

DOMUS NOVA



Hereford Road W2 – £1,800,000

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INTERNATIONAL REALTY



Just north of Notting Hill's popular thoroughfare, this two-bedroom maisonette unfolds across the lower levels of a period terrace. From the entrance, the house leads naturally towards its greatest asset: a generous west-facing garden at the rear.

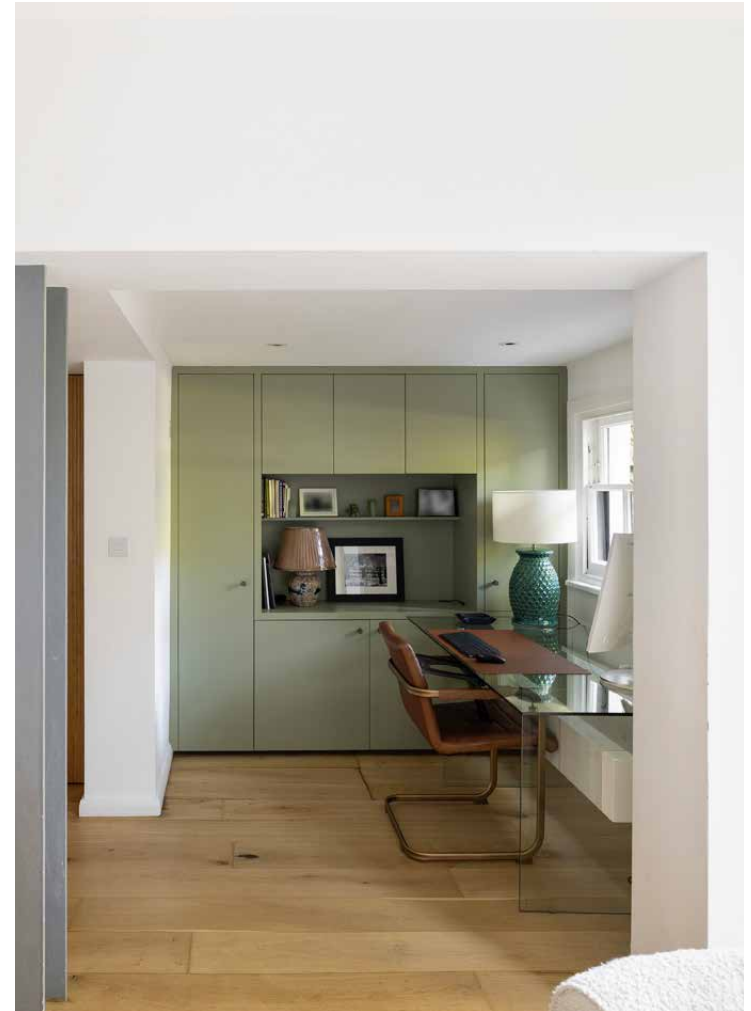
Wooden floors run from the entrance hall through the lower level, where the house opens out into one long, sociable sequence of spaces. The kitchen makes an immediate impression. White shaker cabinetry is paired with a veined black stone, its dramatic markings sweeping across the worktop and splashback. A breakfast bar and built-in wine fridge keep things practical; beyond, the reception room settles around the chimney breast, with fitted shelving tucked neatly to either side. Garden doors bring the dining area into the picture, while an olive-green run of joinery creates a compact home office just beyond.

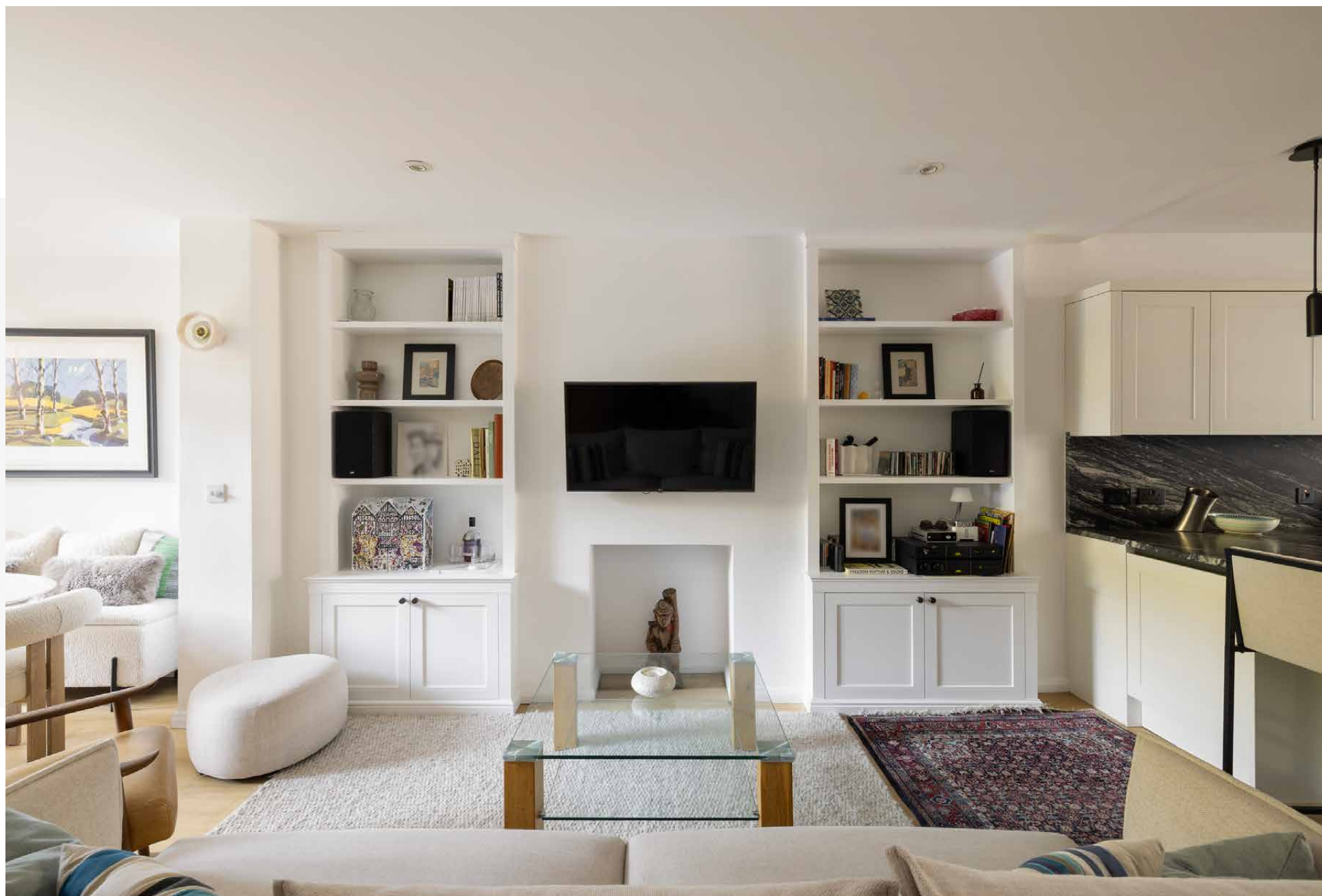
Then the house gives way to the garden. Steel-framed doors fold back and steps rise to a generous west-facing patio, where mature planting softens the edges beneath the canopy of a towering tree. There's space to dine and lounge, with a gate at the far end opening onto the mews.









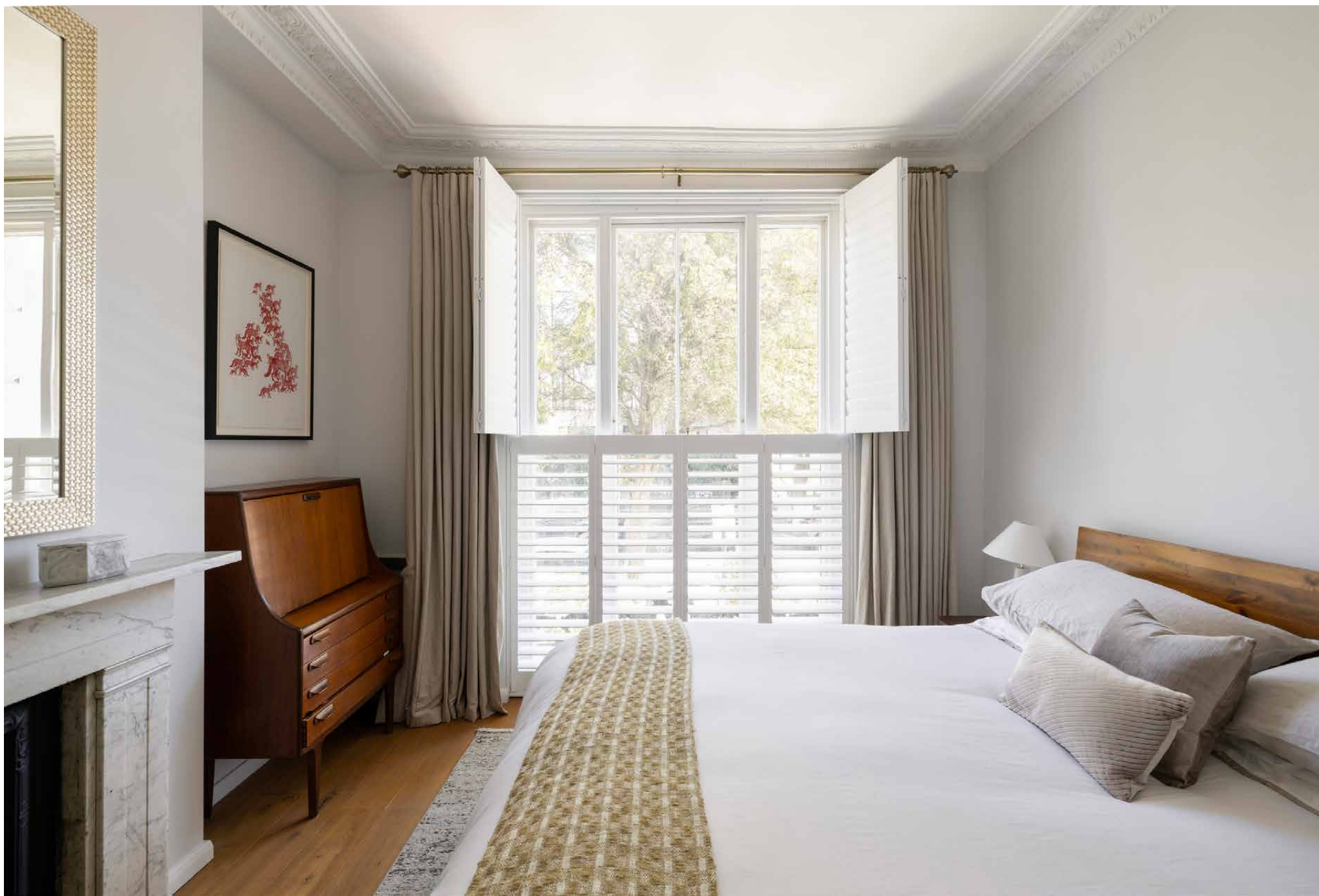






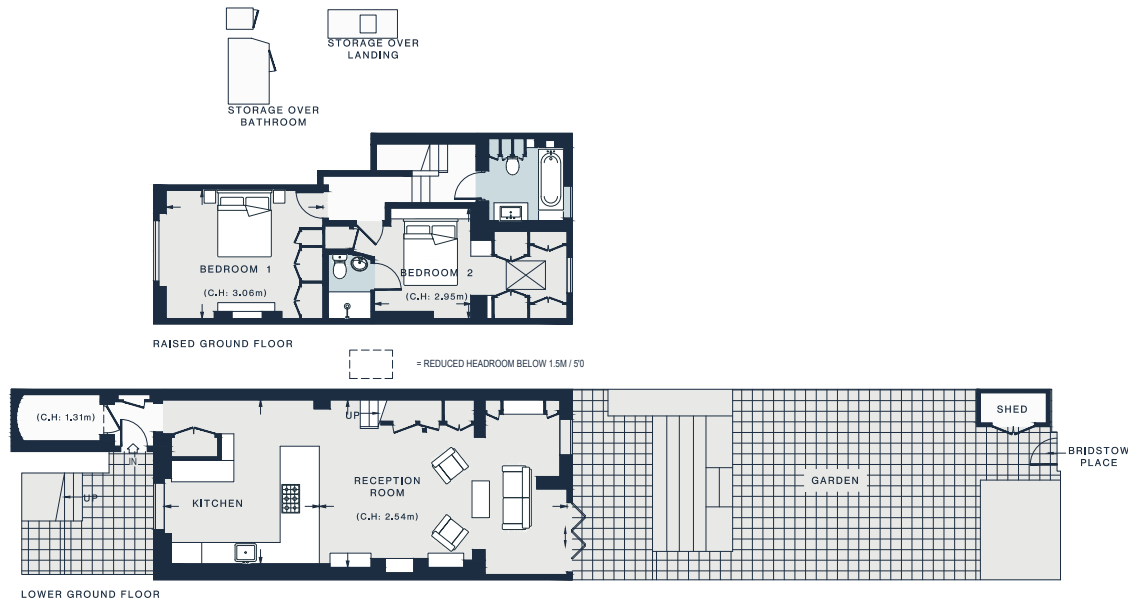
Upstairs are two double bedrooms, each with a distinct outlook. The principal bedroom turns towards the greenery at the rear, quiet and tucked away. To one side, fitted wardrobes create a dedicated dressing area, while an en suite shower room lies opposite. The second bedroom faces the front: a marble fireplace and original cornicing lend character, balanced by fitted wardrobes. A family bathroom completes the floor, finished in marbled tiling.











Property Details

Two-bedroom garden maisonette
Private entrance
Open-plan kitchen, reception and dining room
Large west-facing landscaped garden
Rear gate to the mews
Principal bedroom suite with dressing area
Guest bedroom
Family bathroom
Home-office area

Approx. 1,107 sq ft / 103 sq m
EPC=C
Tenure: Leasehold
Lease Length: circa 957 years
Annual Service Charge: nil
Council Tax Band: G

RECEPTION
22'7 x 15'2 (6.9m x 4.6m)

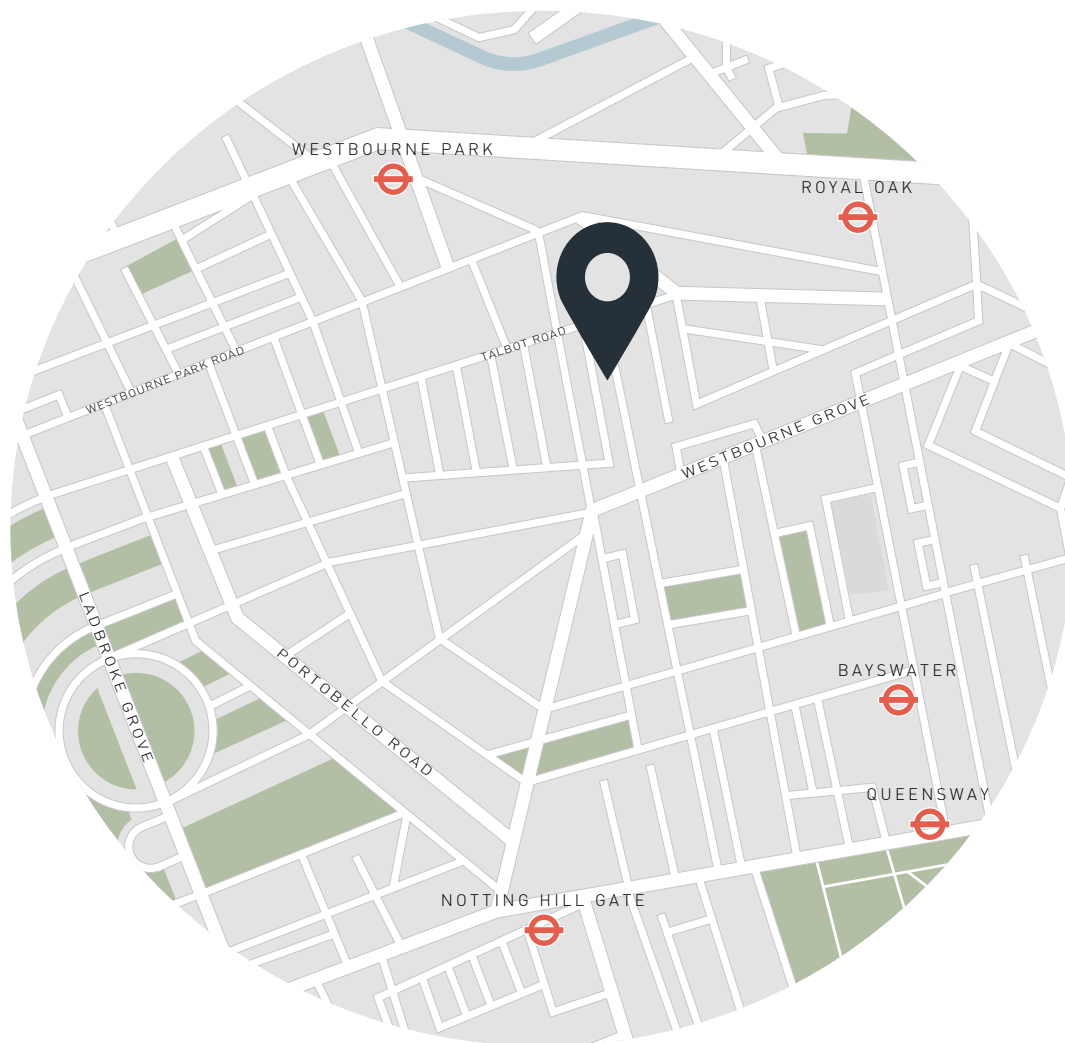
BEDROOM 1
14'6 x 11'10 (4.4m x 3.6m)

KITCHEN / DINING
14'9 x 14'3 (4.5m x 4.3m)

BEDROOM 2
10'0 x 10'0 (3.1m x 2.7m)

Approx. Gross Internal Area = 1,107 sq ft / 103.0 sq m

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

Royal Oak - 9 mins

Bayswater - 11 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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