

DOMUS NOVA



Holland Park W11 – £4,500,000

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INTERNATIONAL REALTY



Few Holland Park addresses compare to its namesake road. Set within a grand, stucco-fronted villa on Holland Park, this first-floor apartment is exceptional in every sense. Occupying an entire floor, the sense of space is immediate. Proportions are generous; finishes polished. Inside, the marble entrance hall opens seamlessly into a walk-in study, setting the design language: a calming palette by Paint & Paper Library, elegant wall panelling and intricate cornicing that draws the eye up.

This fluency continues into an open-plan living space of impressive depth. Neatly zoned for dining, cooking and relaxing, and framed by large bay windows on both sides, considered details tie everything together. Hardwood herringbone floors with brushed brass inlays mirror the bespoke ironmongery throughout; cornicing and wooden panelling add symmetry and a period signature.









The standout kitchen is the centrepiece. Bespoke crafted by Wooden Hatch, a smoked oak island and cabinetry seamlessly slot into the space. Integrated Miele appliances – including an induction hob with a built-in extractor – continue the clean, uninterrupted sightlines, while dramatically veined porcelain surfaces and fluted glass fronts add richness and texture.







The principal bedroom offers more of the same, with hushed tones, custom storage and an indulgent sense of space. A full wall of wardrobes conceals the entrance to the spa-like en suite, wrapped in full-slab Machia Vecchia porcelain. Inside, fluted glass, Treemme brushed brass and heated mirrors add the finishing touch to a walk-in shower, freestanding bathtub and double vanity. The guest bedroom continues the timeless aesthetic, with elegant cabinetry and panelling. Serving the space, an exquisitely finished shower room, featuring Fior di Bosco porcelain by Ariostea.

Comfort is woven throughout. Note the Heatmiser underfloor heating and a full Lutron lighting system, both app controlled for effortless everyday living.



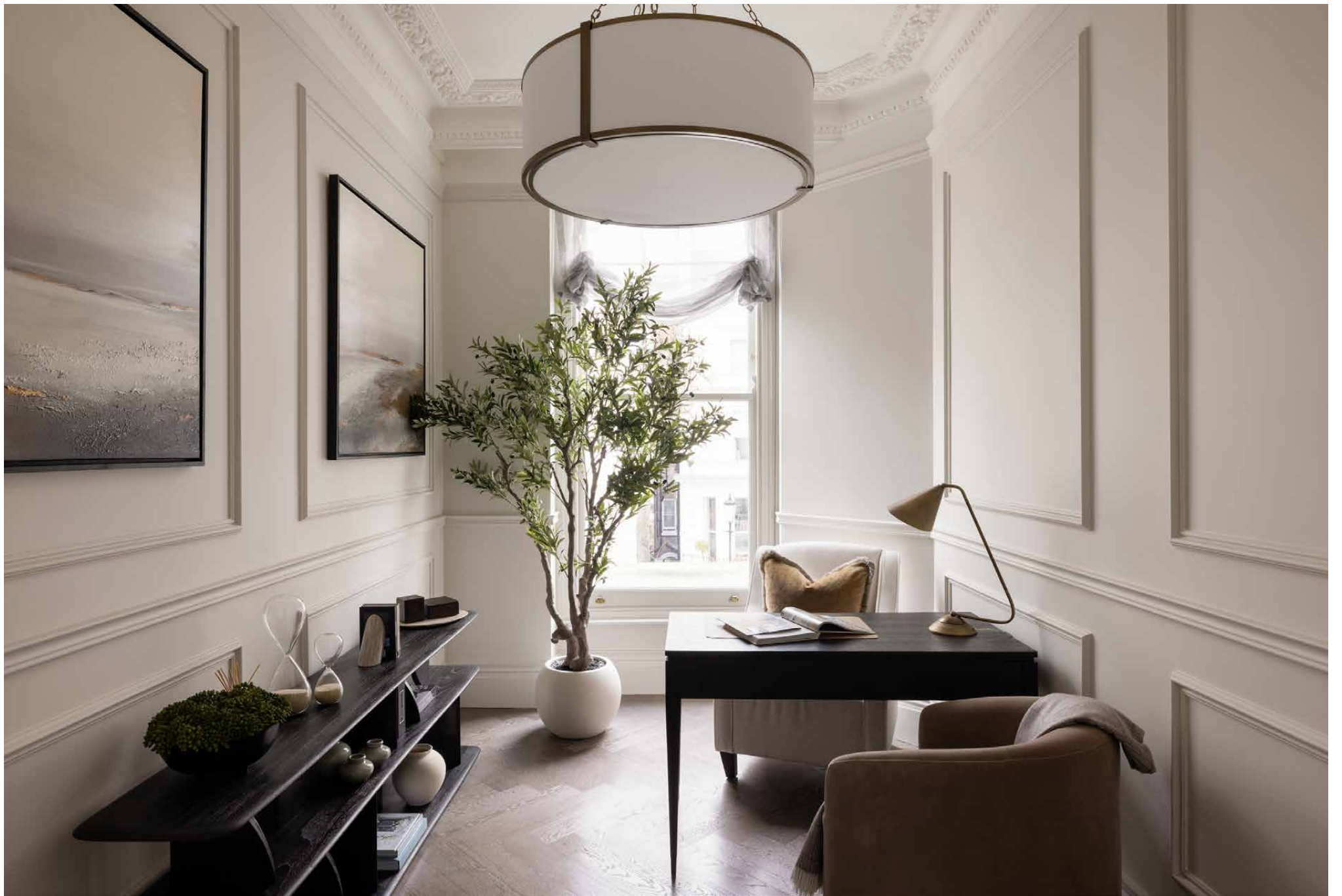














FIRST FLOOR

RECEPTION ROOM /
KITCHEN /
DINING ROOM
47'9" x 16'9" (14.6m x 4.9m)

STUDY ROOM
11'9" x 8'0" (3.6m x 2.4m)

MAIN BEDROOM
16'1" x 15'5" (4.9m x 4.7m)

QUEST BEDROOM
14'1" x 11'8" (4.3m x 3.5m)

Approx. Gross Internal Area = 1705 sq ft / 158.3 sq m

Property Details

- Lateral, first floor apartment on a sought-after street
- Interior design by The Stylish Friend
- Renovated to an exceptional standard
- Open-plan kitchen, reception and dining room
- Bespoke-designed kitchen
- Principal suite with spa-like bathroom
- Guest bedroom
- Shower room with SensoWash WC
- Cloakroom
- Study
- Underfloor heating and Lutron lighting system

Approx. 1,705 sq ft / 158.3 sq m

EPC=C

Tenure: Leasehold

Lease Length: circa 959 years

Annual Service Charge: Approx. £9,500

Ground Rent: £1,000

Council Tax Band: H



Location

Close to independent business-lined Holland Park Avenue, this is a neighbourhood to put down roots in. Shop at the Supermarket of Dreams, caffeinate at Buns from Home, browse at Daunt Books. Or follow the road down to Notting Hill towards vibrant Westbourne Grove and Portobello Road. Neighbourhood dining spots, pubs and plentiful amenities mean you don't have to stray far from the doorstep – settle in at Julie's or toast special occasions at Six Portland Road. The neighbourhood's namesake park is minutes from your doorstep. Stroll through the Kyoto Garden en route to Kensington High Street.

Holland Park – 4 mins (Central)



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

Let's talk

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