

# DOMUS NOVA



Highlever Road W10 – £1,225,000

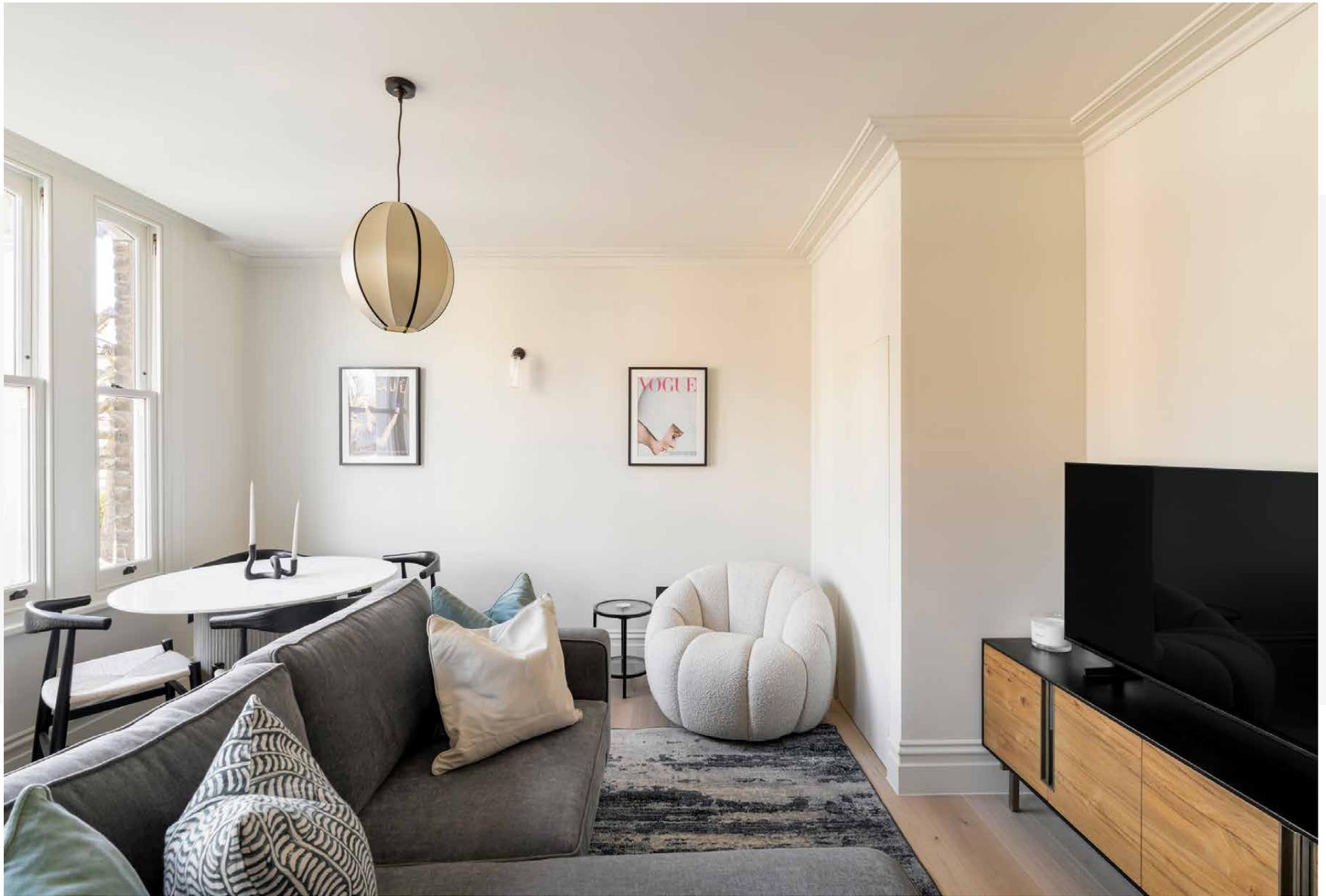
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Community minded North Kensington is the backdrop for this handsomely restored apartment, in walking distance to the independent bakeries, delis and restaurants of Golborne Road. Set on the first and second floor, the neighbourhood's calmer pace finds its way inside, courtesy of uplifting proportions and pared-back finishes.

Off the entrance hall, a fluid kitchen, dining and reception room is dressed in a soft neutral palette that allows the scale to speak for itself. Heritage detail balances with modern living; plasterwork draws the eye up, as tall sash windows invite in generous natural light. Along one wall, minimalistic wooden cabinetry, Corian worktops and integrated Miele appliances bring finesse, functionality and natural flow with the wider, well-considered living space.



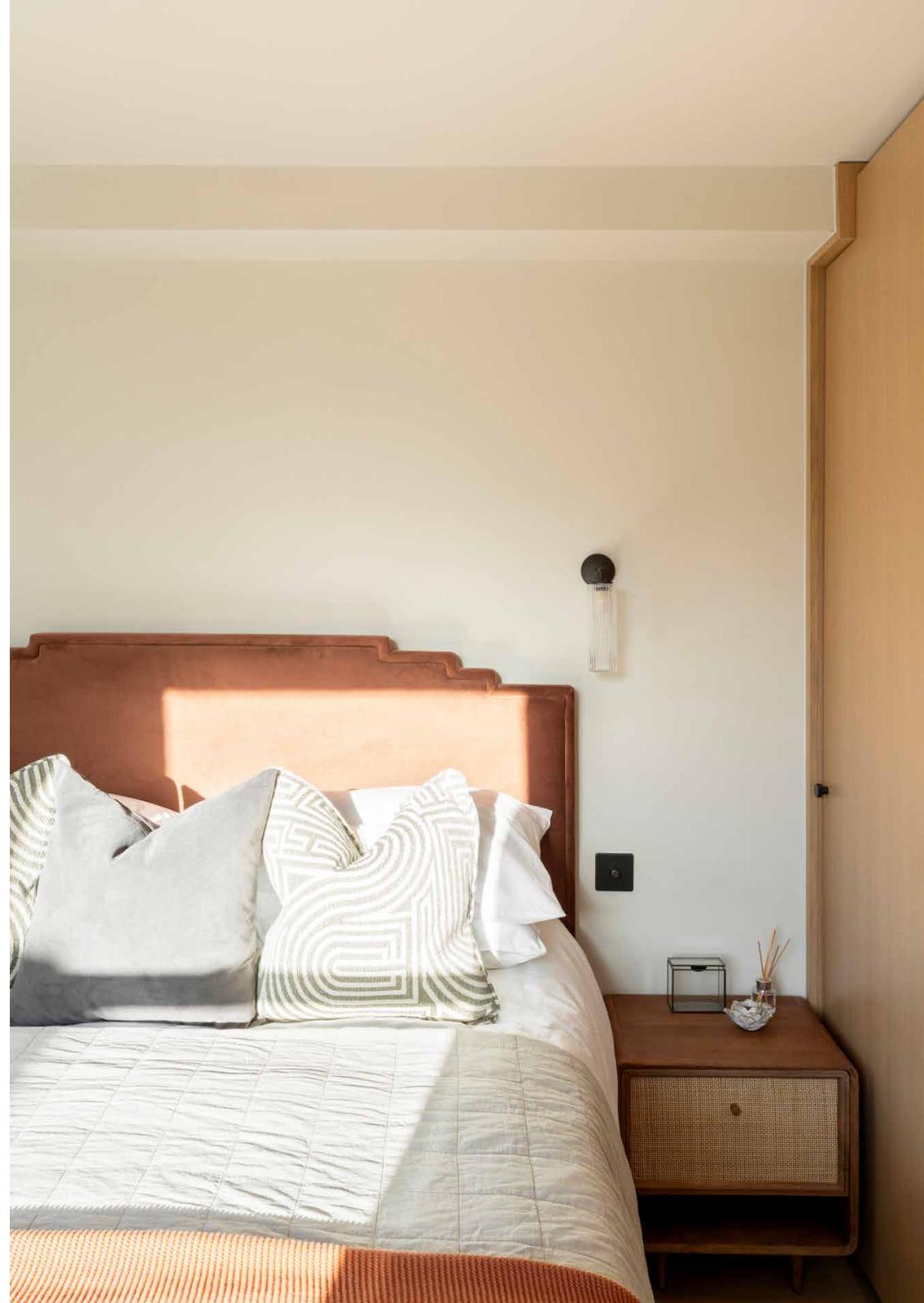




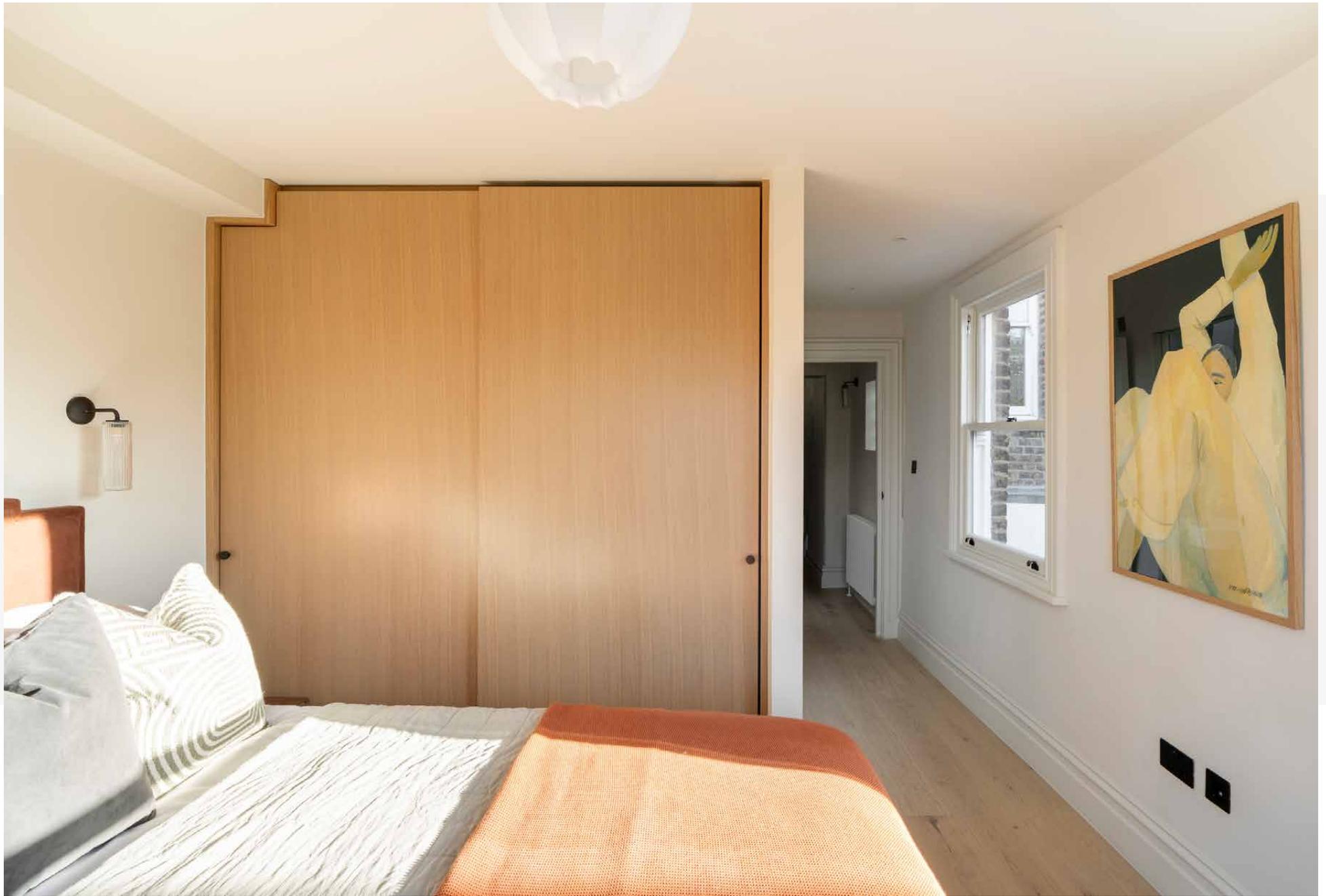
The neighbourhood's calmer pace finds its way inside, courtesy of uplifting proportions and pared-back finishes.



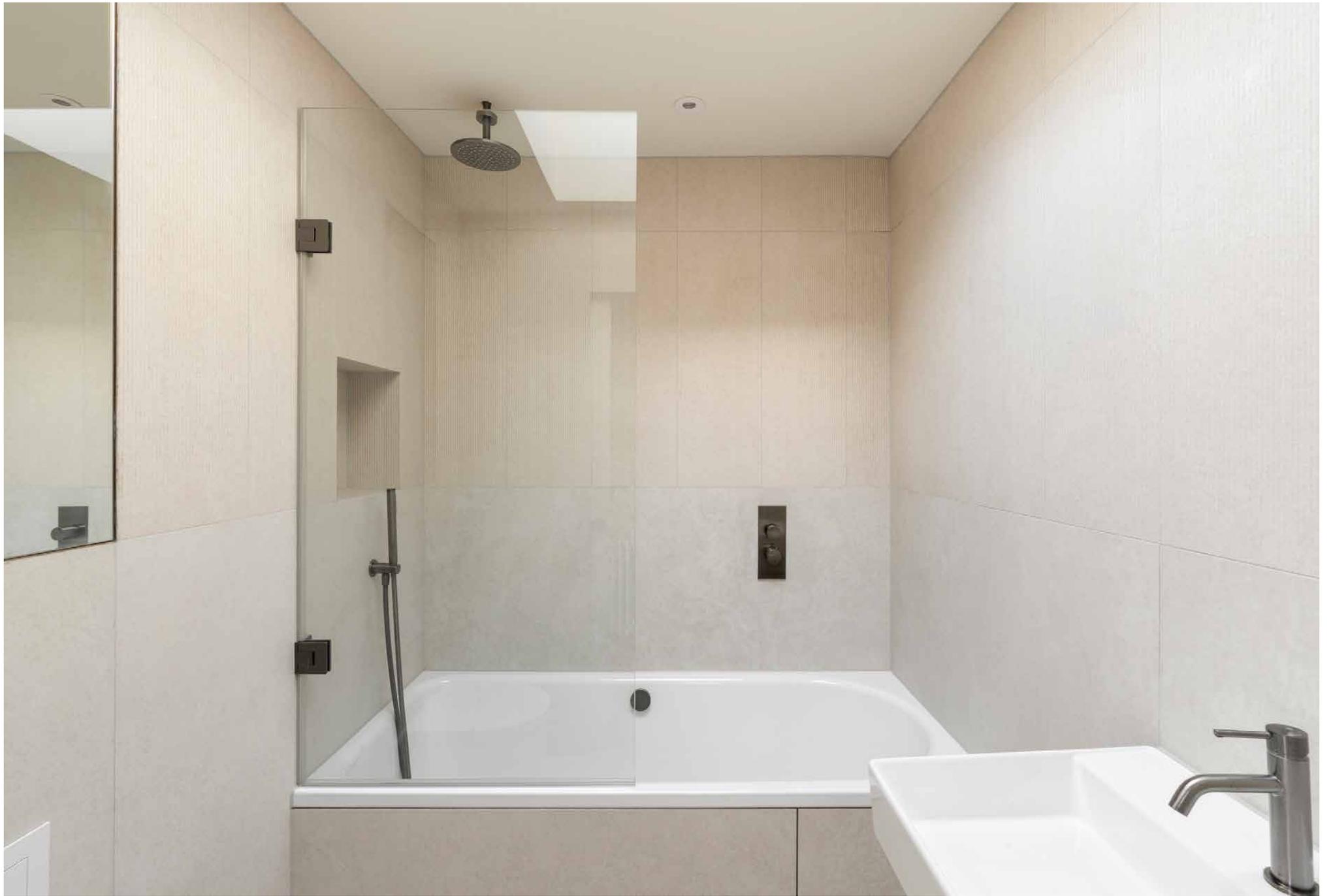
Bedrooms follow a relaxed rhythm. The principal is understated: natural materials, a dual aspect outlook and custom-built storage to keep clutter at bay. French doors open onto a small balcony – the perfectly placed perch for slow mornings. The en suite is set to soothe with large format stone tiles, a walk-in shower and a skylight crowning it all. A family bathroom in the same palette serves two further bedrooms – one found in the eaves that could also serve as a tucked away study.



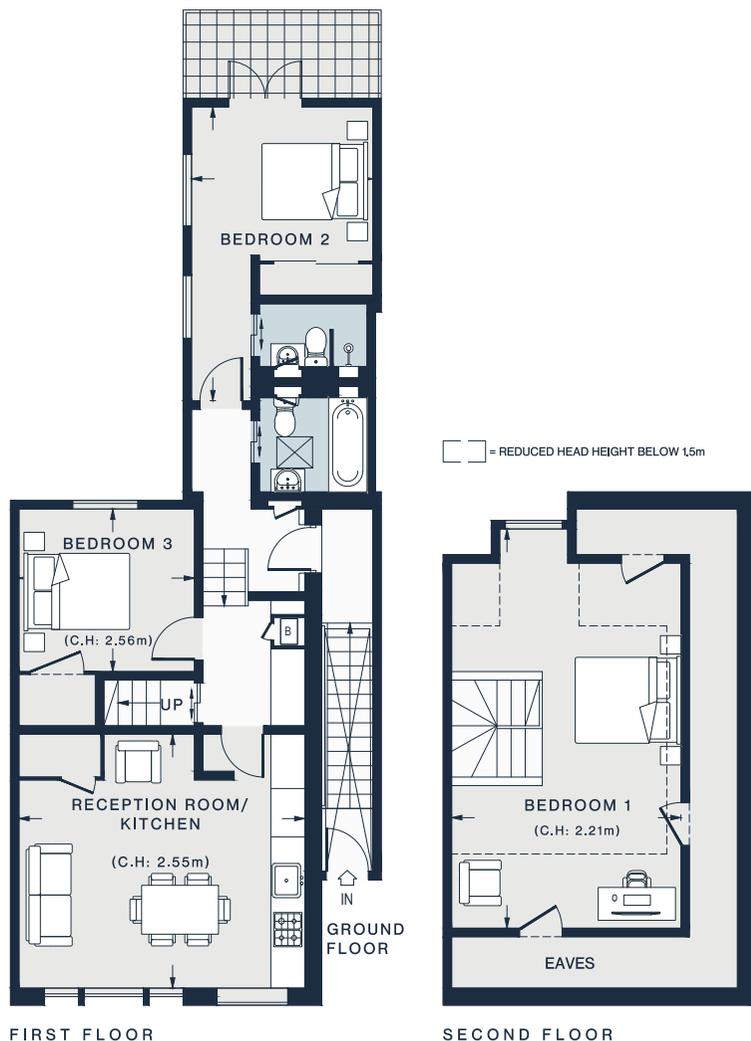












FIRST FLOOR

SECOND FLOOR

RECEPTION ROOM/ KITCHEN

16'6 x 14'7 (5.0m x 4.4m)

BEDROOM 2

16'11 x 10'6 (5.1m x 3.2m)

BEDROOM 1

22'10 x 13'4 (6.9m x 4.0m)

BEDROOM 3

9'10 x 9'5 (3.0m x 2.8m)

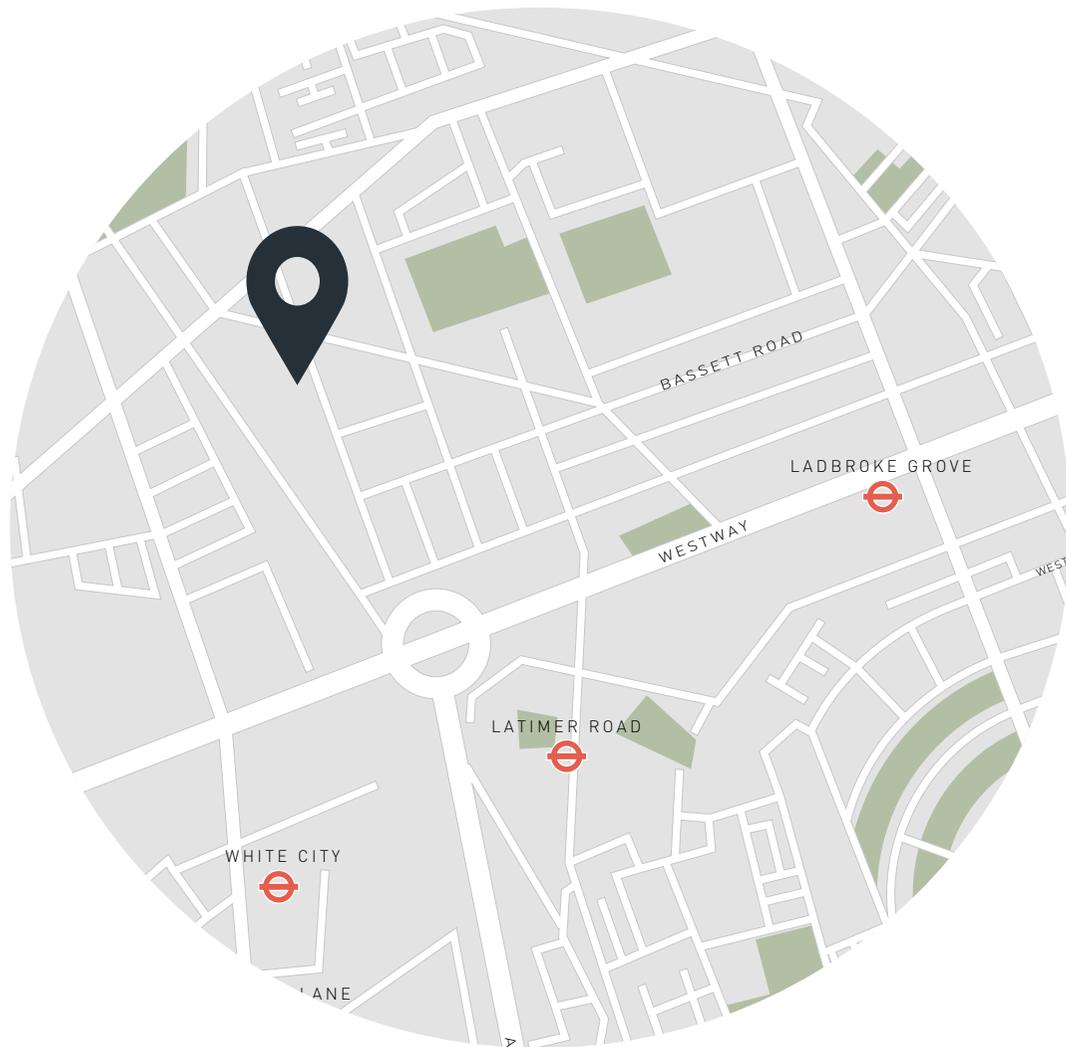
Approx. Gross Internal Area = 1,224 sq ft / 113.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Prepared for Domus Nova. Copyright © All Rights Reserved.

## Property Details

- Newly renovated duplex apartment
- Open-plan kitchen, reception and dining room
- Principle bedroom suite with balcony
- Two further bedrooms
- Family bathroom
- Considered finishes throughout
- Royal Borough of Kensington & Chelsea

Approx. 1,224 sq ft / 113.7sq m  
 EPC=TBC  
 Tenure: Share of Freehold  
 Lease Length: circa 999 years  
 Annual Service Charge: Approx. £1,000  
 Council Tax Band: E



## Location

There's a welcoming, laid-back feel to North Kensington. Within walking distance of both Golborne and Portobello Road, an array of independent businesses awaits on the doorstep. Shop for supplies at Golborne Deli & Wine Store, spend lunchtimes at Straker's or pick up pastries to go from Lisboa. Weekends unwind locally, browsing the neighbourhood's renowned antique and vintage stalls. For luxury shopping, The Village at Westfield is close by – stop for a drink at the White City branch of Soho House.

Latimer Road – 13 mins (Hammersmith & City, Circle)



# 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

020 7221 7817

[sales@domusnova.com](mailto:sales@domusnova.com)

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