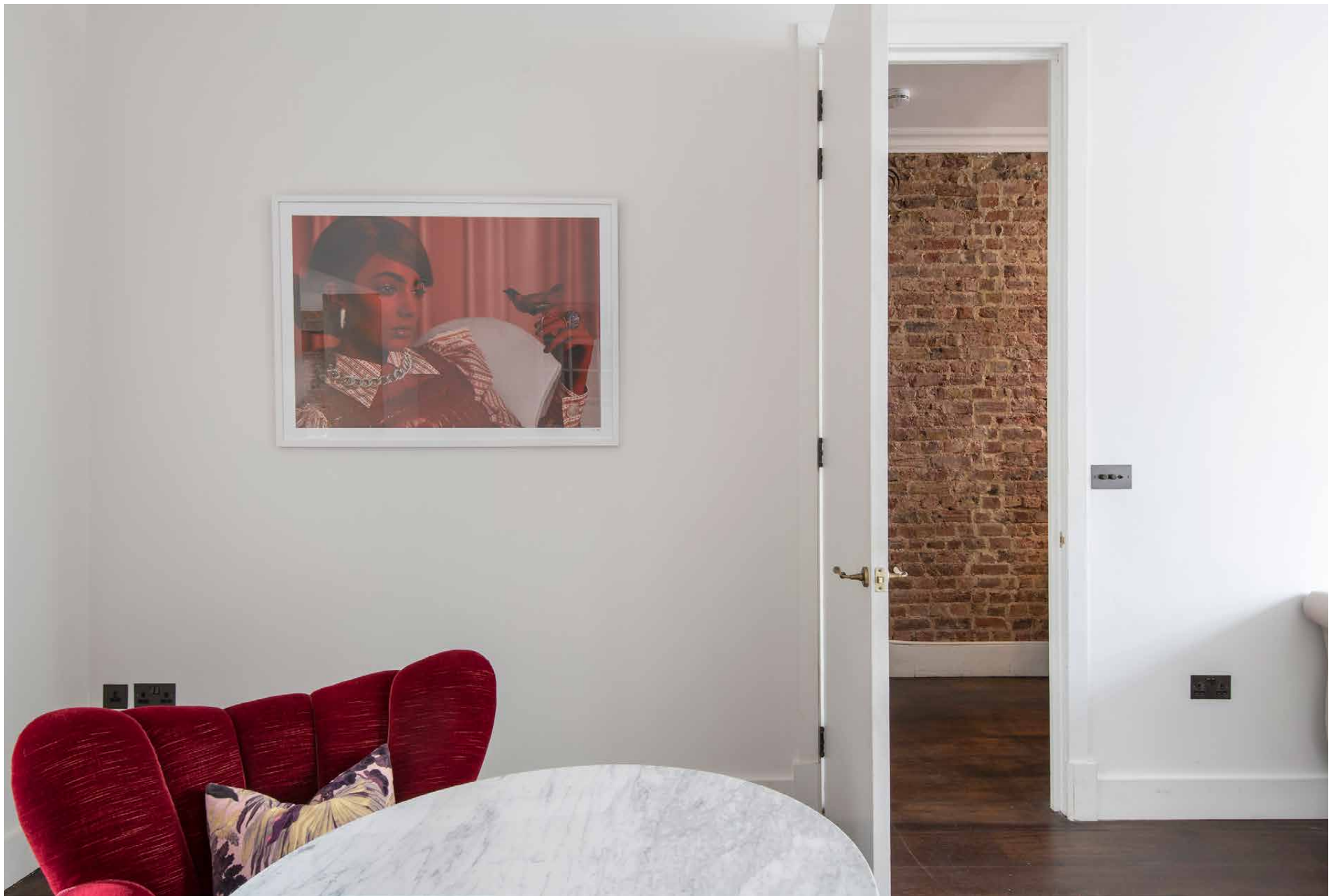








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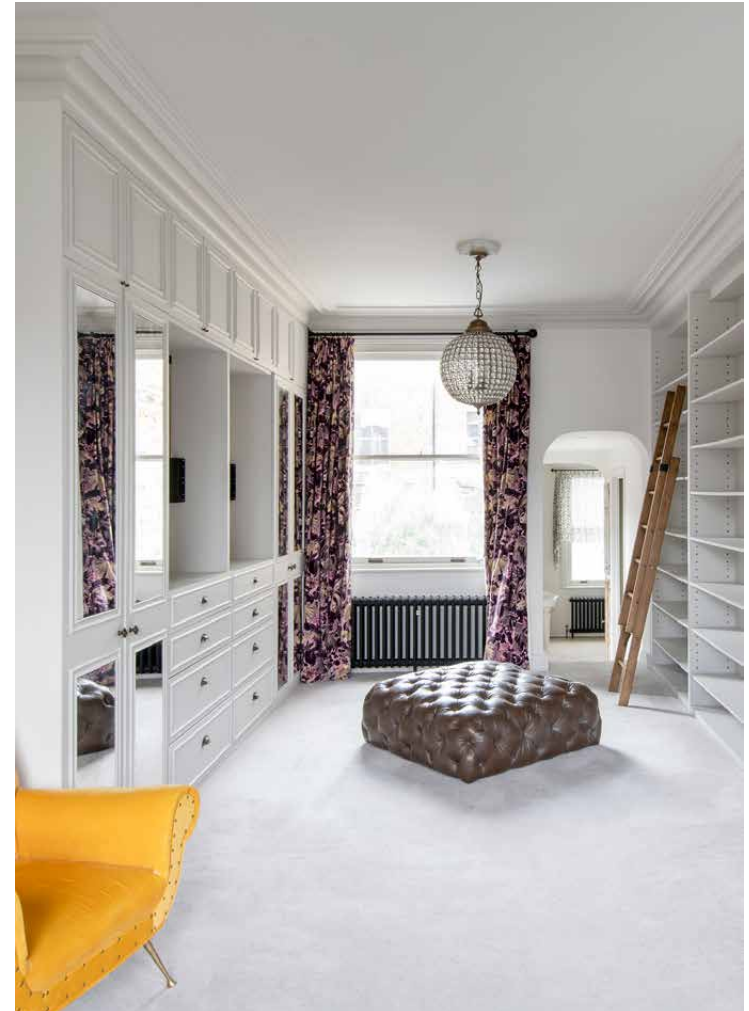


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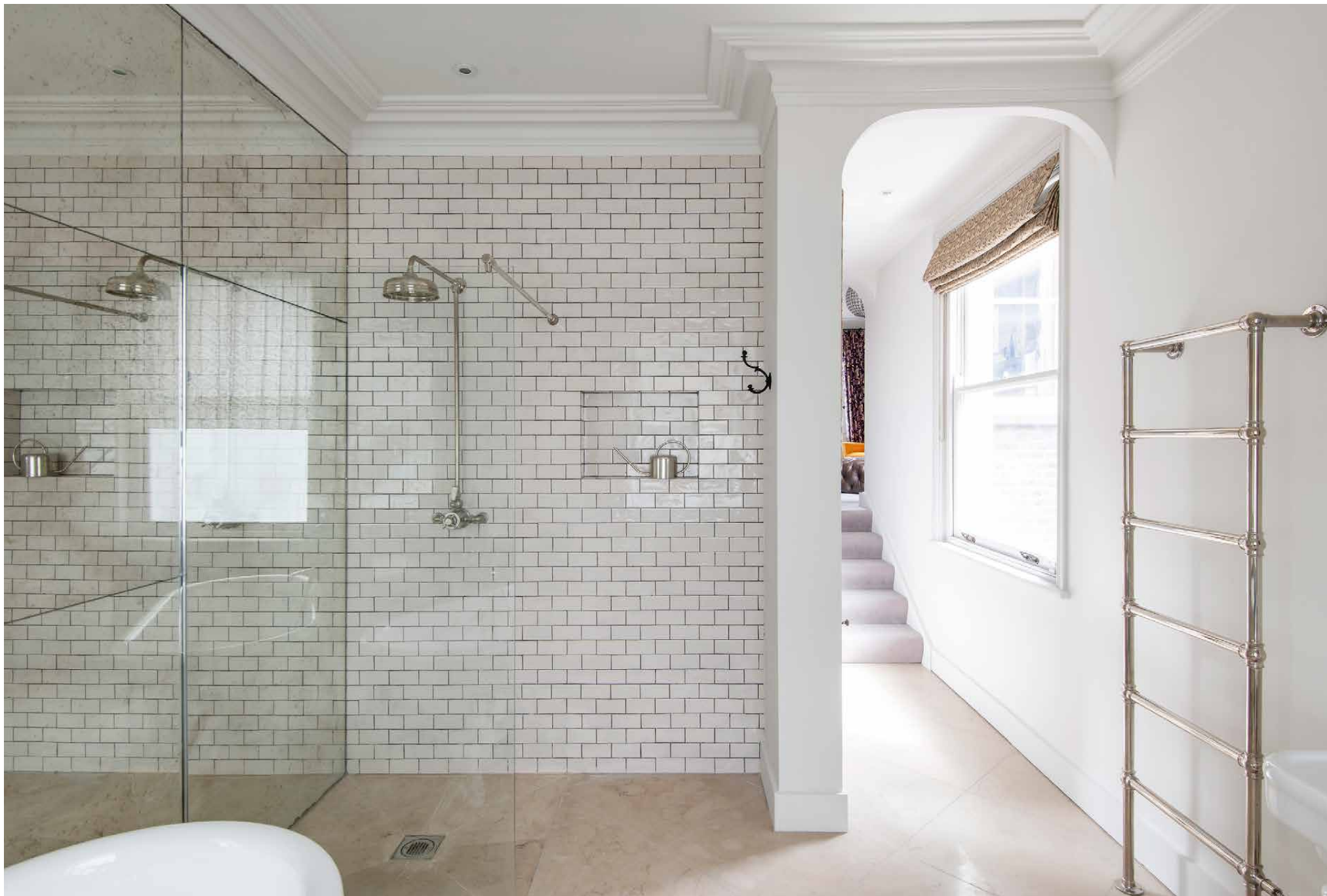
Inside, distressed wooden stairs lead to the first floor, which is dominated by an expansive principal bedroom suite. Dual sash windows lend a bright and airy feel while the carpet adds softness and warmth. An expansive walk-in dressing area features bespoke joinery and leads to a large en suite bathroom with an antique glass feature wall, a walk-in shower and a freestanding rolltop bath.

Served by two bathrooms, three further bedrooms pair original features with modern interventions. A rear-facing study sits on the second floor while the home also benefits from a lower-ground-floor utility room.





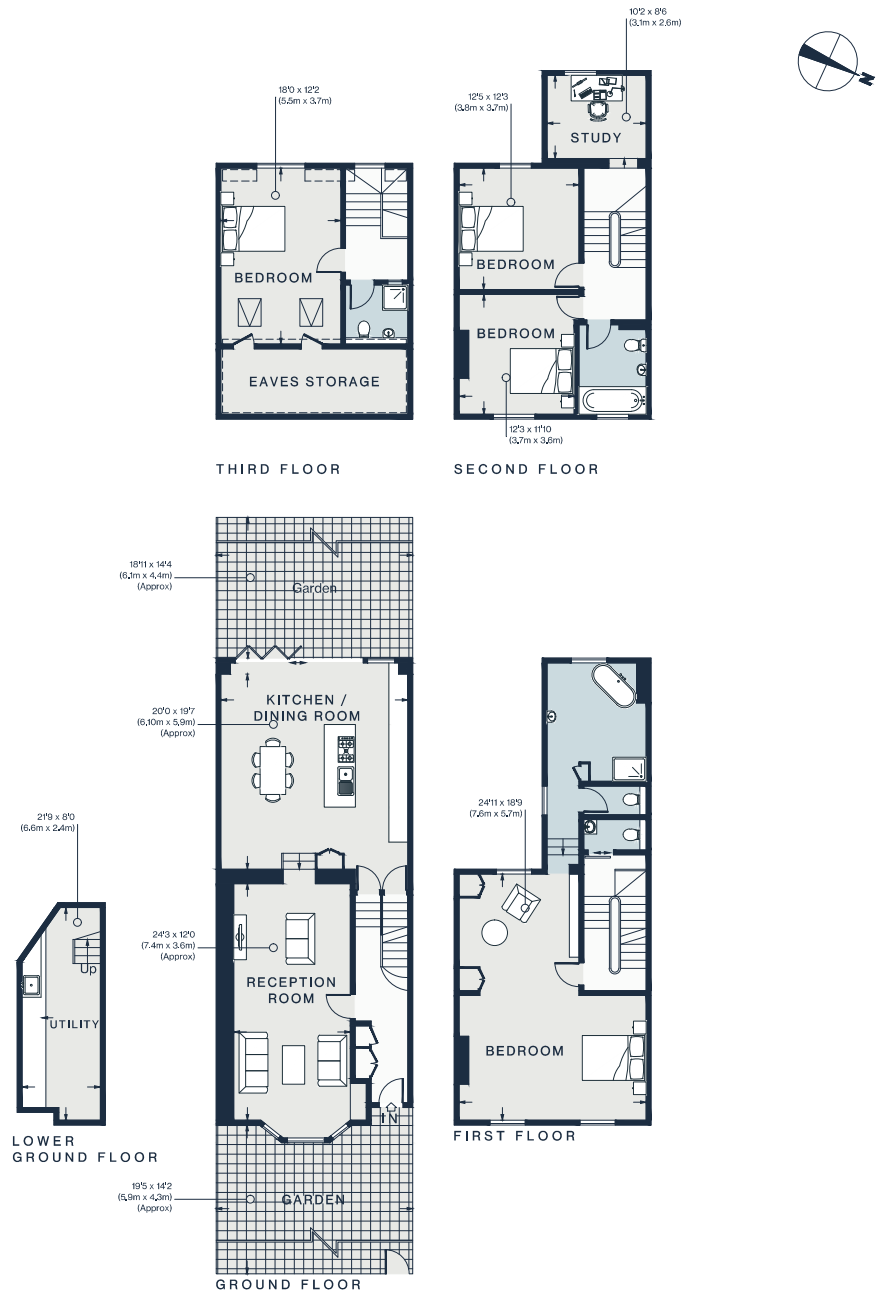












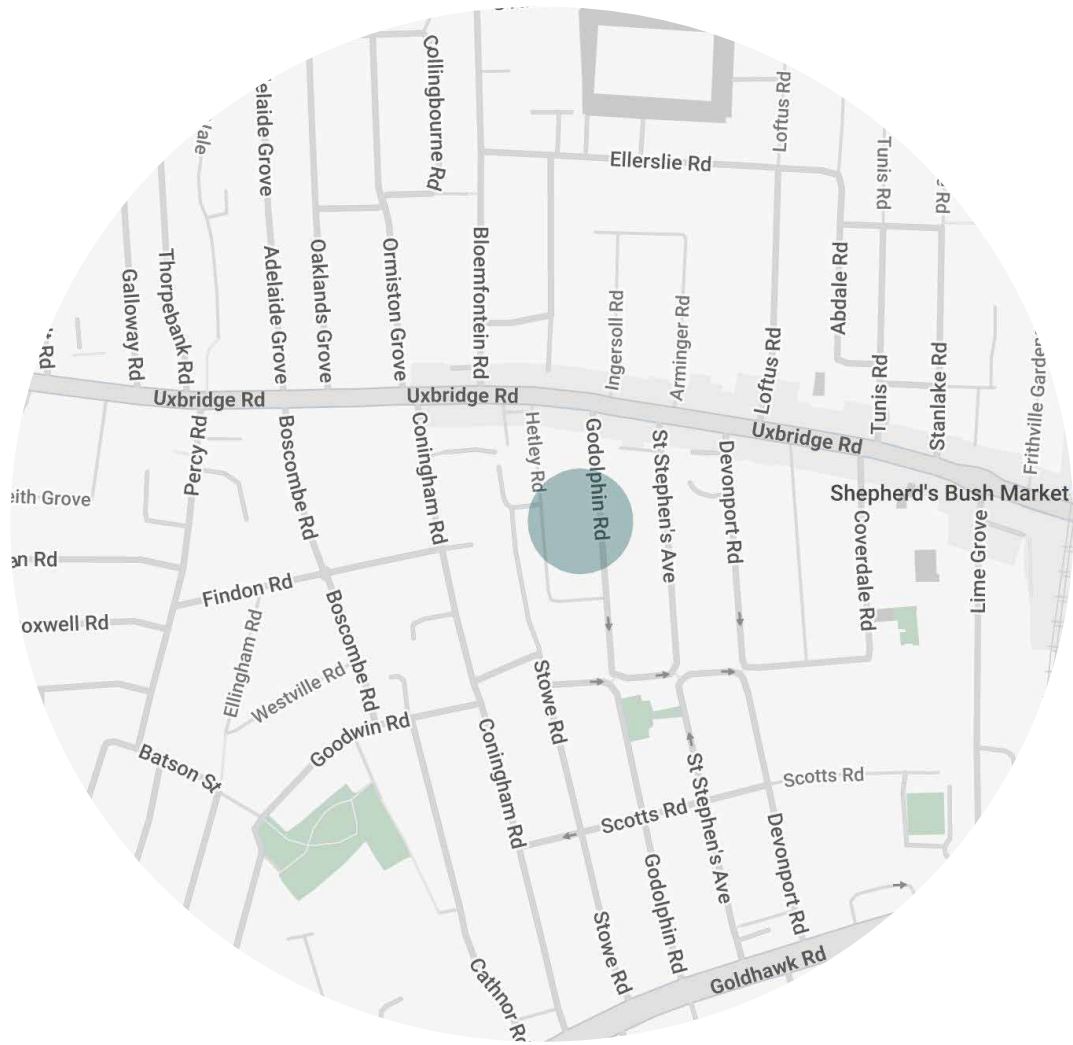
Approx. Gross Internal Area = 2741 sq ft / 254.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- 4 Bedrooms, 3 Bathrooms
- Double reception room
- Eat-in kitchen
- Principal bedroom suite with dressing area
- Three further bedrooms
- Two further bathrooms
- Guest cloakroom
- Study
- Utility room
- Private garden
- London Borough of Hammersmith & Fulham

Approx. 2,741 sq ft / 254.6 sq m
 EPC=C
 Deposit: £ £9,600
 Council Tax Band: G



Location

Serene living in the beating heart of Notting Hill. Artesian Road is a peaceful residential street just off Ledbury Road, home to coveted eateries such as Ottolenghi and The Ledbury, or wellness spots like FaceGym and Caudalie Boutique Spa. In a few minutes, you're on fashionable Westbourne Grove or vibrant Portobello Road, characterised by their vast array of restaurants, vintage boutiques and galleries. Pick up essentials from Notting Hill Fish and Meat Shop, or head to Core by Clare Smyth for a night of fine dining. It's a short walk to the Tube, giving you easy access to central London and beyond.

Westbourne Park – 9 minutes (Circle, Hammersmith & City)

Notting Hill Gate – 10 minutes (Central, Circle, District)



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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