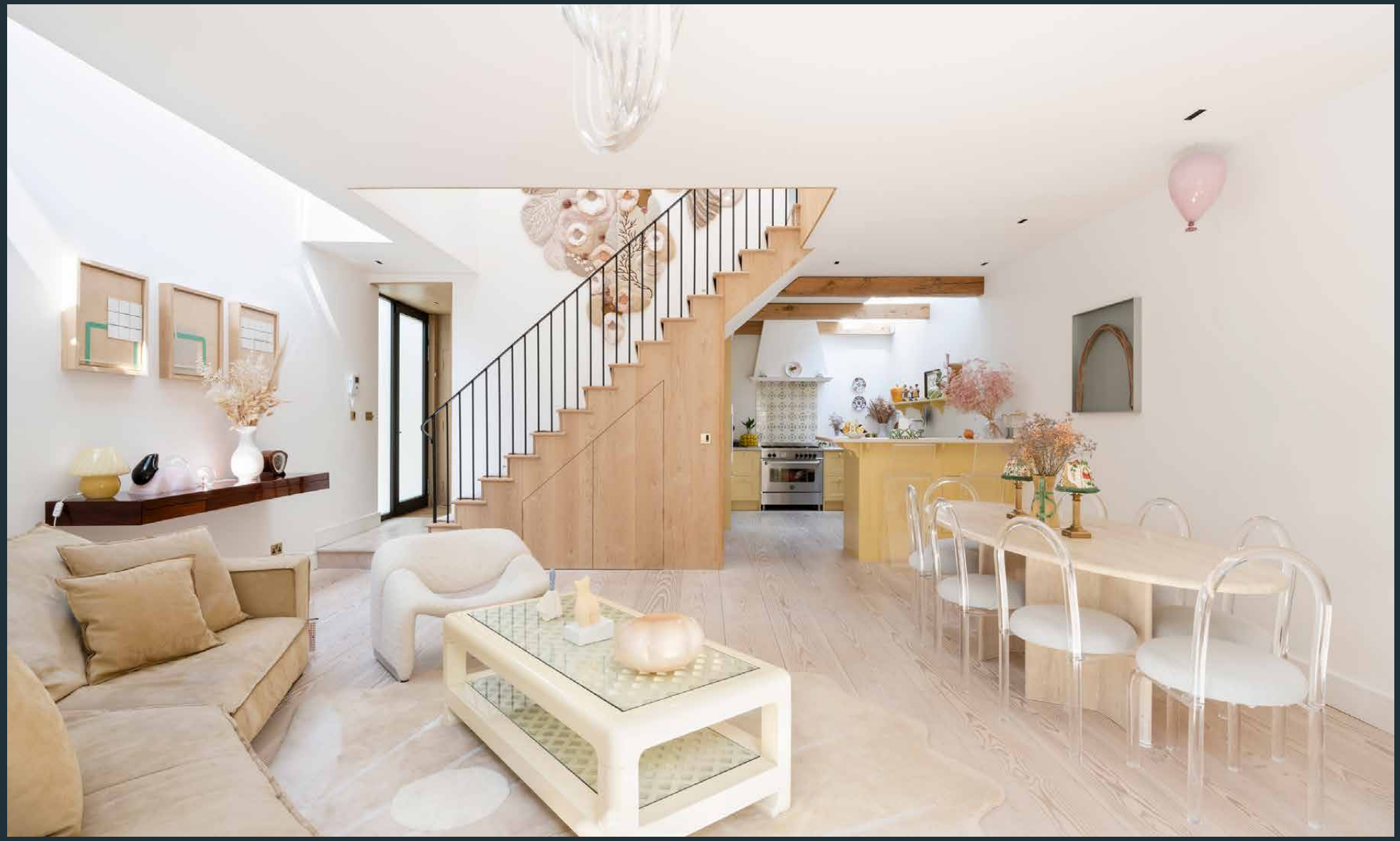
DOMUS NOVA



Hayden's Place W11 – £5,400,000

In partnership with BARNES INTERNATIONAL REALTY



An antidote to minimalism, this four-bedroom Notting Hill house for sale is a collision of eclectic design choices.

A considered aesthetic fusion of contemporary and country, this imaginative three-floor home inspires at every turn. Architectural interventions by Alan Power Architects elevate this Notting Hill home with rich design and natural light.

Portraying a playful sophistication, the open-plan living space draws in light from every angle. A skylight brings a sunny disposition to the kitchen, drawn together with yellow cabinetry and stone sourced from Aix-en-Provence. Dinesen floorboards connect the dining and reception space, where bright white walls serve as a canvas for interior creativity. Working in conjunction with architectural elements, glass doors enliven the space, leading to a serene patio garden.

Ascending to the first floor, a vaulted-barrel ceiling imbues an additional reception room with an impressive sense of scale and volume. A versatile space for study or play, integrated shelving can be styled with books, oddities or artwork. Glazing draws back to a small balcony – an idyllic vantage point to take in the surrounding greenery.




HI-TEC ARCHITECTURE
DESIGN




NO MATTER WHERE
I SERVE MY GUESTS
IT SEEMS
THEY LIKE
MY KITCHEN BEST





Set on the same floor, the principal bedroom suite is distinguished with a thoughtfully curated material palette. Hushed hues bring a calming air, while wooden walls work in harmony with pastel details. In the bathroom, an intricately tiled shower and steam room are designed to impress. Pierre Frey fabric brings an eclectic edge to two further bedrooms, one of which is served by a sophisticated shower room. Arranged across the top floor, a fourth bedroom comes with a striking built-in bed framed by rattan cabinetry. From this bedroom, discover a decked terrace with views across the Notting Hill roofscape.

Convenient for London's warmer weather, both the principal bedroom suite and top floor bedroom additionally benefit from air conditioning.













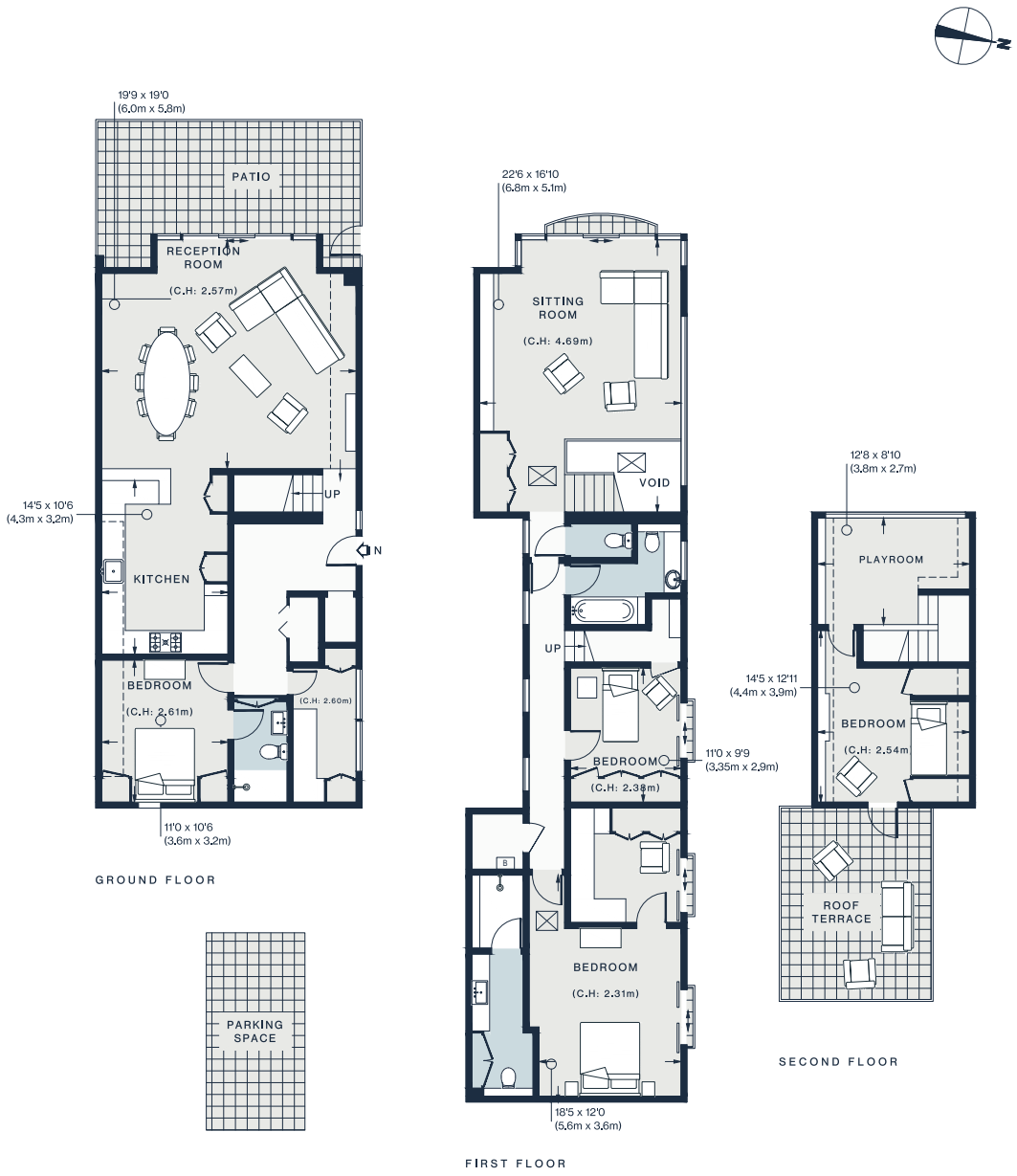












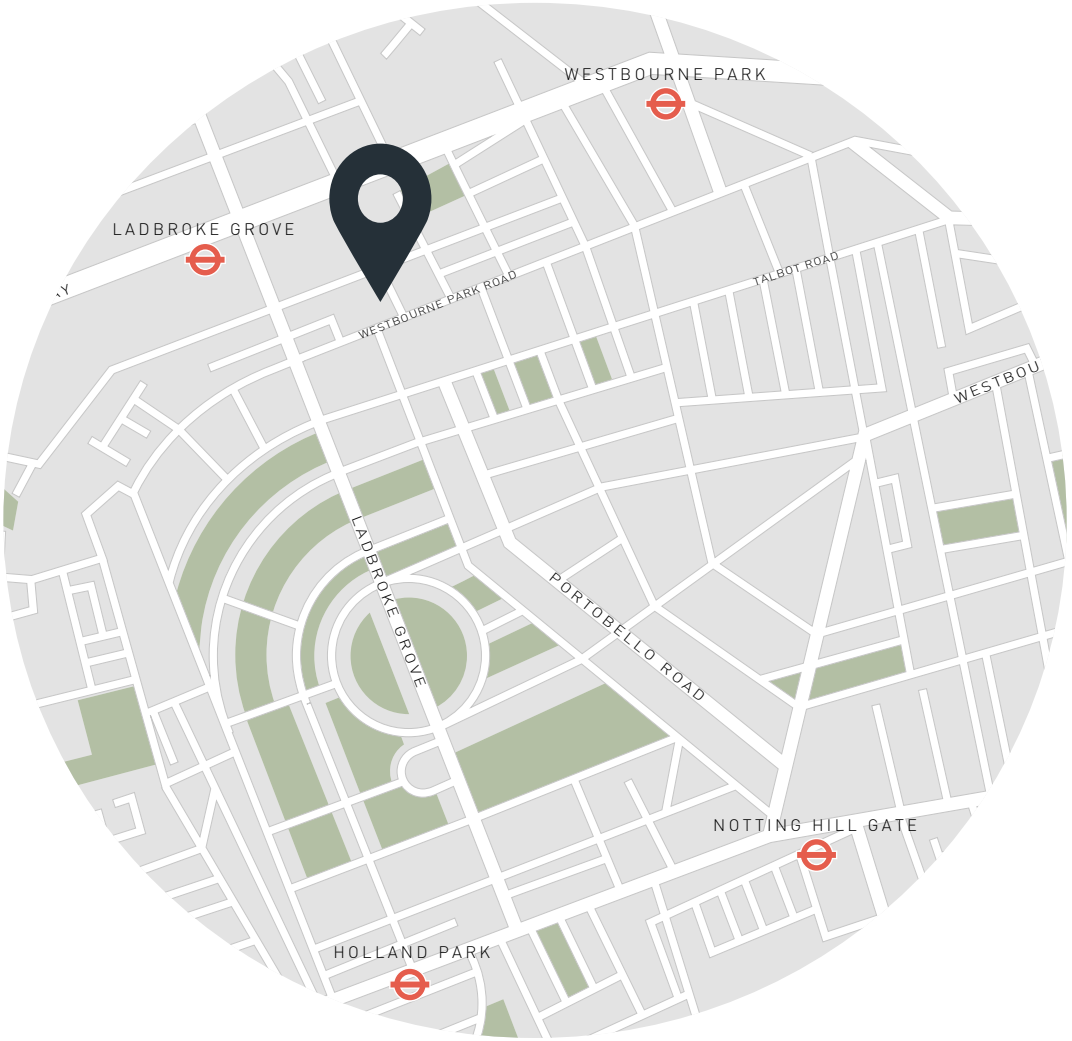
Approx. Gross Internal Area = 2,292 sq ft / 212.9 sq m

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

Property Details

Architectural design by Alan Power Architects
Open-plan kitchen, dining and reception room
Further double-height reception room
Principal bedroom suite with walk-in wardrobe
Guest bedroom suite
Two further bedrooms
Playroom
Roof terrace
Patio garden
Off-street parking
Royal Borough of Kensington & Chelsea

Approx. 2,292 sq ft / 212.9 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: circa 965 years
Council Tax Band: H
Service Charge: TBC



Location

Set among some of Notting Hill's most sought-after spots, Hayden Place puts Portobello Road on your doorstep. Spend mornings browsing antiques at Portobello Market or perusing literature at the iconic Notting Hill Bookshop. Grab a sourdough from Fabrique before a session at SoulCycle to get your energy levels up. In the evenings, catch a film at the renowned Electric Cinema or indulge in some fine dining at Gold, both just a stone's throw away. Ladbroke Grove station is also just five minutes away, providing easy access to the city.

Ladbroke Grove – 5 mins (Circle, Hammersmith & City)



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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