

# DOMUS NOVA



Holland Park W11 – £3,500,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Found in an imposing, double-fronted building on a quiet, tree-lined street, this third-floor home makes a confident first impression, framed by a glass canopy and patterned mosaic tiles. Inside, period architecture gives way to a more modern mindset.

The living spaces are bright, balanced and designed for ease. The open-plan, double reception room is suited to sociable living: a dining area is anchored by an abstract pendant light; the lounge centres around a working gas fireplace. Neutral hues and wooden floors keep the backdrop calm and uncluttered, while floor-to-ceiling windows draw in the daylight. Step out onto a south-east facing, decked terrace – large enough to accommodate seating and a small table. From this vantage point, the tree-top views of Holland Park are uninterrupted. Back inside, the Bulthaup kitchen is sleek in finish and practical in layout. Miele appliances, matte black hardware and porcelain countertops add an understated elegance.













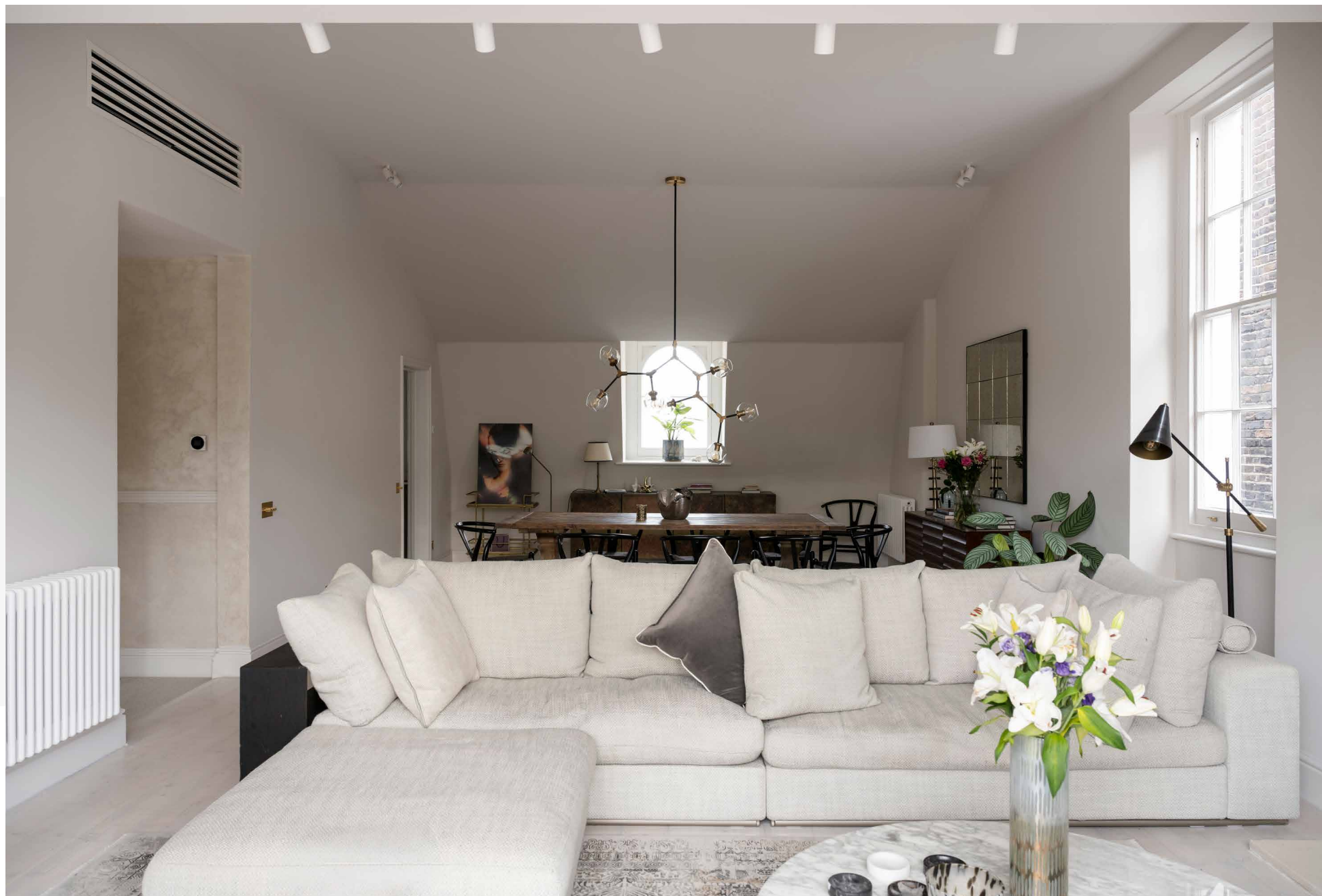


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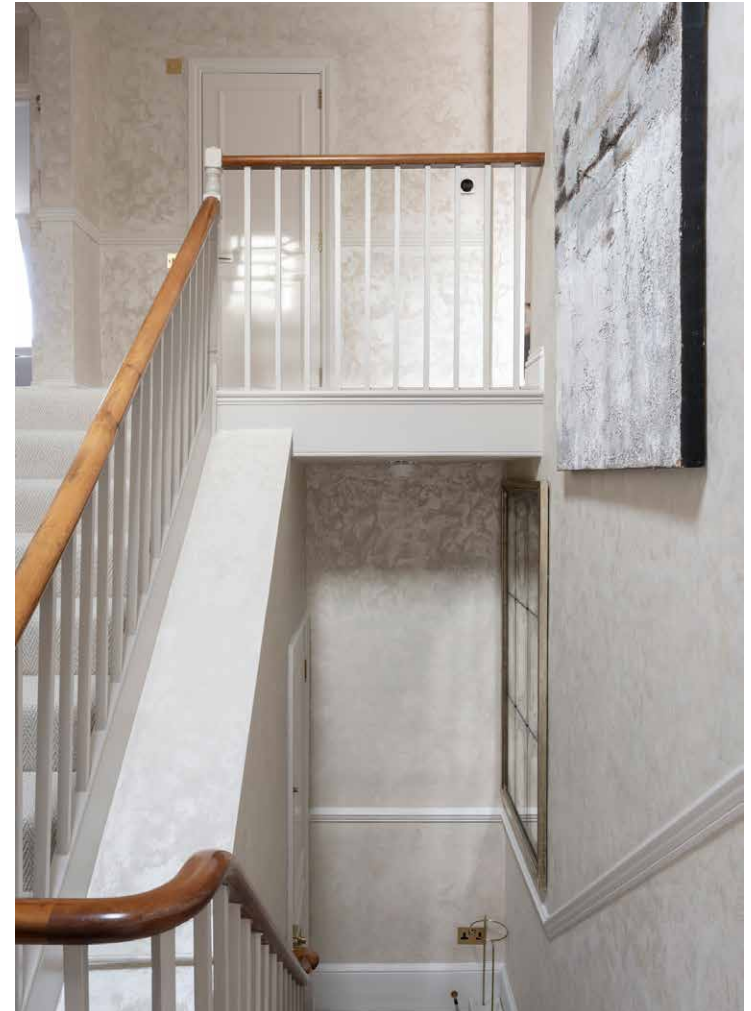














The bedrooms favour simplicity and comfort. Soft, neutral tones bring a sense of quiet to the principal suite, complete with bespoke storage and a built-in desk. In the en suite bathroom, Italian bookmatched marble wraps around a steam shower. The second bedroom also enjoys its own en suite, fitted with a full-sized bathtub. Currently arranged as a study, the third bedroom offers flexibility for home working or additional guest space. A separate shower room serves this bedroom.

The home also benefits from comfort cooling in both bedroom suites and the living space, alongside access to the leafy communal gardens.













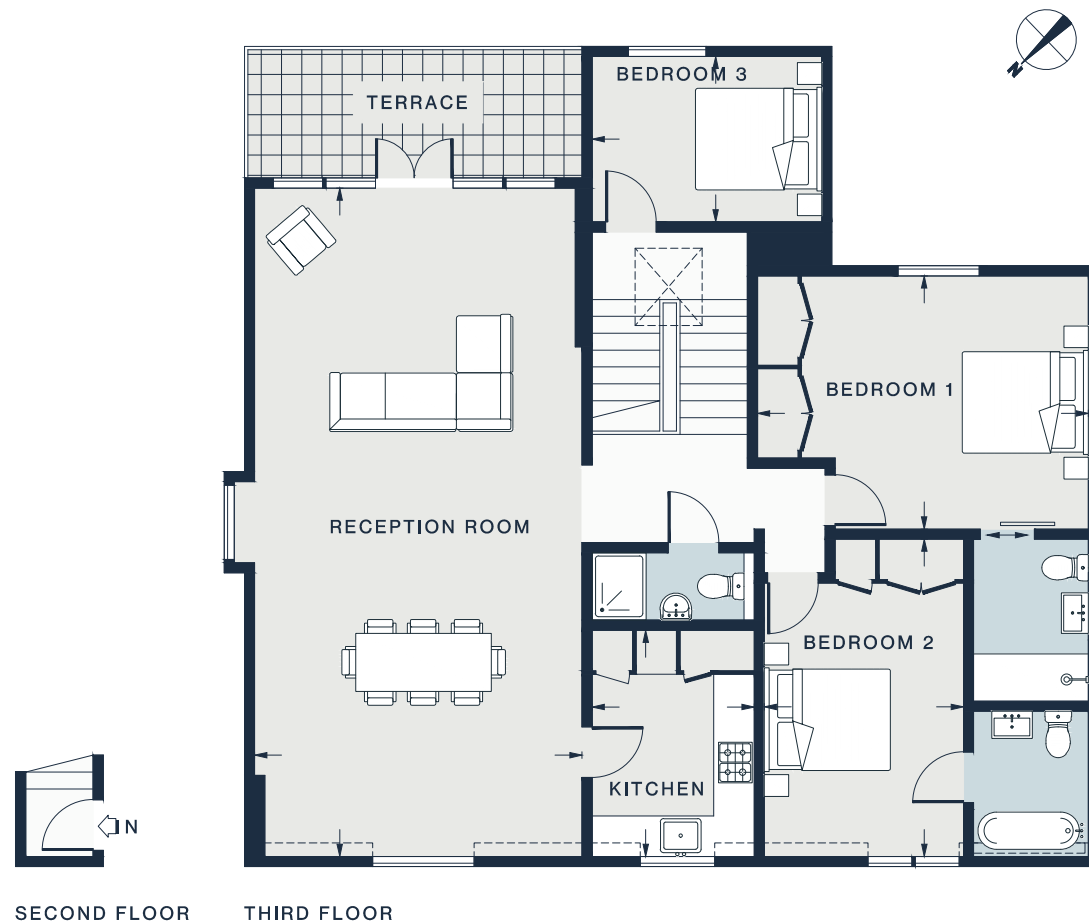












## Property Details

Open-plan double reception and dining room  
 Contemporary kitchen  
 Principal bedroom suite  
 Guest bedroom suite  
 One further bedroom  
 Shower room  
 South-east facing roof terrace with outstanding views  
 Communal gardens access  
 Royal Borough of Kensington & Chelsea

Approx. 1,355 sq ft / 125.9 sq m

EPC=D

Tenure: Share of Freehold

Lease Length: circa 130 years

Annual Service Charge: TBC

Council Tax Band: G

RECEPTION ROOM  
 32'6 x 15'11 (9.9m x 4.8m)

KITCHEN  
 8'10 x 7'10 (2.7m x 2.4m)

BEDROOM 1  
 16'1 x 12'4 (4.9m x 3.7m)

BEDROOM 2  
 15'5 x 9'8 (4.7m x 2.9m)

BEDROOM 3  
 11'2 x 8'0 (3.4m x 2.4m)

Approx. Gross Internal Area = 1355 sq ft / 125.9 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

Overlooking the namesake green space, Holland Park enjoys both a village-like feel, with a host of independent businesses on the doorstep. Pick up reading materials from Daunt Books, refreshments from Buns from Home and dine out at Six Portland Road, all on the doorstep. Stretch your legs further with a walk through the Japanese Gardens – a short stroll brings you to the award-winning Design Museum, and the shops, delis and restaurants of Kensington High Street. Westfield shopping centre is also in easy reach.

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

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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