

DOMUS NOVA



Holland Villas Road W14 – £10,000 pw/ (LL)

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INTERNATIONAL REALTY



Holland Villas Road has long drawn those with an eye for beauty. Built in the late 1850s by James Hall, its elegant villas have been home to art collectors, poets and London's culturally inspired. Among them, Victorian poet Jean Ingelow, who spent her later years writing in a glass-roofed studio at the rear of what is now Poet's House.

Today, the home continues that creative legacy with a softer rhythm of its own. Set back from the street, its green-draped façade and cottage-like exterior bring a rural stillness to the heart of west London. Inside, the pace of the city softens and family life plays out across three generous floors.







The main reception room stretches out beneath high ceilings, with layers of light slipping through tall sash windows. Across the hall, a dining room opens onto the garden through three sets of French doors – an easy transition from formal to alfresco. Between them, a conservatory-style kitchen captures the spirit of the countryside. A vaulted ceiling stretches up to a central skylight; wooden cabinetry, subway tiles and an AGA oven root the space in warmth.

The south-facing garden is its own world – layered with foliage and anchored by a generous patio fit for summer dining. Beyond the lawn, stepping stones lead to a guest house: two bedrooms, a living space and bathroom, all set beneath a canopy of trees.

Upstairs, the principal suite channels calm with soft tones, fitted storage and an en suite bathroom. Two further bedrooms share the floor, with a guest suite below and a versatile basement ready for life's practicalities – games, study or quiet retreat.

























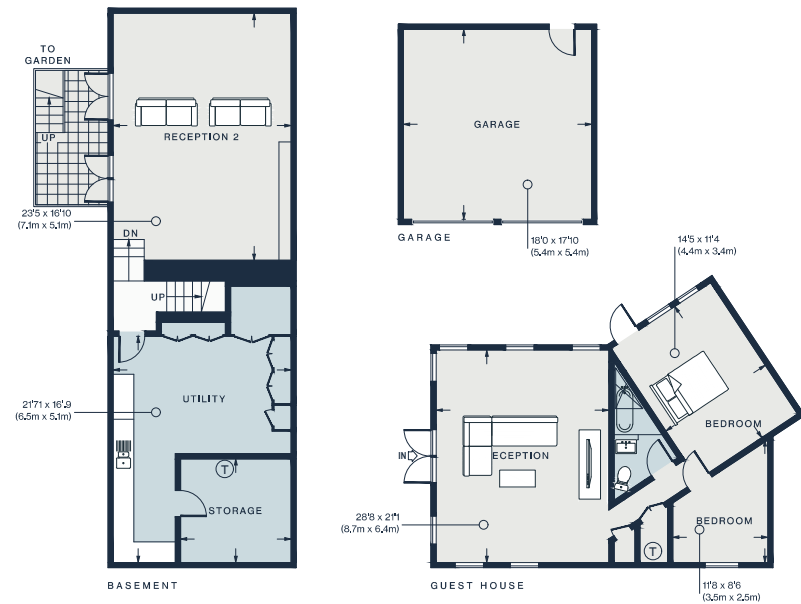
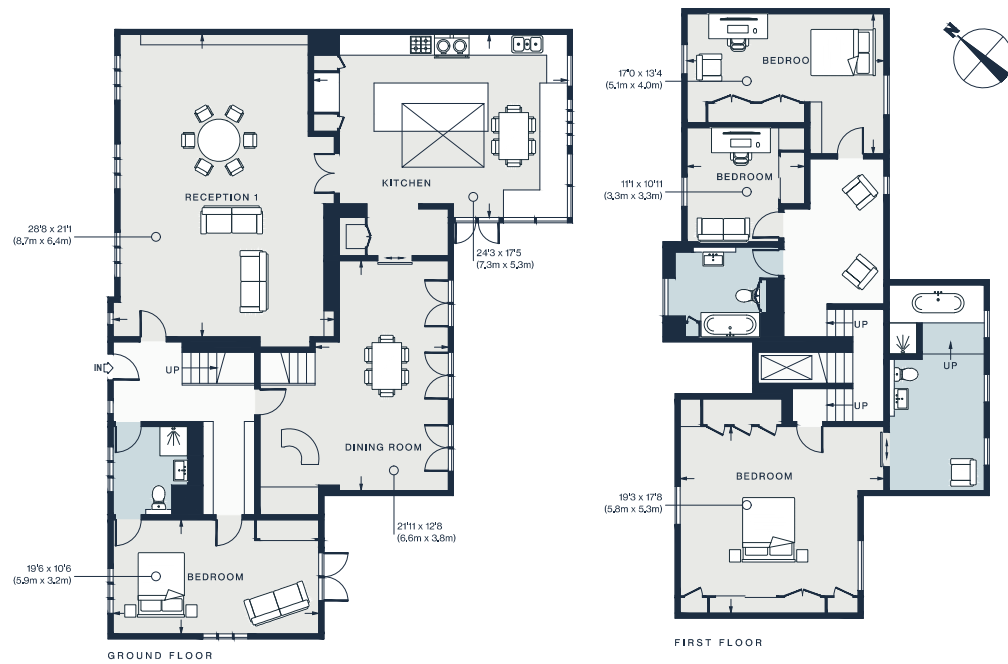








Plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practices.



Property Details

Vaulted conservatory-style kitchen
 Two reception rooms
 Dining room
 Principal bedroom suite
 Guest bedroom suite
 Two further bedrooms
 Family bathroom
 Additional ensuite guest house with two bedrooms
 South-facing private garden
 Utility room
 Garage
 Royal Borough of Kensington & Chelsea

Approx 4,927 sq ft / 457 sq m (including guest house)

EPC=D

Council Tax Band: D

Deposit: £60,000

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.



Location

Moments from the hotspots of West London, Holland Park Mews is a quiet spot with easy access to the area's best offerings. Start your day with a treat at Buns from Home, then take a stroll around Holland Park – just a short walk away. Stop by Belvedere for indulgent Mediterranean dining. There's an abundance of options for retail therapy with Kensington High Street to one side and Westfield shopping centre to the other. Alternatively, head north into Notting Hill to browse antiques and discover vintage treasures. Come evening, head to Kitchen W8 for a Michelin-starred European menu.

Kensington Olympia - 8 mins (District, Overground)
Holland Park - 13 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
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