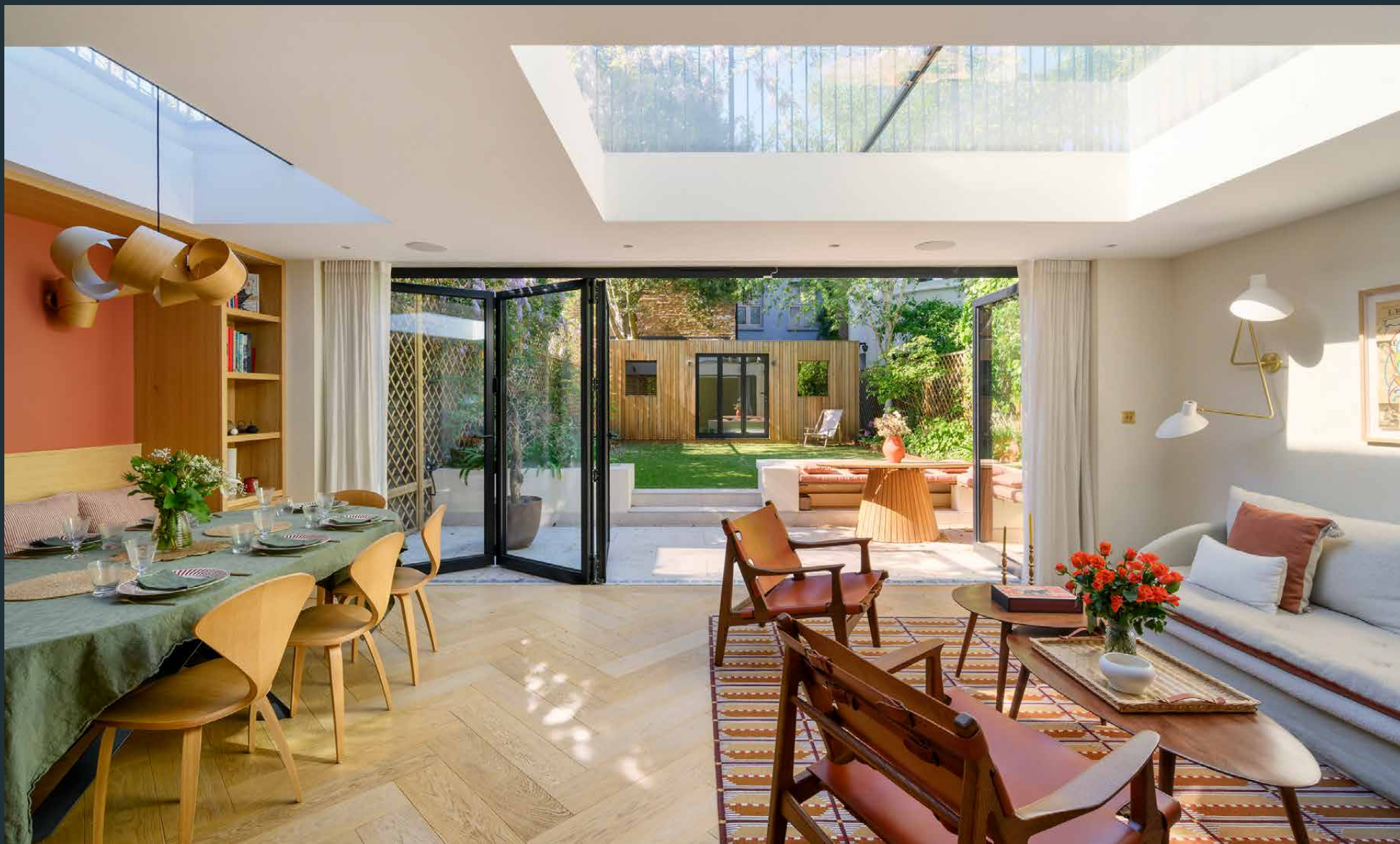


DOMUS NOVA



Holland Park Avenue, W11 – £7,500 p/w (LL)

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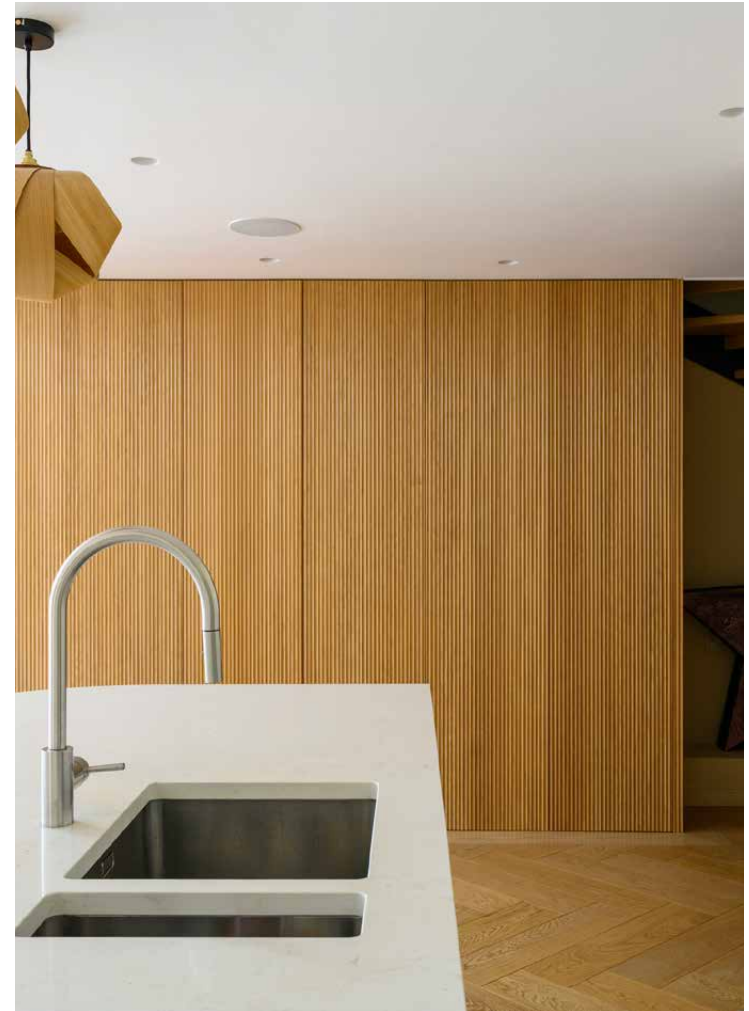


Pastel yellow render, black crittall windows, a stepped entrance flanked by mature trees – from Holland Park Avenue this five-bedroom house reads as restrained. Step inside and the picture shifts: a transformation by architects Studio Malaqueen and Caroline Pillot François lifts interiors with a playful edge.

The lower ground floor forms the social core of the home. A full-width rear extension – skylights overhead, bifold doors to the rear – connects kitchen, dining and sitting into one long, light-filled space. The kitchen runs along one side: light shaker cabinetry, sculptural pendants and an island that doubles as breakfast bar. At the far end, a banquette sits against a terracotta-toned backdrop – the garden visible through glazed bifold doors. Beyond, find a raised stone terrace, lawn and cedar-clad studio, currently set up as a gym with a sauna.





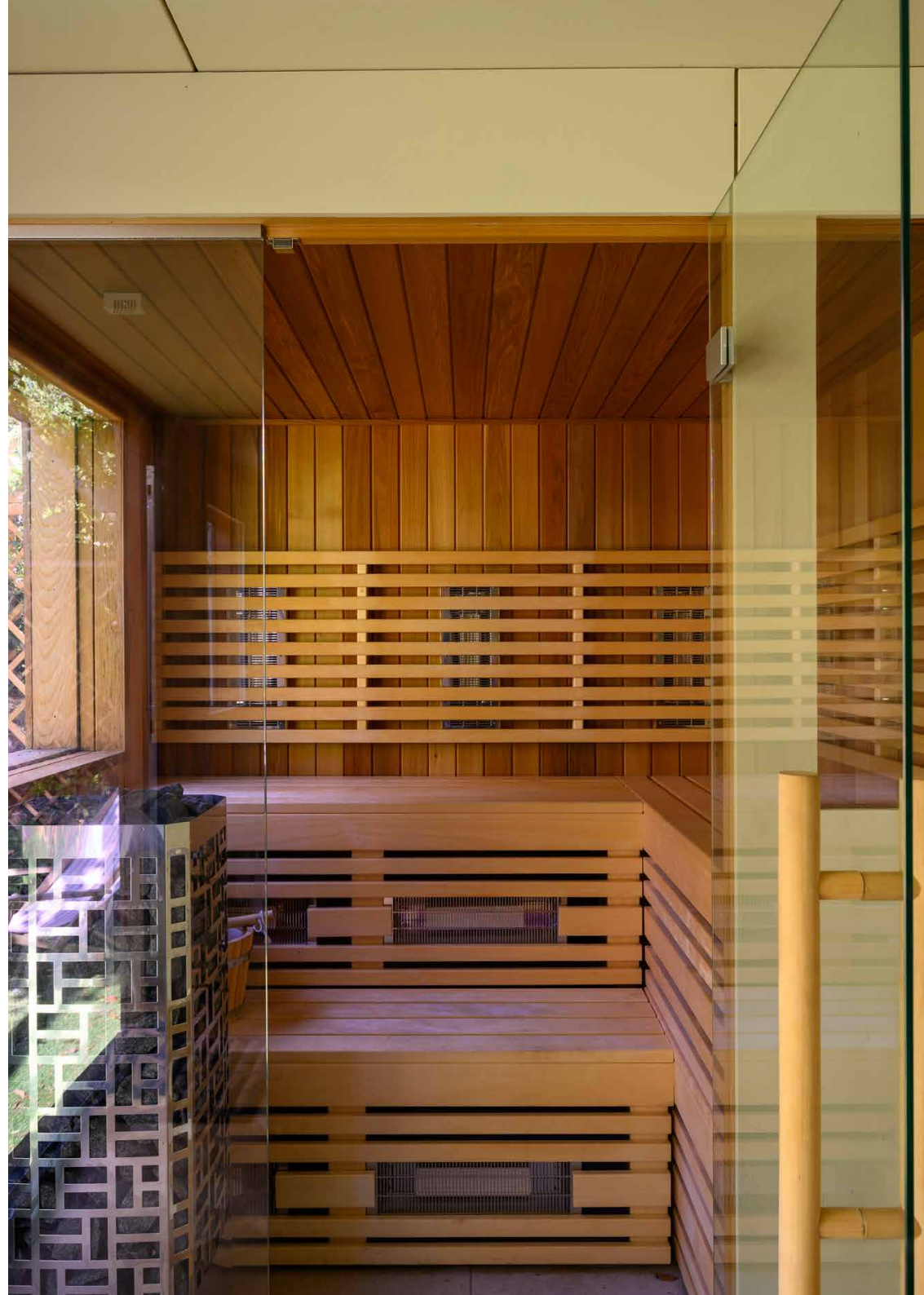
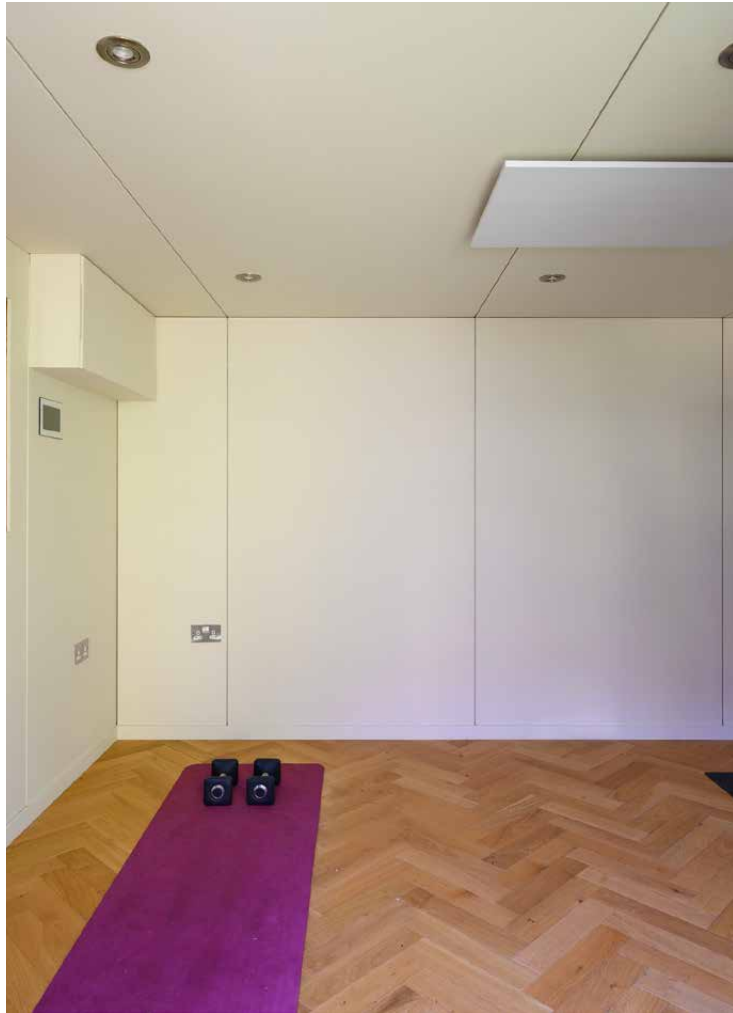












A crittall-framed opening in the entrance hall offers a first glimpse of what's to come – period proportions styled with bursts of character. The reception room feels light and composed: herringbone floors, a white feature fireplace and details designed to spark conversation. French doors connect a wisteria-draped balcony; opposite, the room transitions into a study.

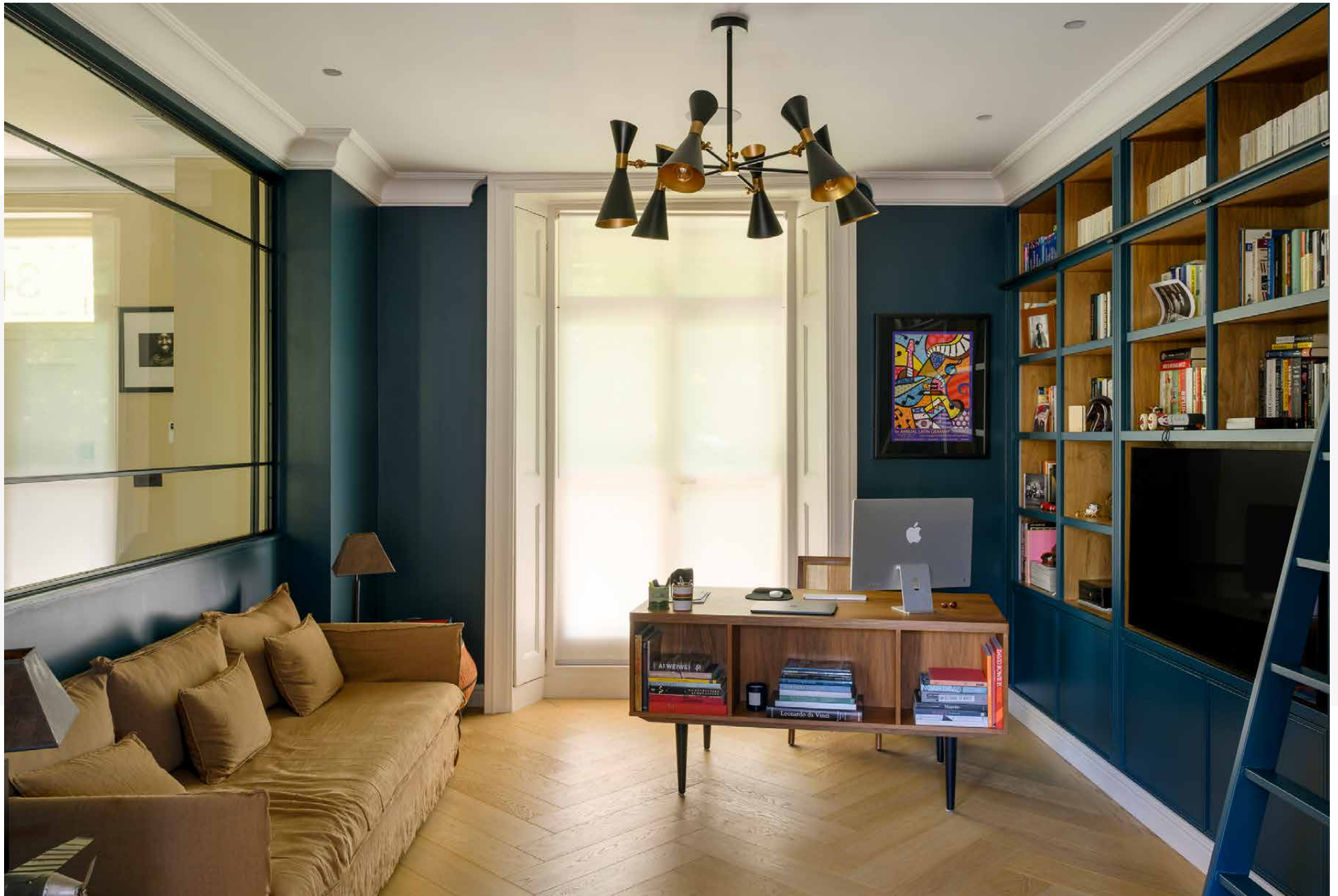








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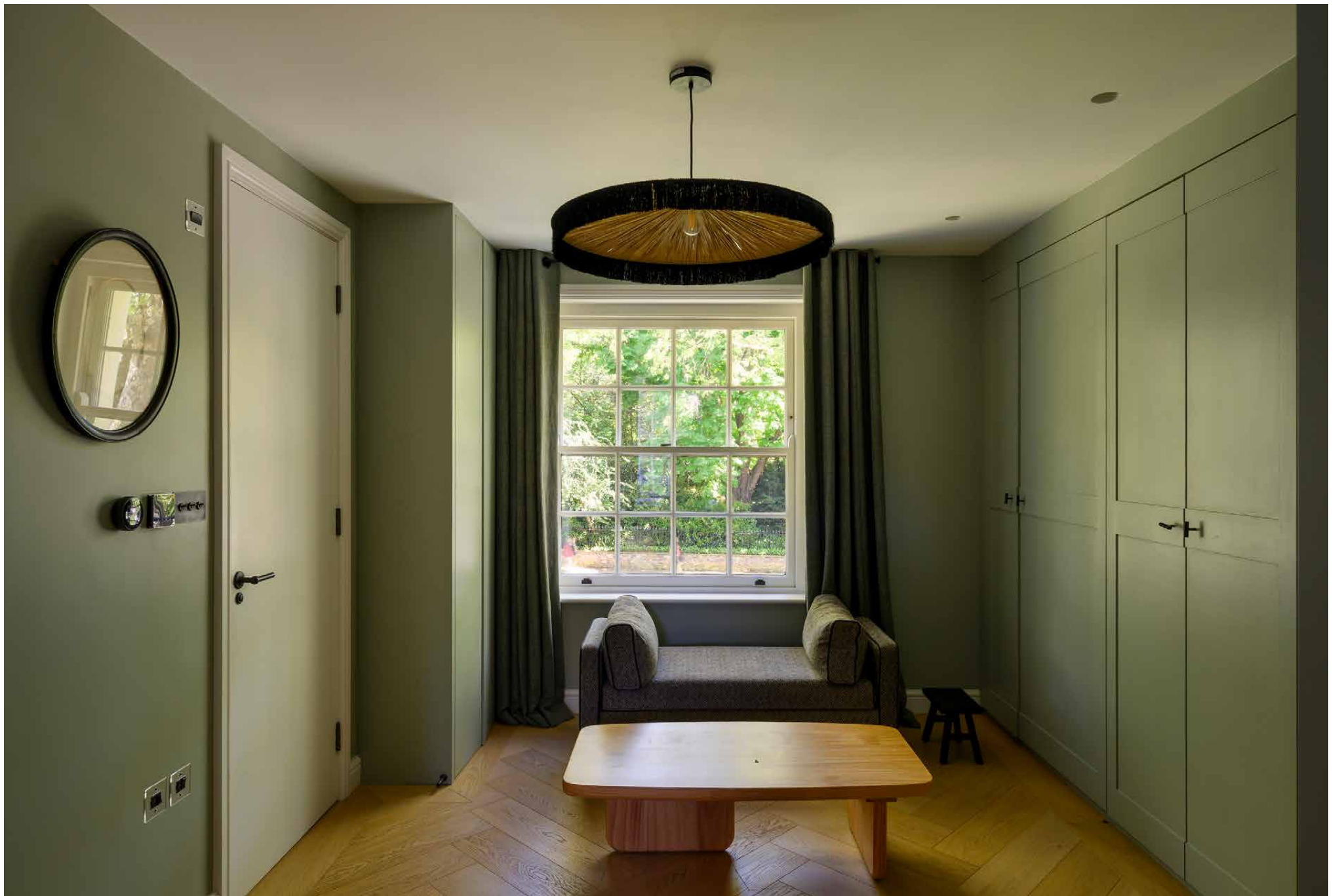




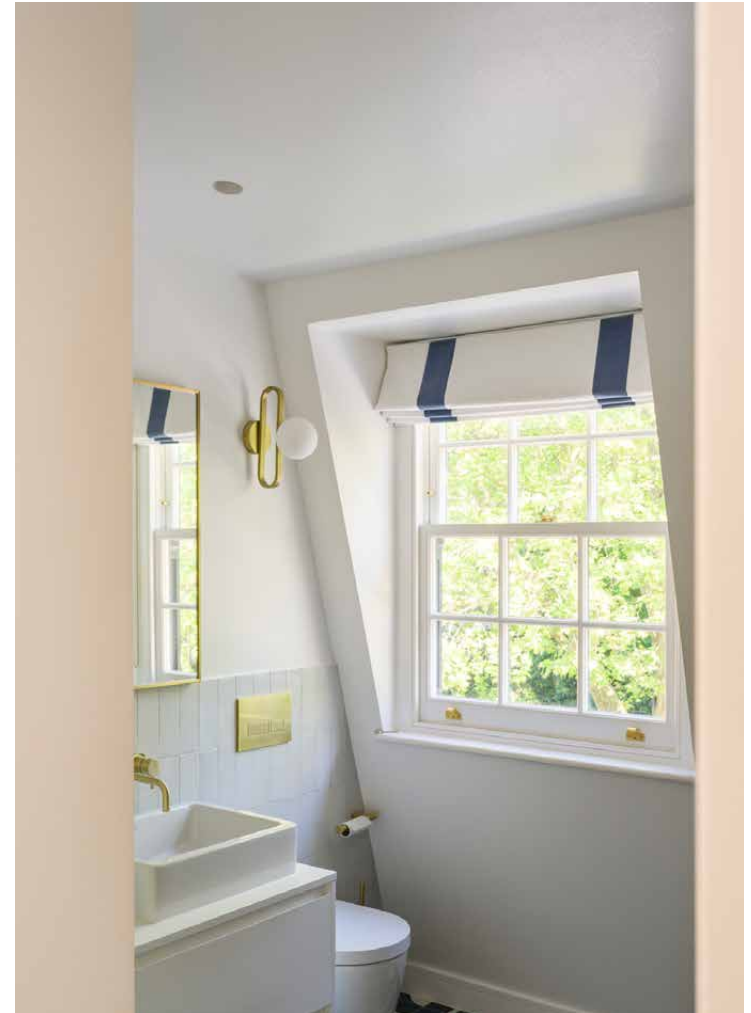


The first floor holds the principal bedroom – generous and garden-facing with sage green cabinetry and a dedicated dressing room. Its en suite continues the colour palette, with diamond tiles in deep green and white, a freestanding bath and dual vanity. Three further bedrooms can be found on the top floor, served by a generous family bathroom. A fifth and final bedroom is tucked away on the lower ground level, with an en suite shower room and direct private entry.







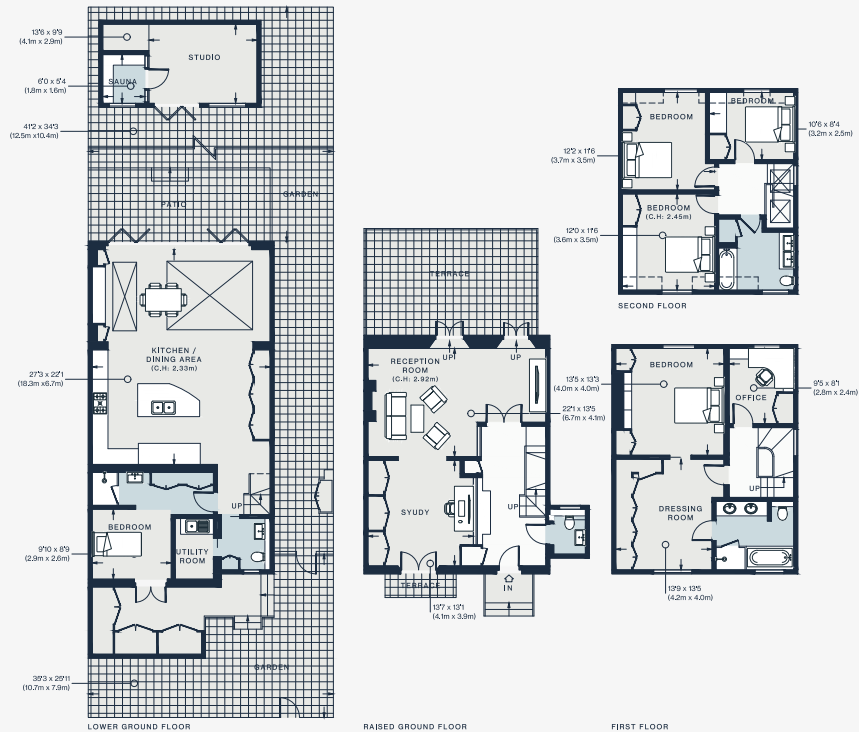






MRC

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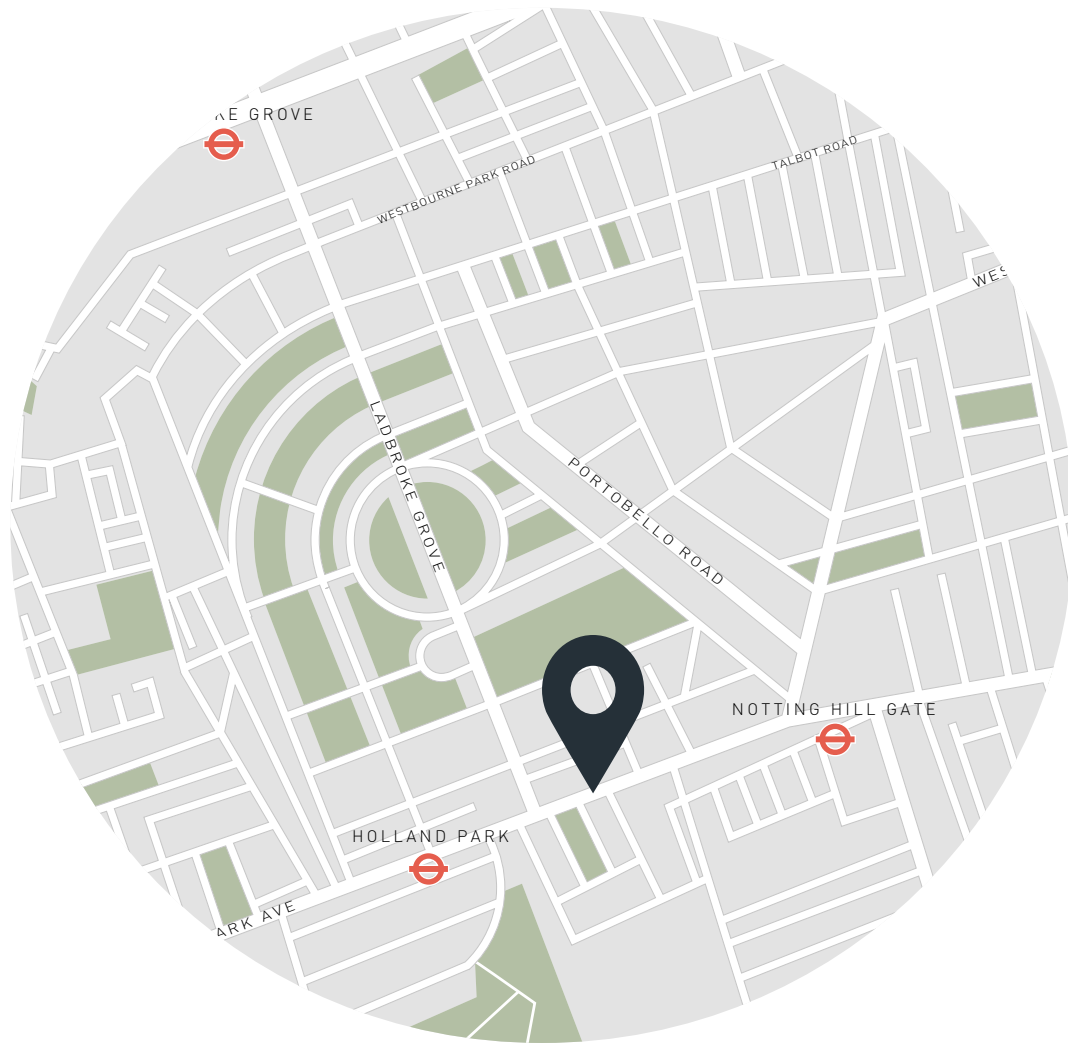
Approx. Gross Internal Area = 2695 sq ft / 250.4 sq m
Studio / sauna = 187 sq ft / 17.4 sq m
Total = 2882 sq ft / 267.8 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.
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Property Details

5 Bedrooms, 4 Bathrooms
Architecture by Studio Malaqueen
Interior design by Caroline Pillot François
Open-plan kitchen, dining and reception room
Double reception room
Principal bedroom suite with dressing room
Guest bedroom suite with private exterior access
Three further bedrooms
Family bathroom
Two offices
Private terrace
Spacious split-level garden
Garden studio with gym and sauna
Utility room
Royal Borough of Kensington and Chelsea

Approx. 2,780 sq ft / 258.27 sq m
EPC=C
Deposit: £45,000
Council Tax Band: H



Location

Holland Park Avenue is the vibrant artery that runs through this sophisticated neighbourhood. Independent businesses are plentiful here: source groceries from Supermarket of Dreams, or head to semi-pedestrianised Clarendon Cross for local favourites Melt Chocolates and La Piccola Deli. Stroll around the eponymous Holland Park, with the adjoining Design Museum boasting a calendar full of inspiring exhibitions to explore. Just further north, the antique stalls and vintage treasures of Portobello Road are an ideal Saturday outing. Come evening, the neighbourhood is replete with fine dining spots, from Akub and Juno Omakase to Belvedere.

Notting Hill Gate – 6 minutes (Central, Circle, District)



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

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and Ibiza's design-led homes

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020 7727 1717

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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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