

DOMUS NOVA



Holland Park Road W14 – £3,950,000

In partnership with **BARNES**
INTERNATIONAL REALTY





Set within a red-brick building dating to the late 1800s, this Grade II listed maisonette marries sprawling heritage proportions with contemporary interiors.

Nestled beneath a gauged archway, a private entrance leads up to the first floor, where an inverted layout places three spacious bedrooms.

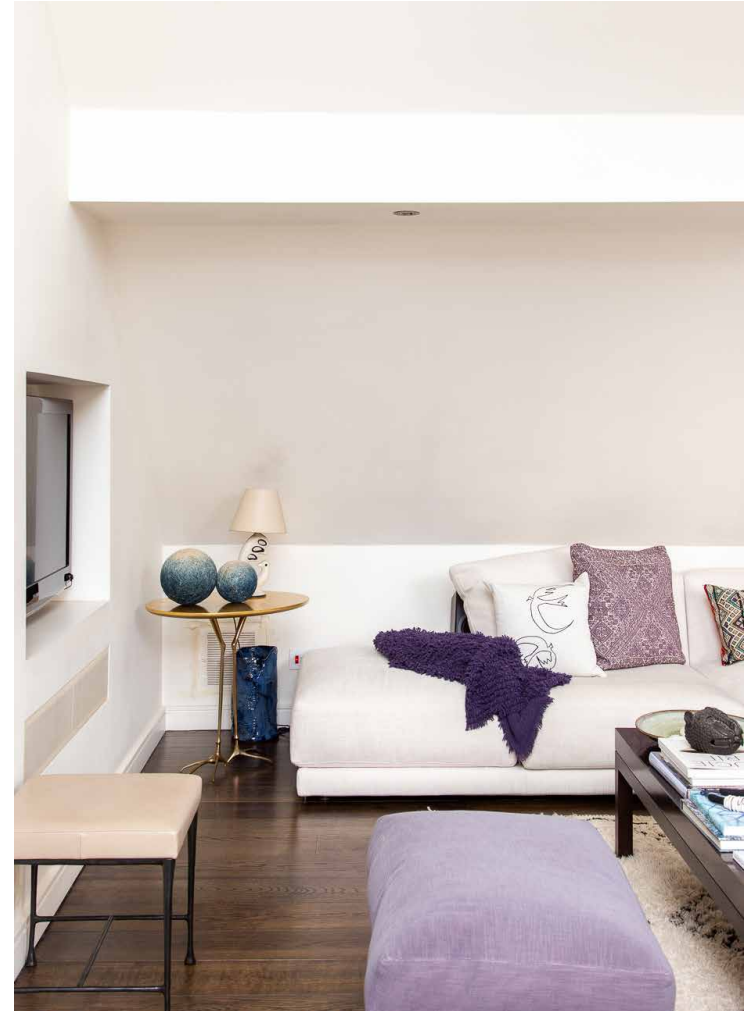
Through to a showpiece principal bedroom suite, a subdued palette of pastel green pops, punctuated with natural light. Expansive spaces to sleep, bathe and dress are seamlessly blended

– endless storage provided courtesy of a generous walk-in wardrobe, plus bespoke fitted closets. Marked by sandy tones, a soothing en suite bathroom features a freestanding bathtub, dual vanity and a marble-wrapped shower. Dark wooden flooring extends through two further bedrooms, each styled in neutral hues enhanced with natural light. Serving these bedrooms – a shower room in calming tones and textures.









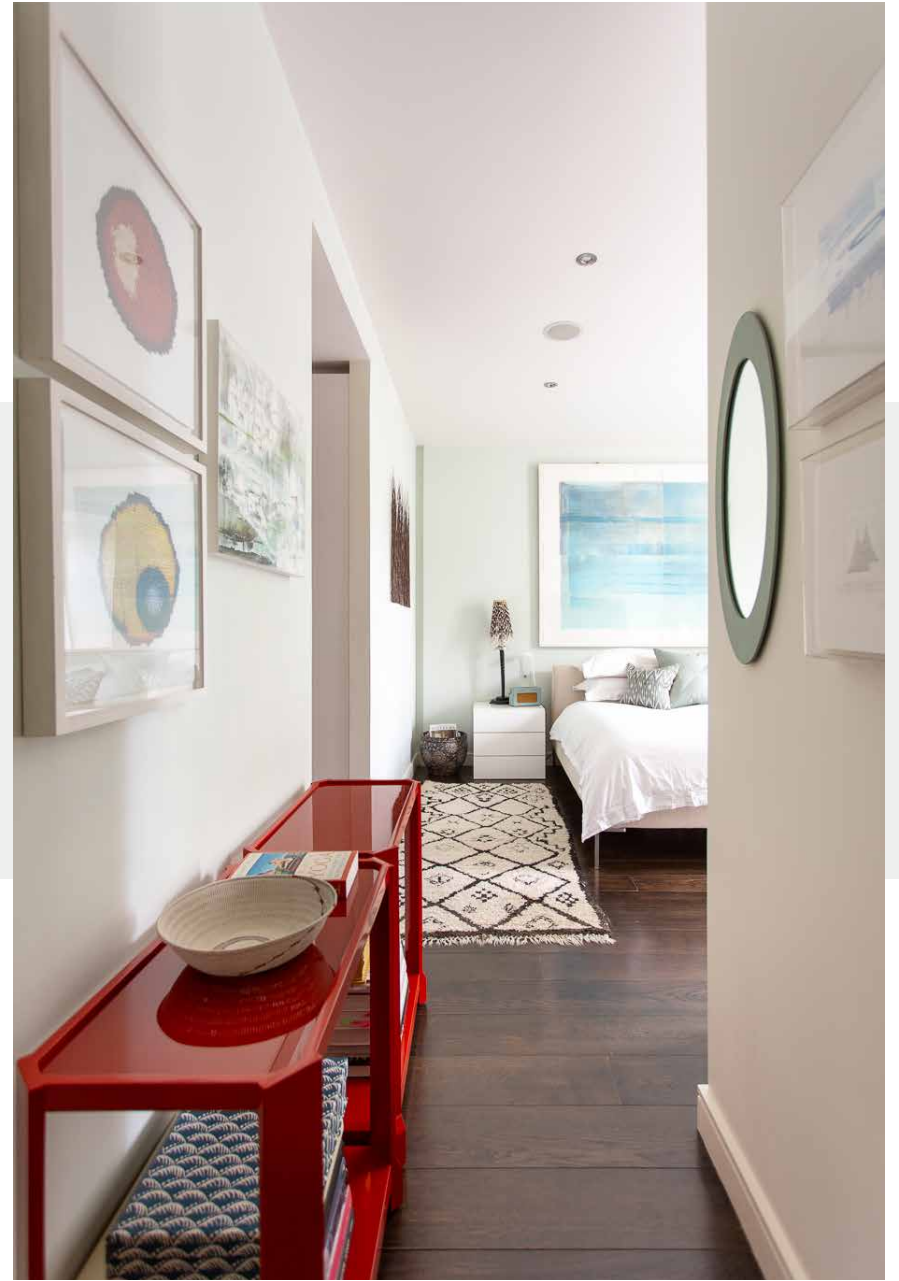


A striking suspended stairway guides up to the second floor, where a voluminous open-plan living space unfolds. Dark wooden flooring sweeps through its sprawling expanse, uplifted by a soaring vaulted ceiling.

An array of skylights bring life to areas for lounging and dining, complete with a recessed feature fireplace. Placed neatly into the rear of the room, light filters down through a sleek, bespoke contemporary kitchen designed by Bulthaup, with integrated Gaggenau appliances. The home's pièce de résistance, glass doors form a natural extension out to a picturesque decked terrace.



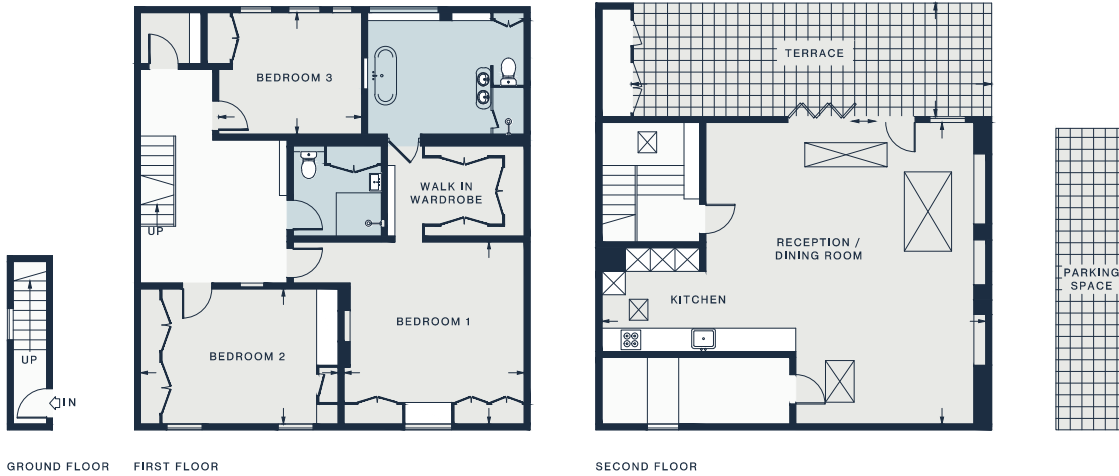












Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite
Two further bedrooms
Shower room
Roof terrace
Royal Borough of Kensington & Chelsea

Approx. 2,050 sq ft / 190.5 sq m
EPC: E
Council Tax Band: G
Tenure: Freehold

RECEPTION / DINING
32'2 x 25'4 (9.8m x 7.7m)

BEDROOM 2
16'5 x 11'5 (5.0m x 3.4m)

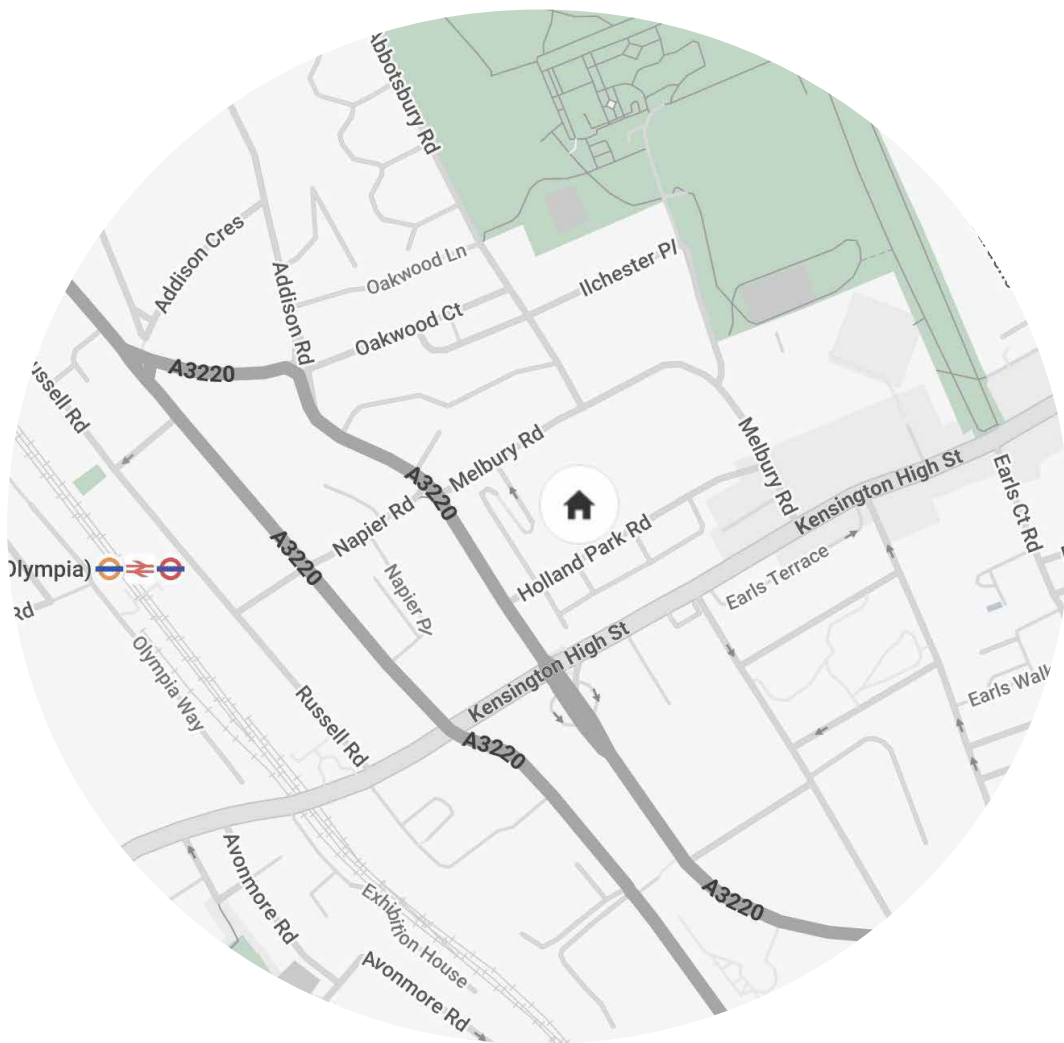
BEDROOM 1
15'3 x 14'11 (4.6m x 4.5m)

TERRACE
32'1 x 9'6 (9.7m x 2.9m)

BEDROOM 3
11'10 x 10'0 (3.6m x 3.0m)

Approx. Gross Internal Area = 2050 sq ft / 190.5 sq m

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



Location

Sit on a peaceful picturesque street, Holland Park Road puts you in prime position for exploring west London. Head around the corner to grab a morning coffee from Gail's, then wander the expanse of stores on Kensington High Street. Less than five minutes' walk away, Holland Park and it's tranquil Kyoto Garden are your go to for leisurely afternoon strolls. Stop by Belvedere for a taste of South Italy with a Tuscan setting. Just further north, the antique stalls and vintage treasures of Portobello Road are an ideal Saturday outing.

Kensington – 7 mins (District, Overground, Southern)
High Street Kensington – 12 mins (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

Specialising in London
and Ibiza's design-led homes

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