

DOMUS NOVA



Hanover Road NW10 – £1,695,000

In partnership with **BARNES**
INTERNATIONAL REALTY



The first thing this Queen's Park house does is slow you down. Past its pale-yellow facade, there's a sense of calm entirely fitting for the post code. Walnut runs underfoot from the front door to the back, and design is kept quiet to let the light do the talking.

The front reception room offers a hushed welcome: light filters in through a wraparound window and sage-green joinery compliments the verdant outlook.

Towards the rear, daily life plays out with cooking, dining and sitting areas connected across a split-level space. The kitchen sits on the upper level, a solid-wood shaker set up with veined stone surfaces and a filtered water supply. A spacious dining area is backdropped by built-in cabinetry; steps lead down to the lounge beyond. Here, the reception area gazes out to the garden through a wall of glass. Landscaped by Tom Simpson Design and layered for calm, it's split between a pebbled patio and stretch of lawn edged in raised planters.





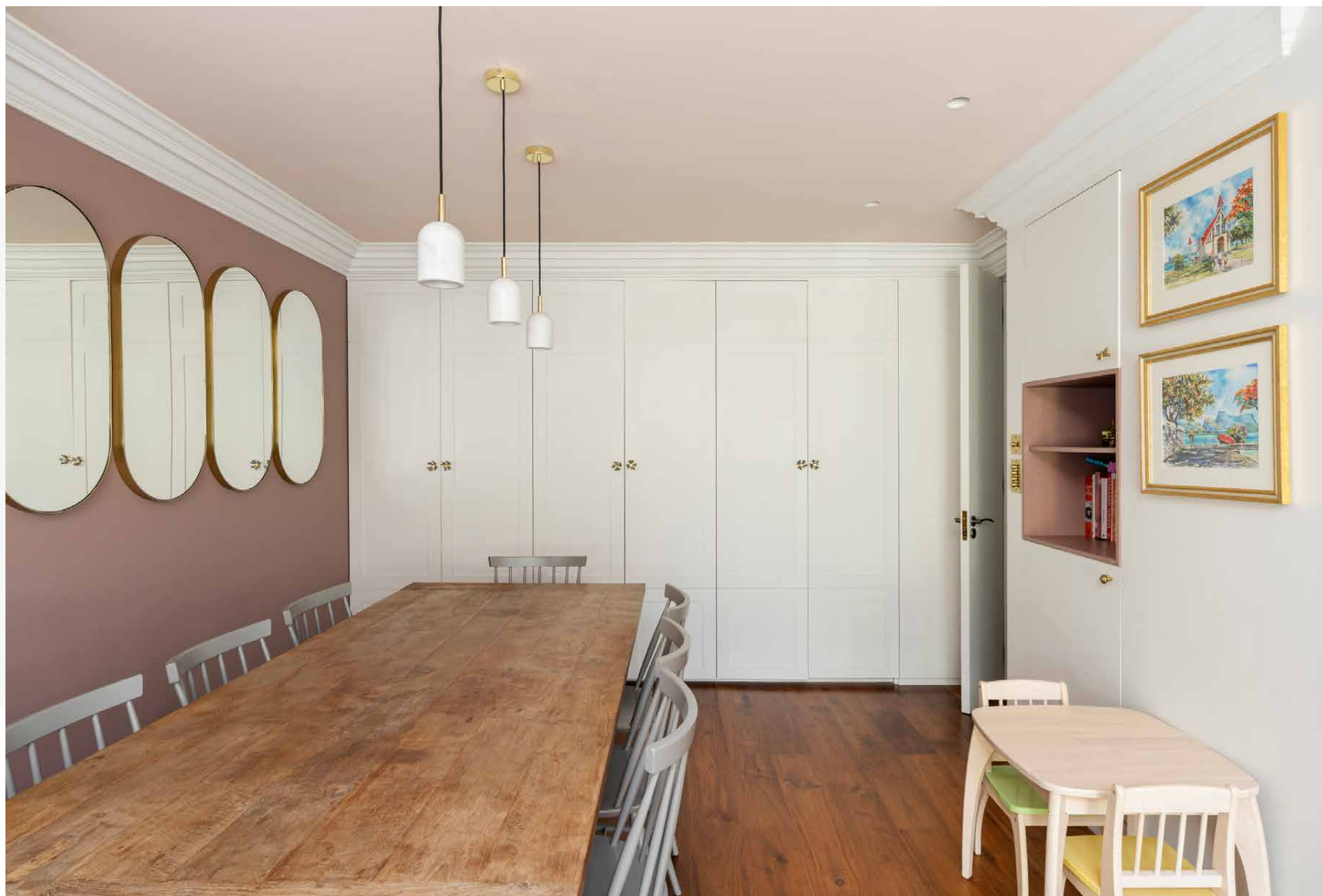




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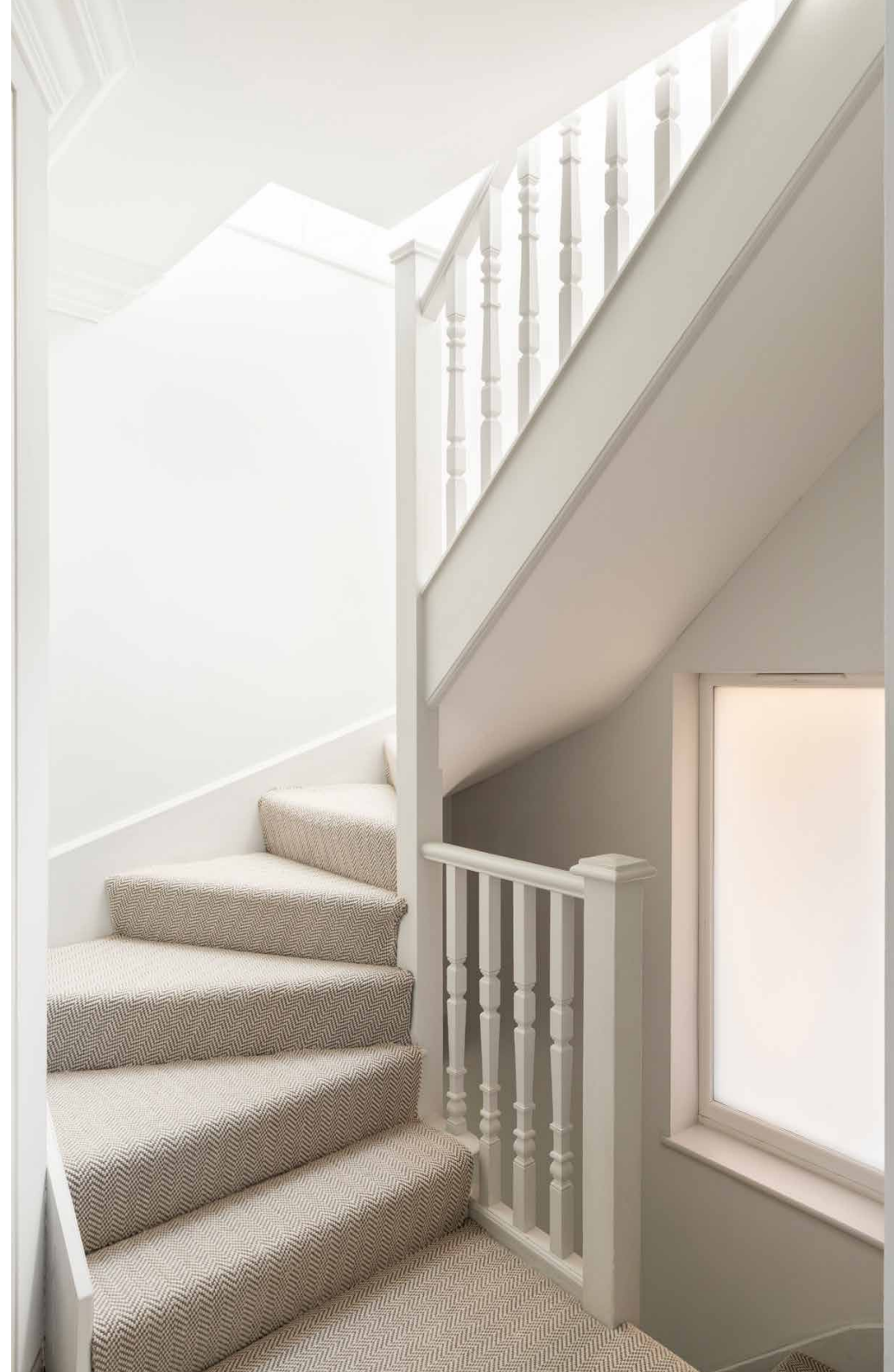






Upstairs, four bedrooms across two floors are kept in the same natural register. The whole of the top floor belongs to the principal suite: a bright room with rooftop views, a walk-in wardrobe and a stone-lined en suite. Three further bedrooms sit on the first floor, one with an en suite, the others served by a shower room.

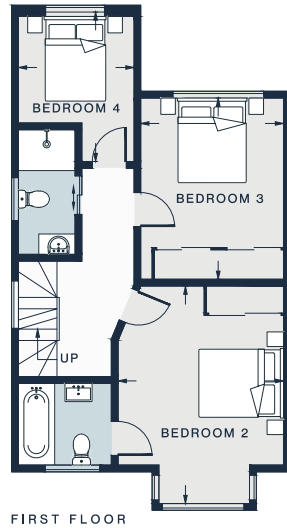
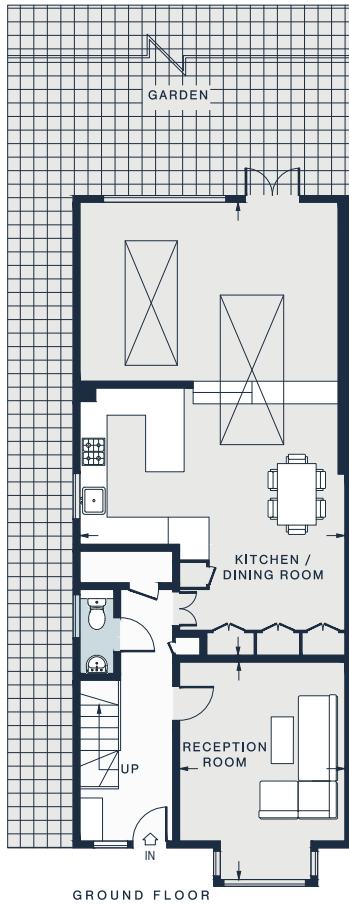
The home further benefits from recent renovations, incorporating new electrical, lighting and power installation, together with a brand-new boiler, pipework and radiators.











RECEPTION ROOM
15'9 x 11'11 (4.8m x 3.6m)

KITCHEN / DINING ROOM
32'11 x 19'2 (10.0m x 5.8m)

BEDROOM 1
17'8 x 12'3 (5.3m x 3.7m)

BEDROOM 2
15'10 x 12'2 (4.8m x 3.7m)

BEDROOM 3
13'2 x 10'4 (4.0m x 3.1m)

BEDROOM 4
10'11 x 8'13 (3.3m x 2.5m)

Approx. Gross Internal Area = 1813 sq ft / 168.4 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

Four-bedroom family house
Recently comprehensively renovated
Open-plan kitchen, dining and living space
Front reception room with bespoke joinery
Principal bedroom suite with walk-in wardrobe
Guest bedroom suite
Two further bedrooms
Shower room
Private garden landscaped by Tom Simpson Design
Upgraded insulation, double glazing, new heating and electrics
House-wide water softener

Approx. 1,813 sq ft / 168.4 sq m

EPC=C

Tenure: Freehold

Council Tax Band: E



Location

One of Queen's Park's most sought-after residential streets, Hanover Road sits within easy reach of the neighbourhood's vibrant cultural and culinary scene. Chamberlayne Road – just a short walk away – is a thriving local hub, home to independent cafés, design-led boutiques and acclaimed restaurants. Green space is abundant, with Queen's Park itself offering tree-lined walks, tennis courts and a weekend farmers' market that draws a loyal local following. The nearby open expanse of Kensal Green Cemetery provides a more contemplative retreat, while Little Venice and the Grand Union Canal are just a cycle away. For families, the area is well served by a selection of highly regarded schools, plus efficient transport links provide swift access into central London.

Kensal Rise – 11 mins

Brondesbury Park – 20 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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