

DOMUS NOVA



Hereford Road W2 – £4,450,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Greenery softens this house from the outside in. Its pale blue façade stands tall on the street, with plants trailing from the windows, spilling through the front railings, and a compact courtyard beyond the gated entrance. Inside, the same instinct carries through, as terraces and a patio draw in light at every turn.

Across five floors, the layout makes room for time together or apart. The drawing room takes the raised ground floor, with a stone fireplace at one end, herringbone underfoot, and glazed doors that open the room to a walled, west-facing terrace. A level down, the kitchen is calm and considered: limestone floors, wood-grain cabinetry and a teal glass splashback strung with pans. The island gathers everyone for breakfast; a glass balustrade opens the view to the floor below.

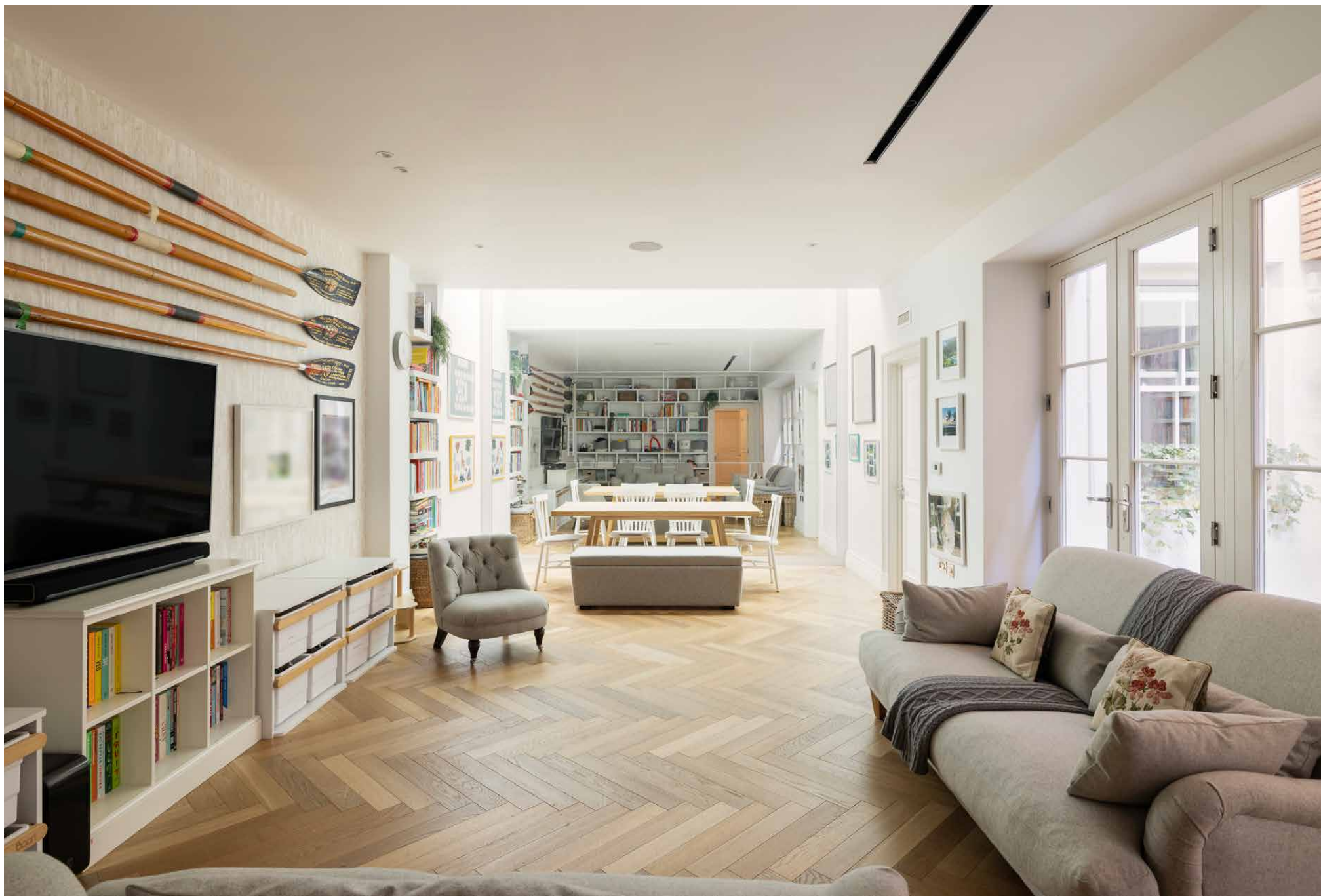




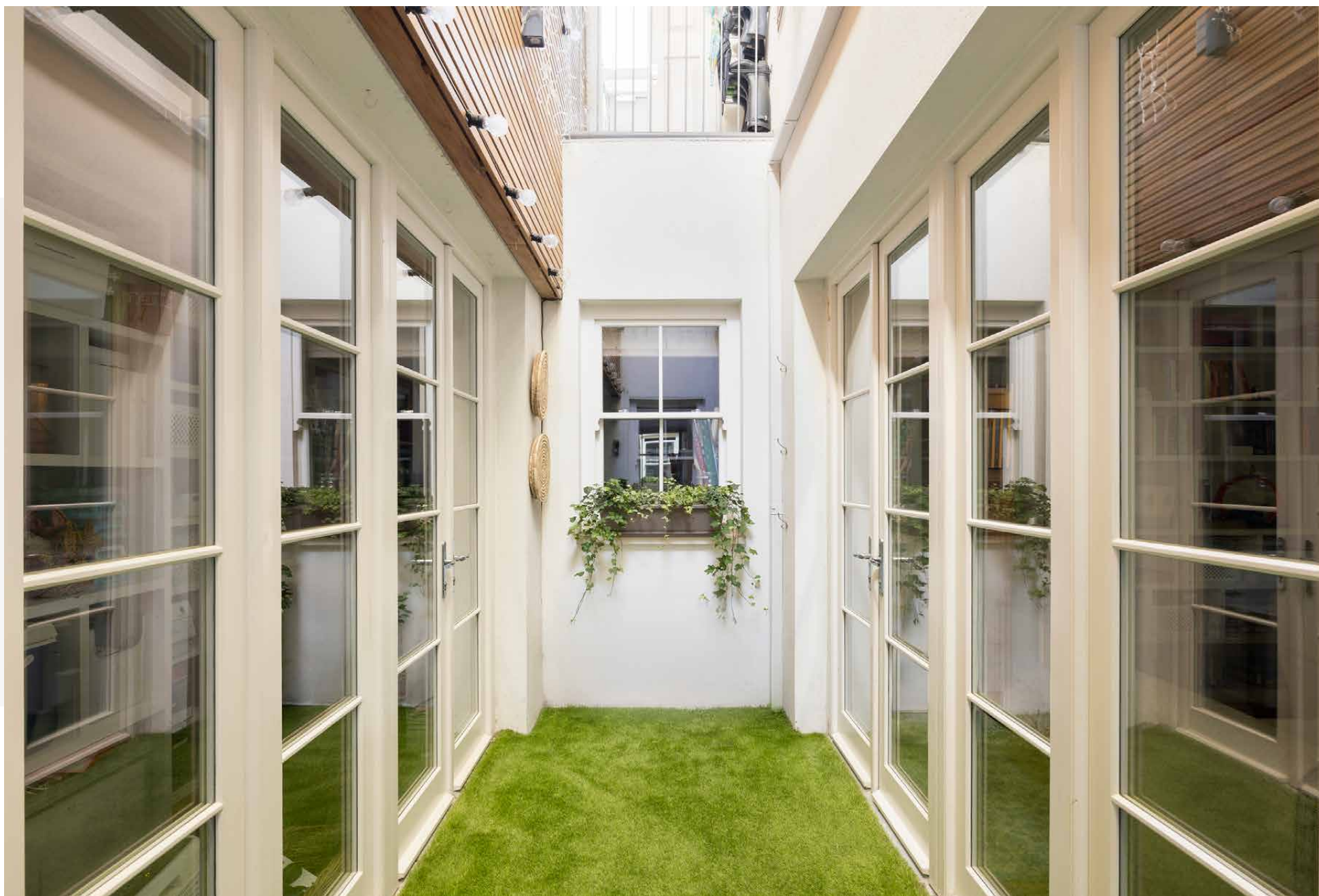
There, beneath a double-height void, the media and games room belongs to the whole household.

Library-style shelving lines the far walls, there's room enough to spread out, and French doors lead to a sheltered patio. A bedroom also sits on this floor – currently set up as a home office – with its own dedicated shower room.









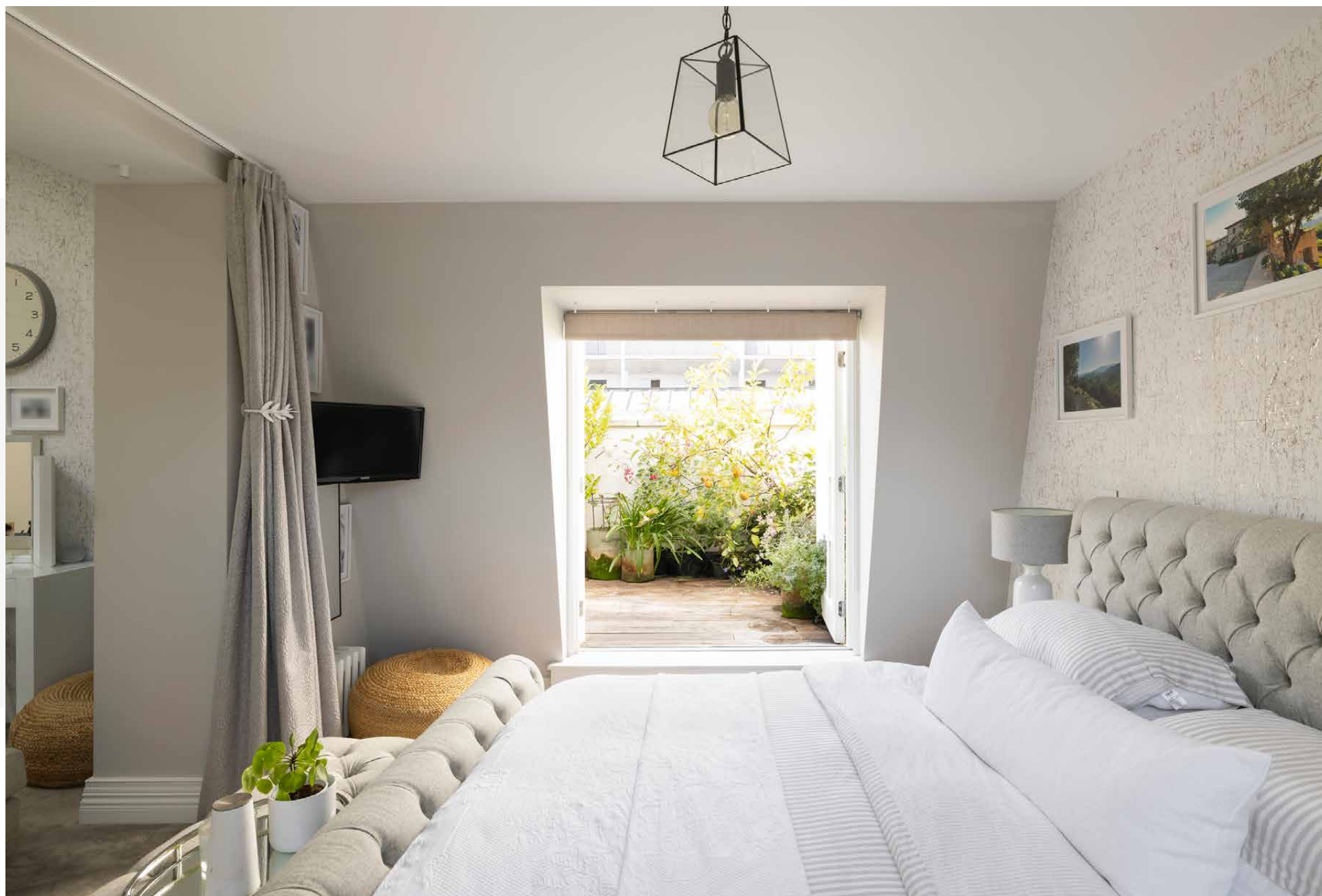




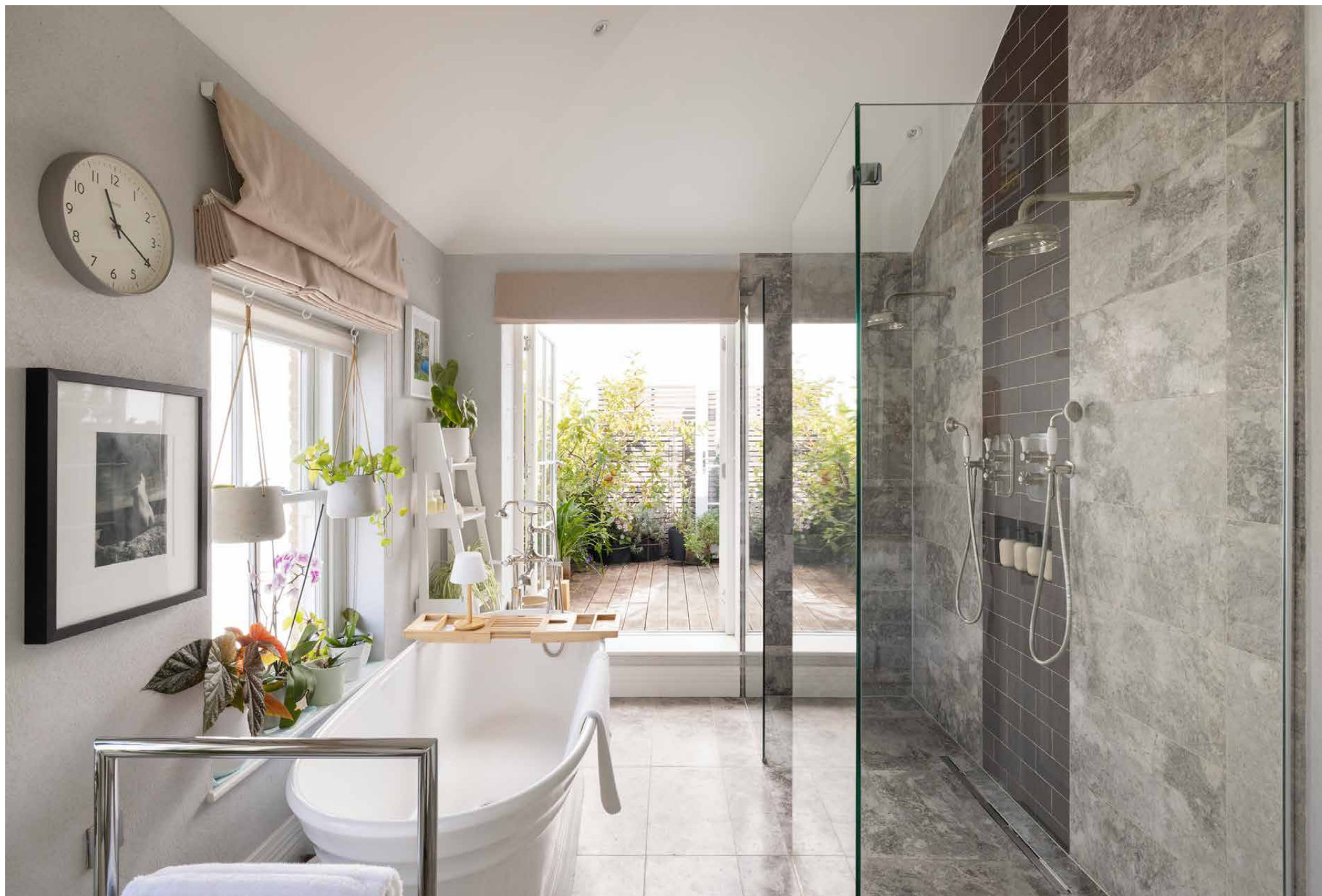


Three further bedrooms are spread over the first floor, each with fitted wardrobes and a family bathroom in white tile serving them all. The top floor is given over to the principal suite, a leafy hideaway that crowns the home. Its ceiling vaults to 3.5 metres, a skylight lifts the ambience, and doors give way to a walled terrace lined with planting.

The en suite bathroom shares the view, with a freestanding tub and a grey marble rainfall shower just steps from the terrace.

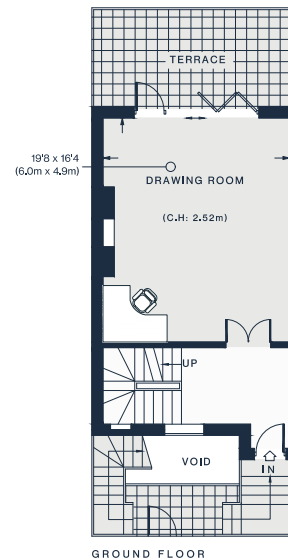
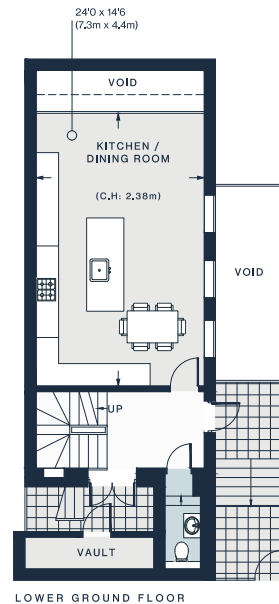
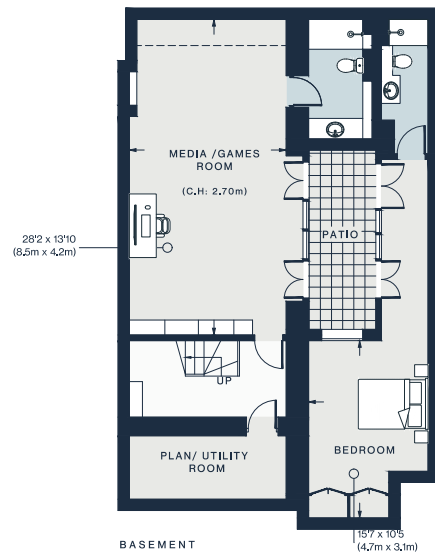
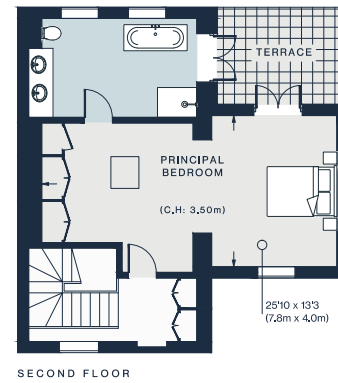
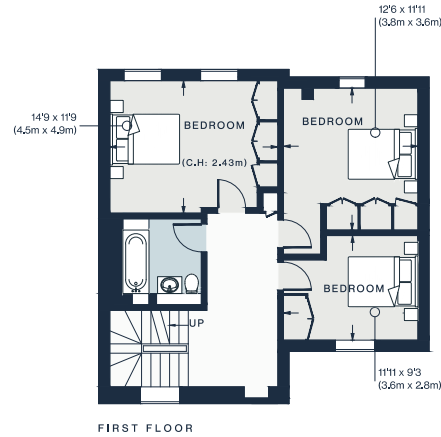










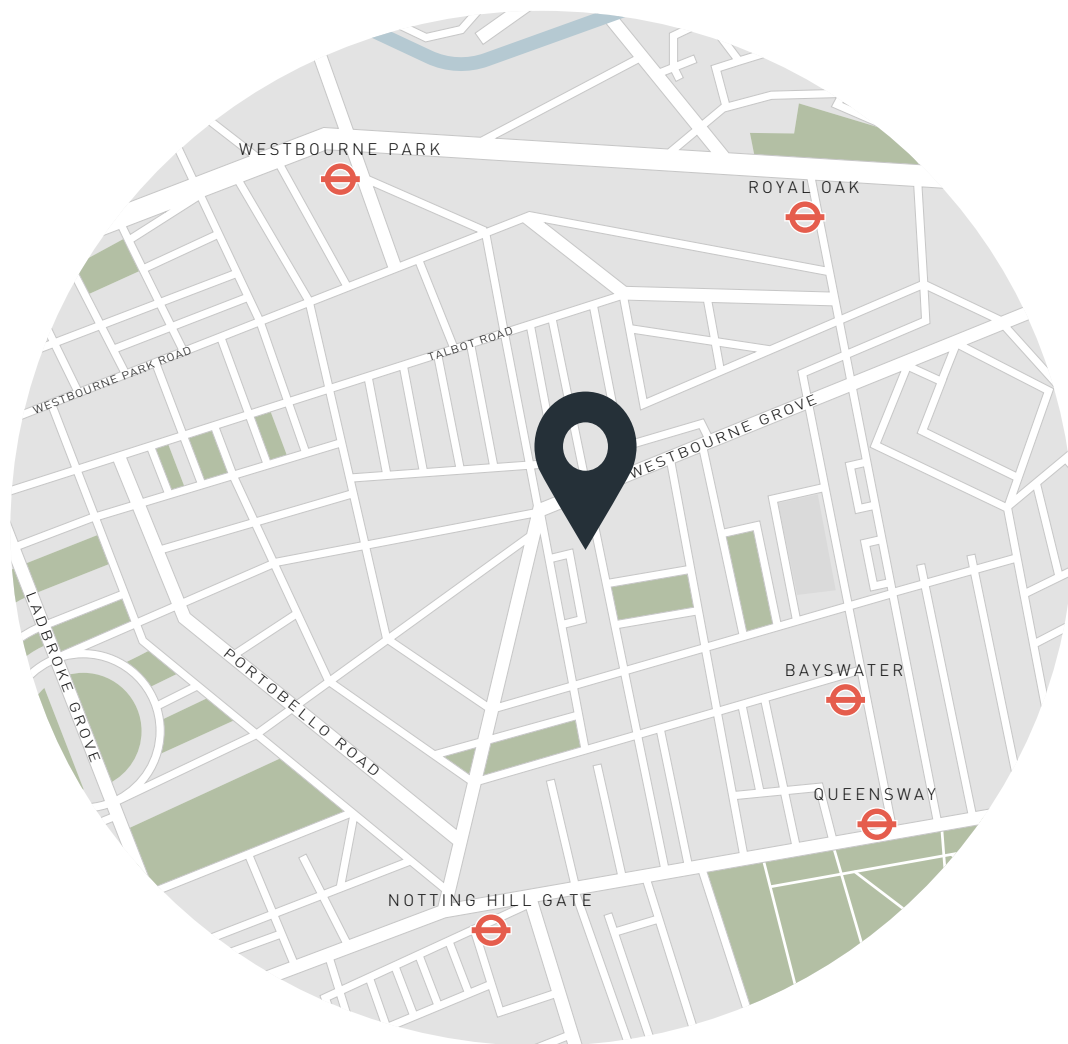


Approx. Gross Internal Area = 3,152 sq ft / 292.92 sq m
(Excluding Void / Including Vault)

Property Details

Drawing room with a west-facing terrace
Contemporary kitchen and dining room
Media and games room
Principal bedroom suite with private terrace
Three further bedrooms
Versatile home study / guest bedroom
Family bathroom
Two shower rooms and a cloakroom
Private patio
Secondary side entrance, vault and plant room
Private gardens access available on application
City of Westminster

Approx. 3,152 sq ft / 292.9 sq m
EPC=B
Tenure: Freehold
Council Tax Band: H



Location

Just minutes from Westbourne Grove, the beating heart of Notting Hill, the best of the neighbourhood is at your doorstep. Pick up an early coffee from Beam or sit down for a late morning brunch at Sunday in Brooklyn or Granger & Co. The lively thrum of Portobello Road vaunts antique stalls and vintage shops, with rows of luxury boutiques along Westbourne Grove lining your walk there. End the day with a visit to Gold for drinks, or head to three Michelin-star restaurant Core by Clare Smyth.

Bayswater – 7 mins
Royal Oak – 9 mins
Notting Hill Gate – 9 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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