

DOMUS NOVA



Holland Park Avenue, W11 – £2,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Between the grand townhouses of Holland Park, a collaboration of creative minds – architect Harvey Langston-Jones and Kathryn Harris Interiors – has reimaged this spirited setting. Inside, an ode to balance unfolds across its lateral footprint: a restrained canvas energised with playful detail.

A palatial reception room serves as an inviting entrance – all warm, welcoming hues and natural light. Finding the balance between traditional and contemporary, interiors here feel timeless. A pared-back palette lends attention to the period framework, while modern furnishings add vibrant flair. Flanking the fireplace, sleek wooden cabinets ensure storage remains sophisticated.









A pared-back palette lends attention to the period framework, while modern furnishings add vibrant flair. Flanking the fireplace, sleek wooden cabinets ensure storage remains sophisticated.



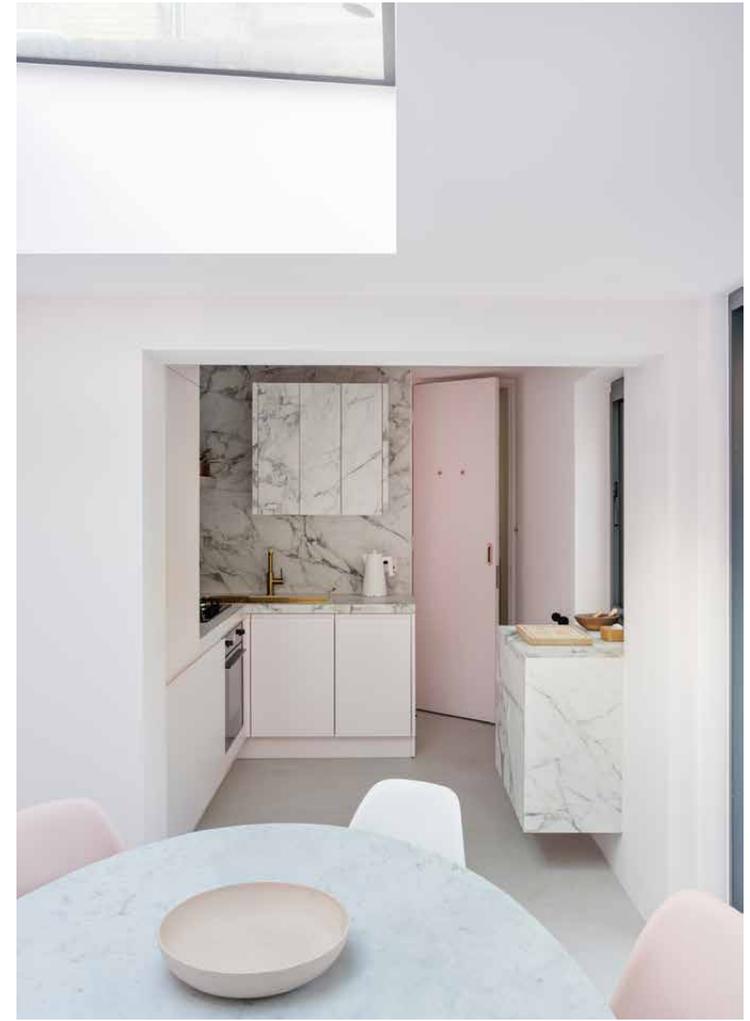
To the rear, tradition gives way to bold creativity in the kitchen and dining room. Enveloped in pastel pink, playful design comes to the fore. Marble walls and countertops add an opulence to daily cooking, while a skylight and wall of glass lend a sightline to the outdoors. Poised for summertime entertaining, the patio garden features built-in bench seating and a border of verdant greenery.

Statement-making design ensues in the principal bedroom, where soothing tones and coral accents create a restful setting. Bronze mirrored wardrobes lend an ease to everyday routines, while a stone-framed fireplace adds warmth. In the shower room, dark-veined marble wraps around the rainfall shower.







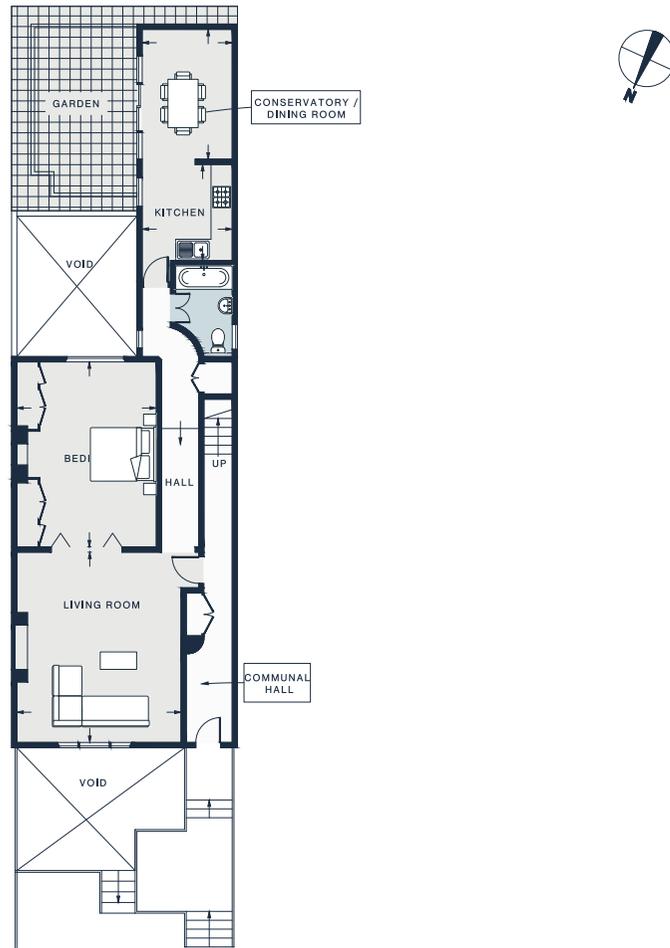












LIVING ROOM
17'7 x 15'3 (5.3m x 4.6m)

KITCHEN
8'10 x 8'4 (2.7m x 2.5m)

CONSERVATORY / DINING ROOM
12'0 x 8'4 (3.6m x 2.5m)

BEDROOM
17'1 x 13'0 (5.2m x 3.9m)

Approx. Gross Internal Area = 836 sq ft / 77.7 sq m (Excluding Communal Hall)

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.

Property Details

Architecture by Harvey Langston-Jones
 Interiors by Kathryn Harris Interiors
 Modern open-plan kitchen and dining room
 Spacious reception room
 Large principal bedroom with bespoke storage
 Shower room
 Private patio garden
 Royal Borough of Kensington and Chelsea

Approx. 836 sq ft / 77.7 sq m
 Council Tax Band = G
 Deposit = £10,000



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 Buns From Home. 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 - 4 mins (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

Specialising in London
and Ibiza's design-led homes

Let's talk

020 7727 1717

lettings@domusnova.com

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

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY