

# DOMUS NOVA



Golborne Road, W10 – £3,250 p/w (SL)

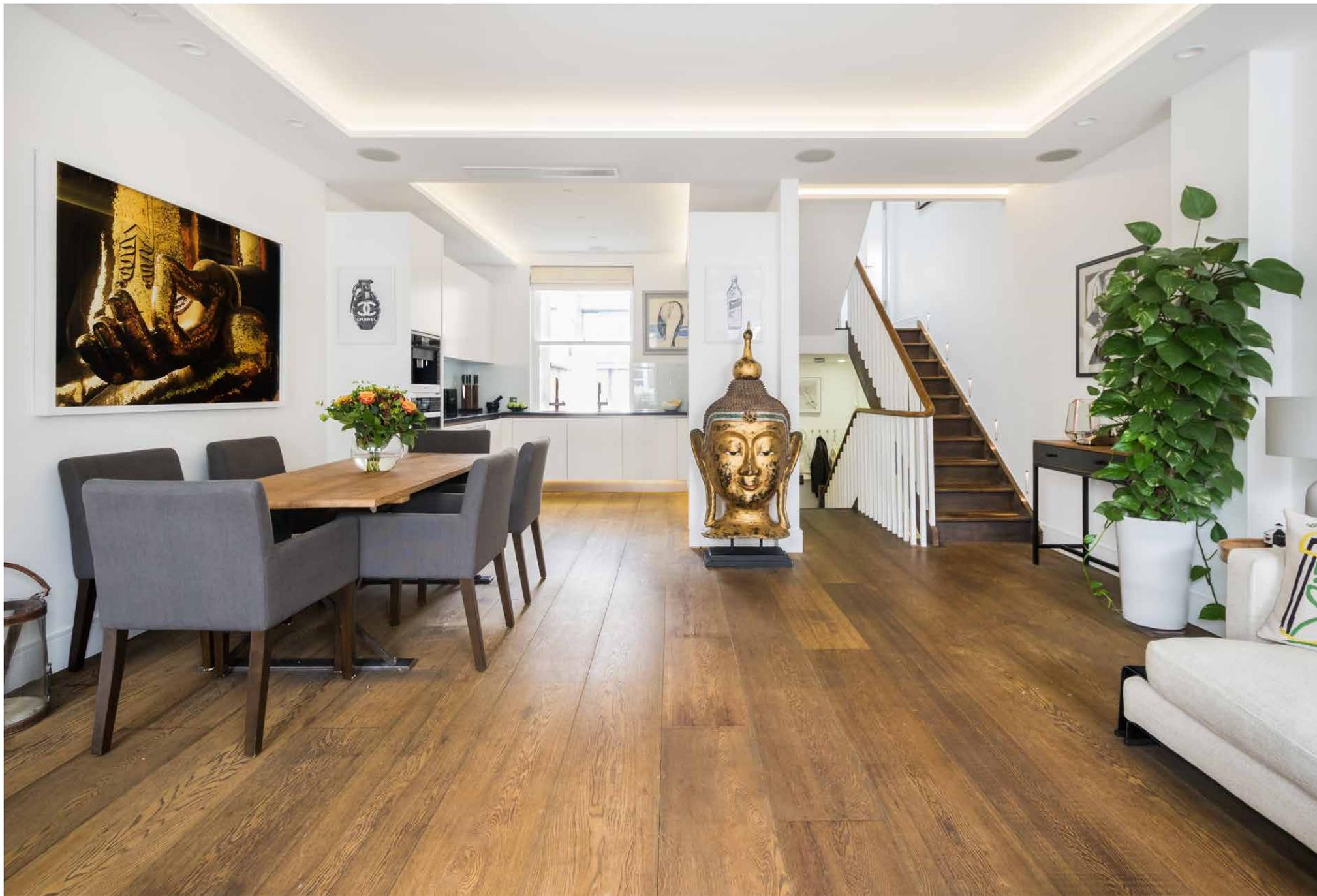
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Golborne Road is North Kensington at its most eclectic – a mix of antique stalls, independent cafés and west London energy. Behind a private entrance, this three-storey maisonette offers a quieter counterpoint, balancing pared-back interiors with an urban character.

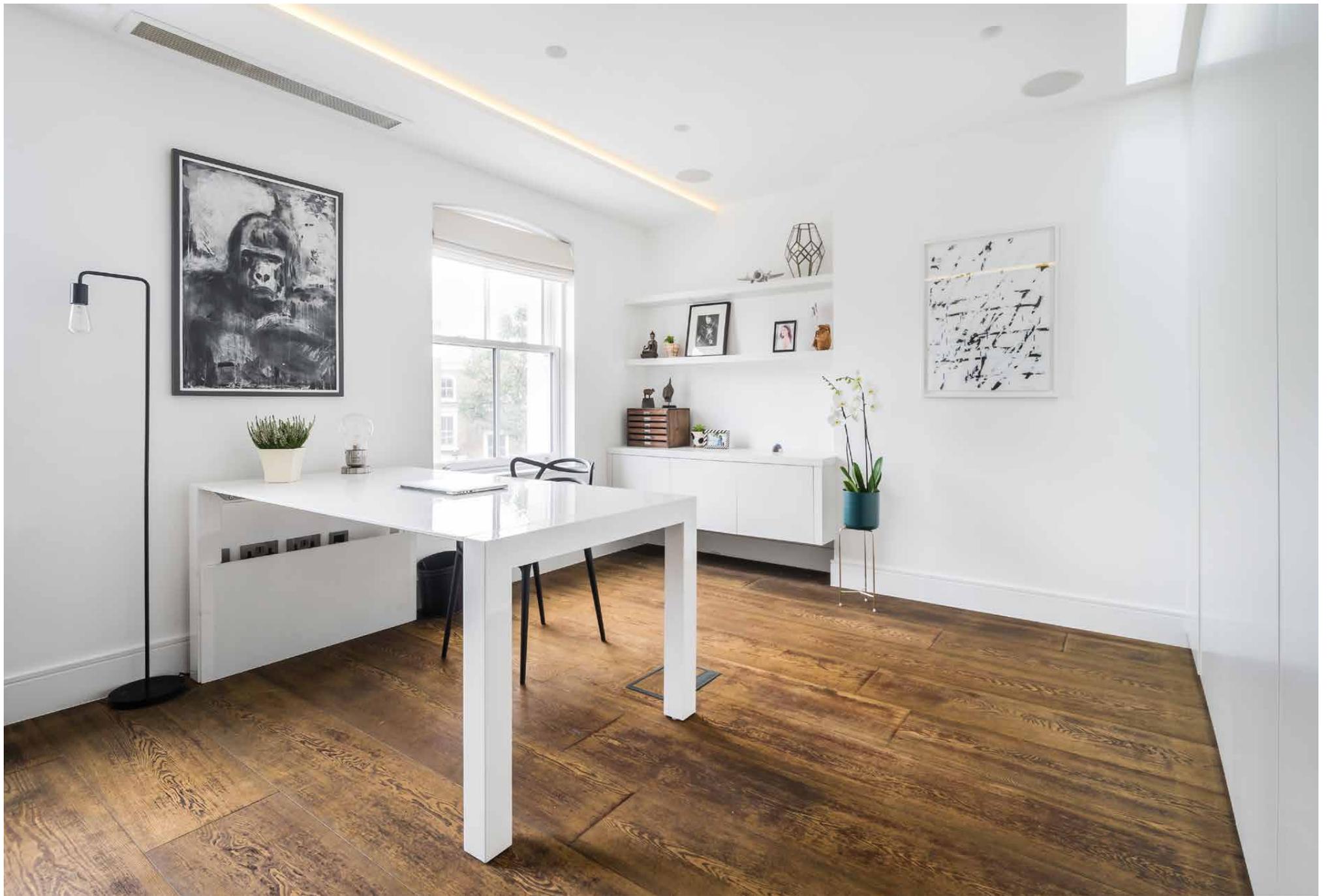
On the first floor, the open-plan living, dining and kitchen area stretches the width of the home. Reclaimed wood floors lend warmth to the minimalist framework, thoughtfully enlivened by contemporary artwork. To the rear, a streamlined U-shaped kitchen is all sleek white cabinetry and Miele appliances – neatly defined yet connected to the social space, anchored by a west-facing sash window.











The principal bedroom suite sits one floor up, its calm palette amplified by light and bespoke storage. Two further bedrooms share the level – one complete with a built-in desk that wraps the rear of the room. A family bathroom serves the home, fitted with a generous bathtub with an overhead shower.

Above it all, a roof terrace invites hosting in all seasons. Decked and expansive, it's equipped with a kitchen, built-in bench seating, a sauna and glass-walled shower – a private setting with a view across the neighbourhood.













RECEPTION ROOM /  
KITCHEN  
29'11 x 17'5 (9.2m x 5.3m)

BEDROOM 1  
17'5 x 12'7 (5.3m x 3.8m)

BEDROOM 2  
11'2 x 10'8 (3.4m x 3.2m)

BEDROOM 3  
14'10 x 8'10 (4.5m x 2.6m)

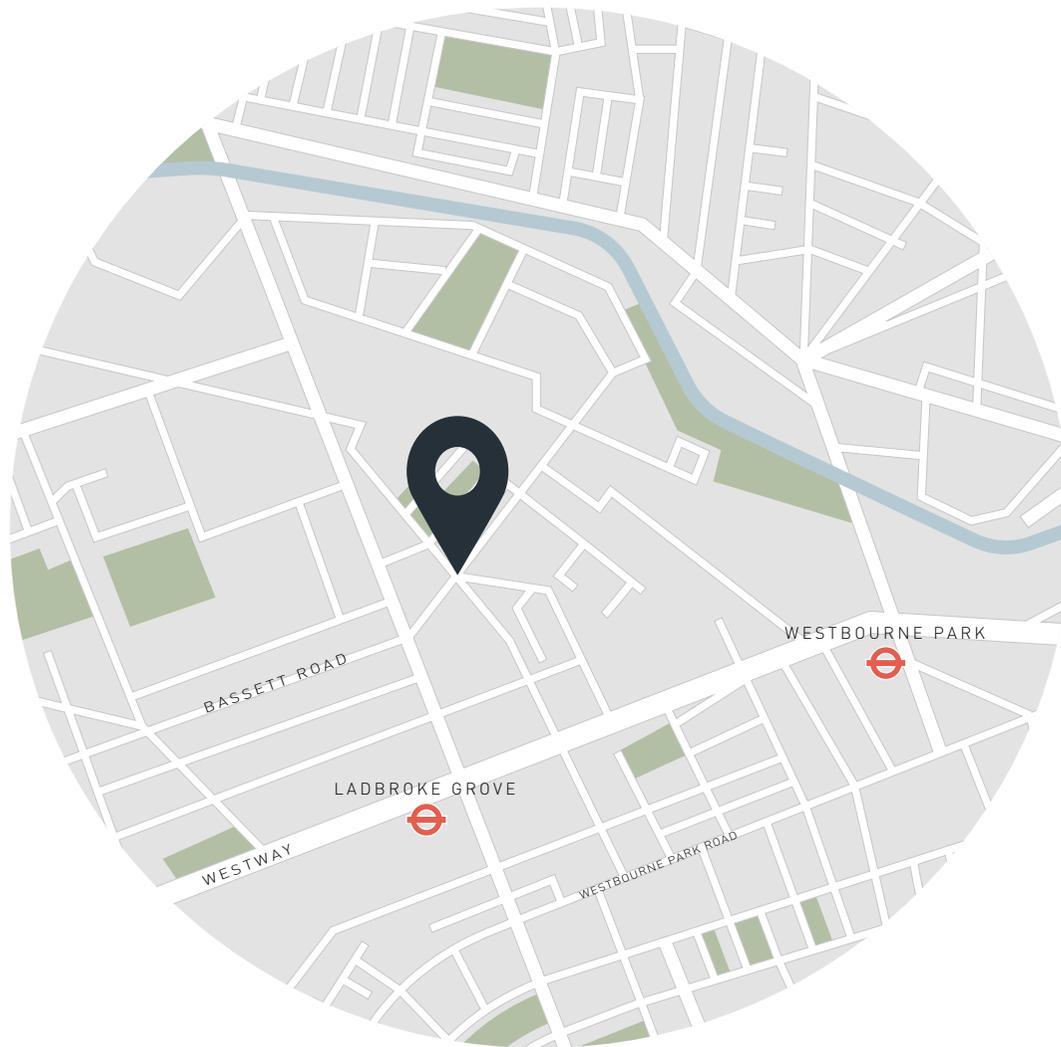
Approx. Gross Internal Area = 1424 sq ft / 132.3 sq m

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.  
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## Property Details

3 Bedrooms, 2 Bathrooms  
Open-plan kitchen, dining and reception room  
Principal bedroom  
Two further bedrooms  
Family bathroom  
Private entrance  
Roof terrace with outdoor kitchen  
Sauna and shower room  
Home cinema system  
Integrated speakers throughout  
Royal Borough of Kensington & Chelsea

Approx. 1,424 sq ft / 123.3 sq m  
EPC=C  
Deposit: £13,000



## Location

Famed for its antiques dealers, vintage fashion offerings and global food scene, enjoy having the best of the neighbourhood on your doorstep at Golborne Road. Weekends were made for browsing the stalls and refuelling at Layla Bakery or Lisboa. Come evening, book a table at local newcomers Straker's or Caia. The buzz of Portobello Road is also within walking distance, as is fine dining institution The Ledbury.

Ladbroke Grove - 7 mins (Circle, Hammersmith & City Lines)



# 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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