

DOMUS NOVA



Horbury Crescent W11 – £9,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Period design finds a contemporary rhythm at Horbury Crescent – a five-bedroom home arranged over five levels. From the street, its stucco frontage and porticoed entrance read classically Victorian. Inside, the narrative shifts with interiors that lend an industrial edge.

The principal reception room sets the stage: original cornicing and a black slate fireplace sit in deliberate contrast to a full-height glass wall. Bathed in daylight, the space is intuitively zoned: a relaxed living area at one end, a cocooned media room at the other, complete with projector, surround sound and acoustic panelling. Below, the home's social core unfolds across the lower-ground floor. Italian Basaltina stone grounds the space, lending depth beneath the double-height void. The bespoke Danish kitchen is finely put together: Verde Fantastico quartzite, honed Nero Assoluto granite and fully integrated Miele, Gaggenau, Vola and Quooker appliances.

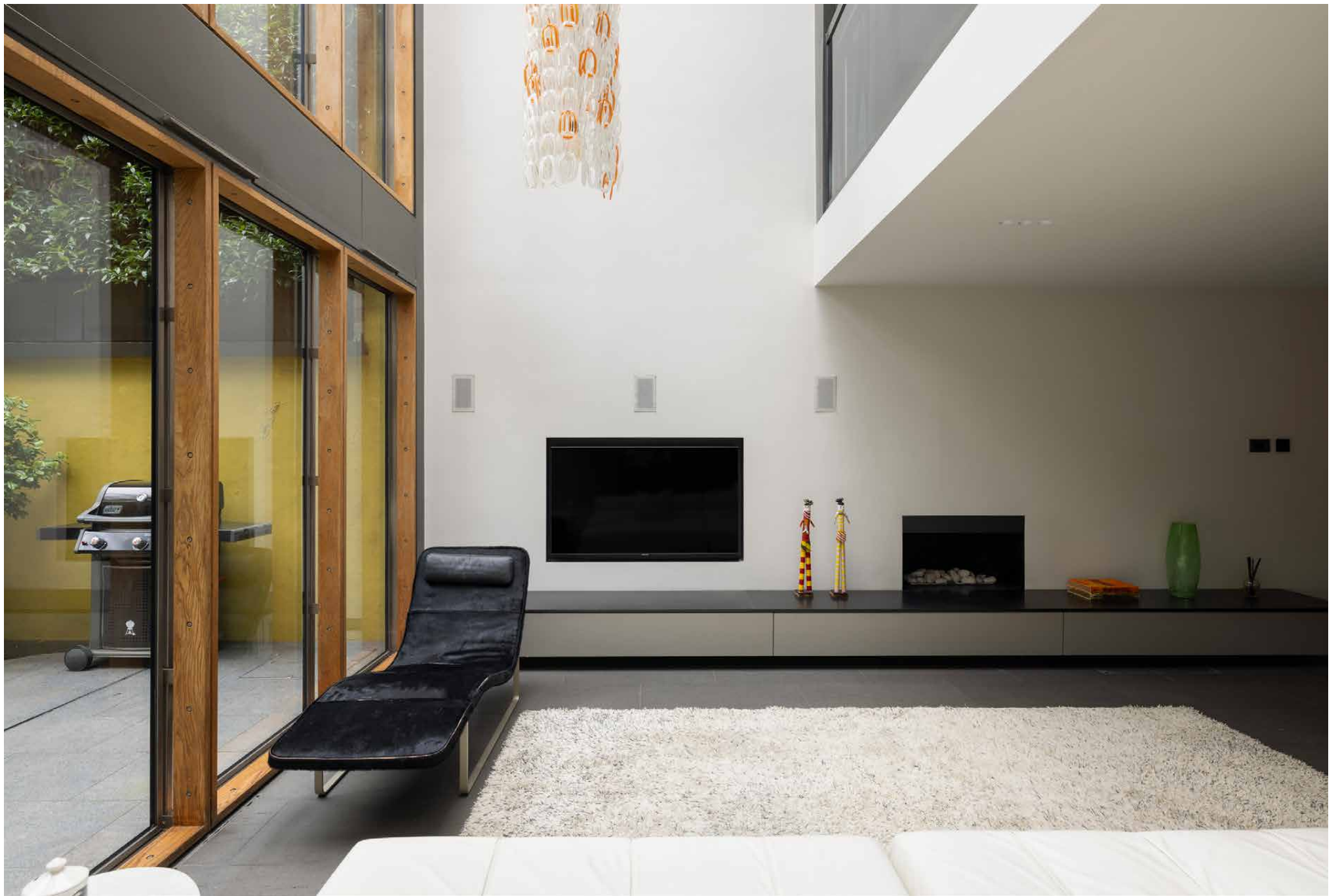






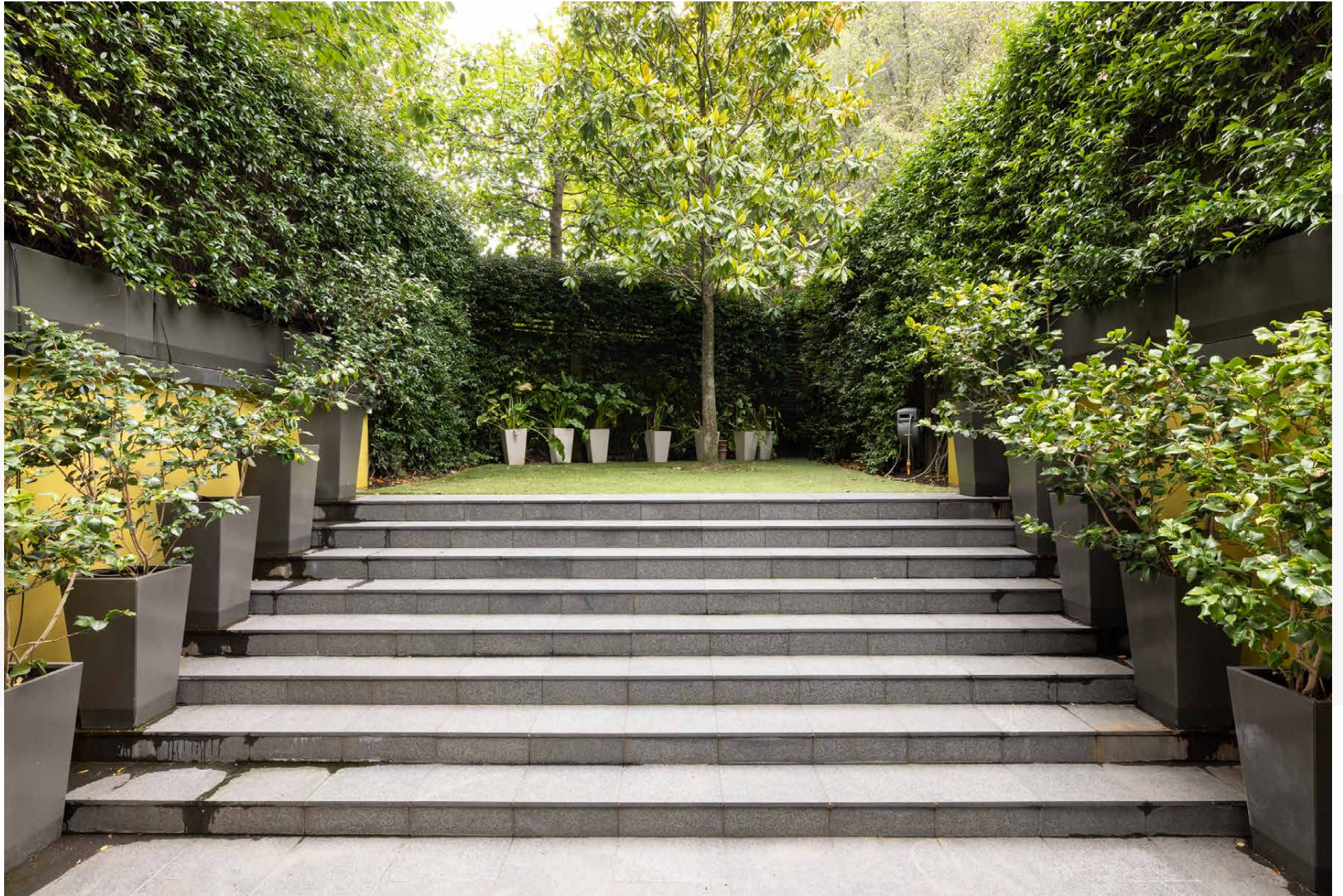
Floor-to-ceiling timber-framed glazing pulls the garden into view, while a vintage 1960s Vistosi chandelier punctuates the volume overhead. A feat of engineering sits to the rear, where a mechanical extension can be lowered into the basement – transforming the space into an open-air setting for warmer months. Outside, the garden is calm and contained, split between patio and a raised lawn wrapped in mature planting.







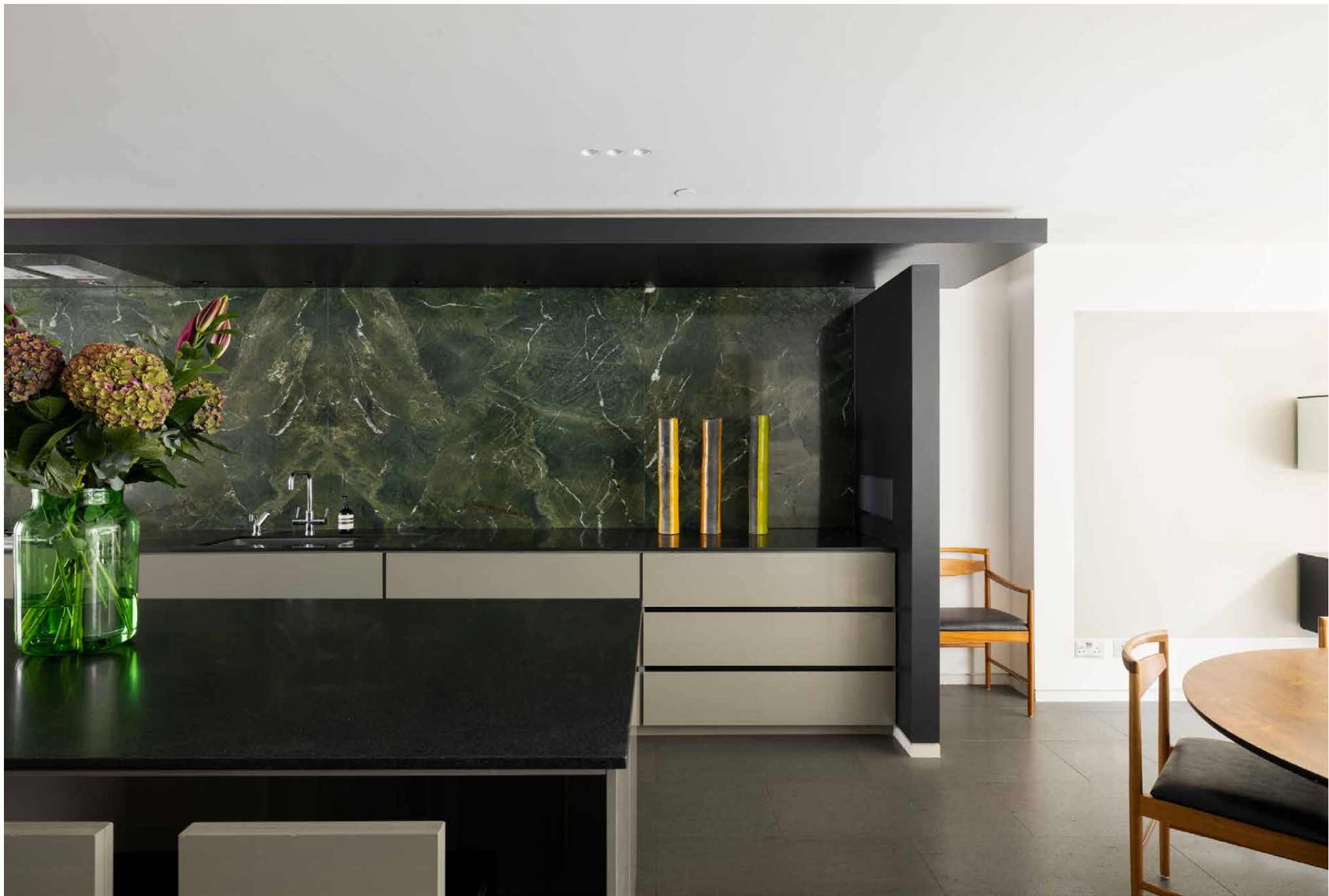
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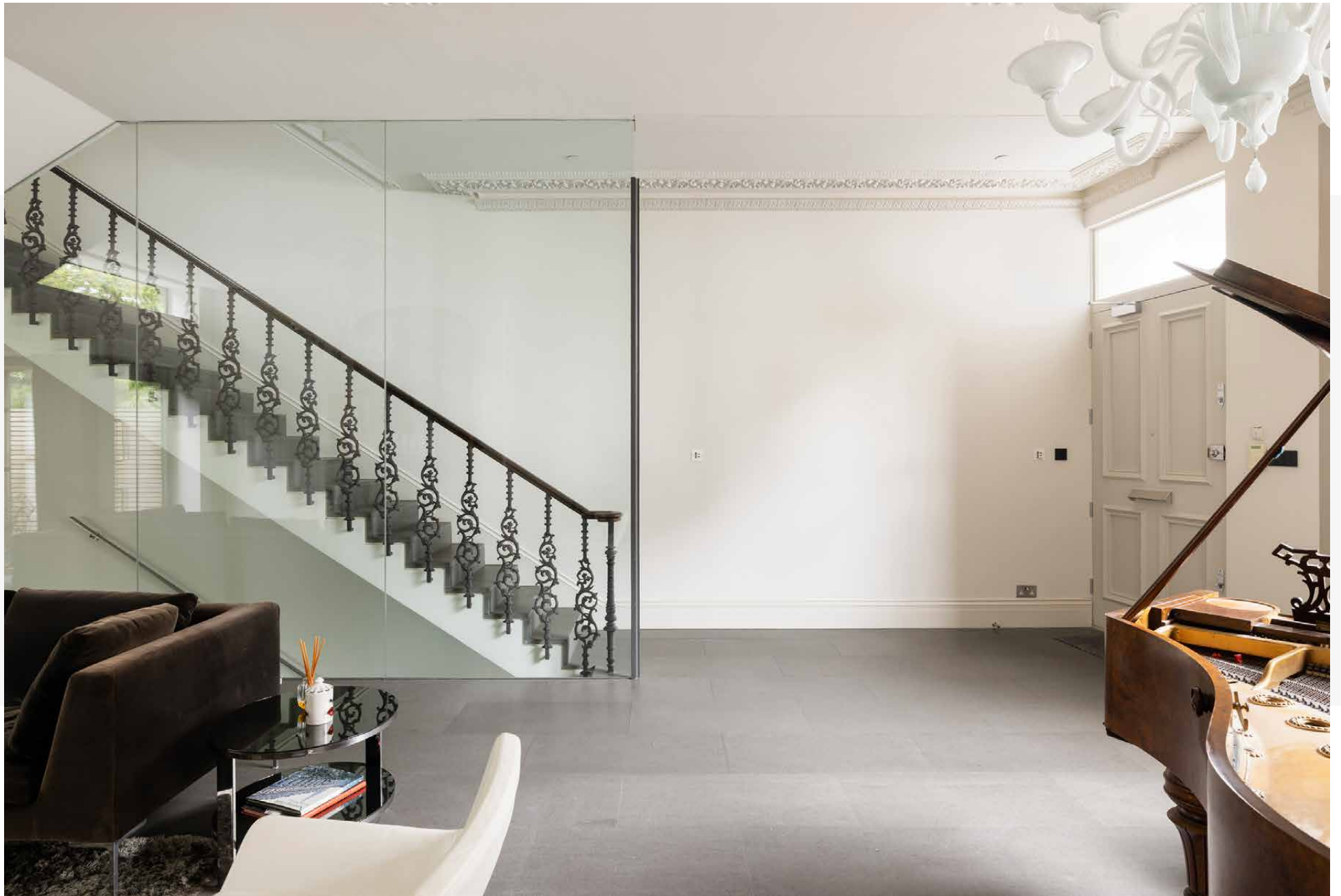




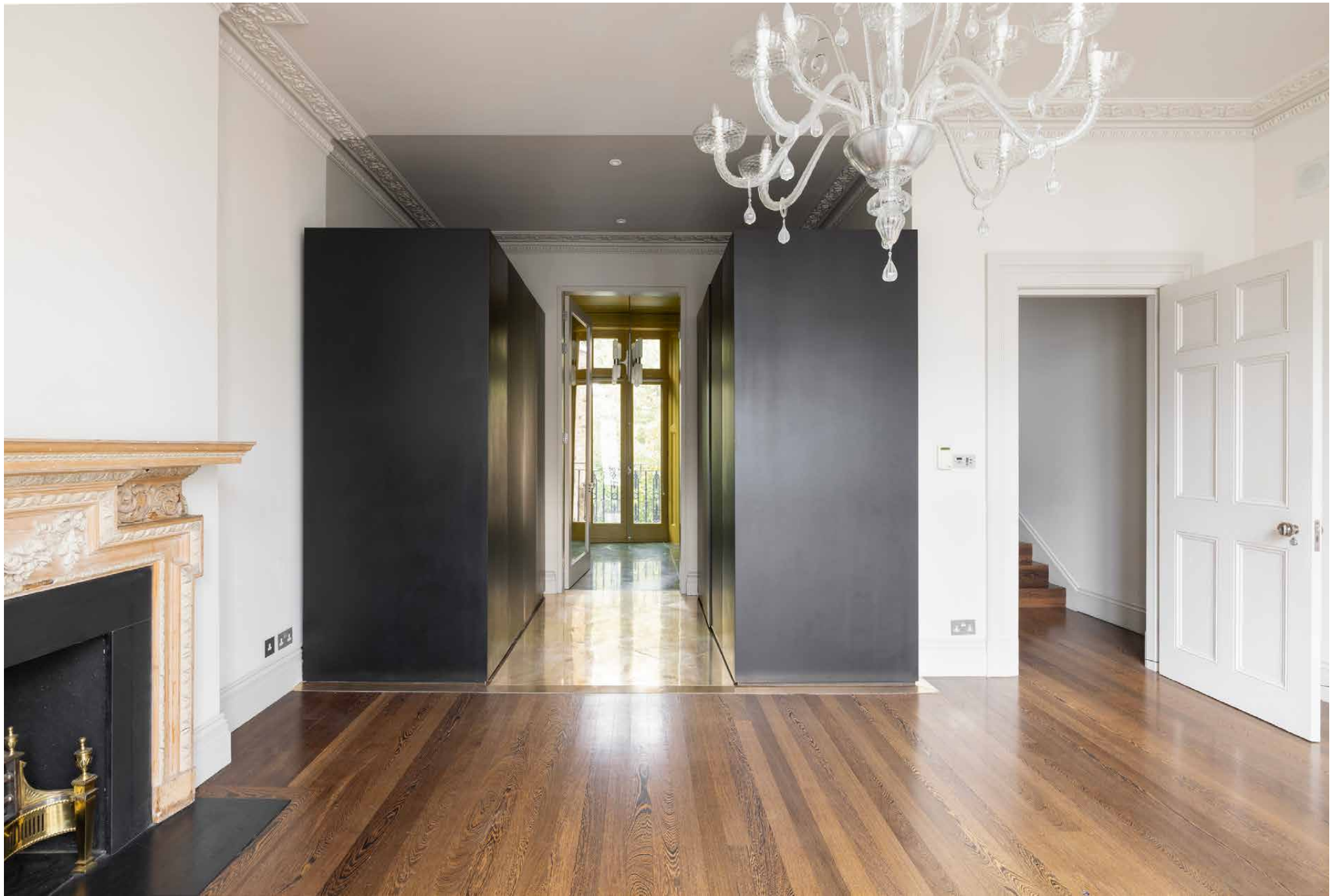
Upstairs, the entire first floor is devoted to the principal suite. Wenge wood floors, decorative corning and an antique fireplace nod to the home's origins, while a dedicated dressing area leads through to a bathroom finished in Verde Fantastico quartzite, with a double shower and bespoke vanity. Four further bedrooms are arranged across the upper levels, each restrained in tone and served by three additional bathrooms, finished in a mix of Bisazza mosaics, white ceramics and a sculptural freestanding bath.







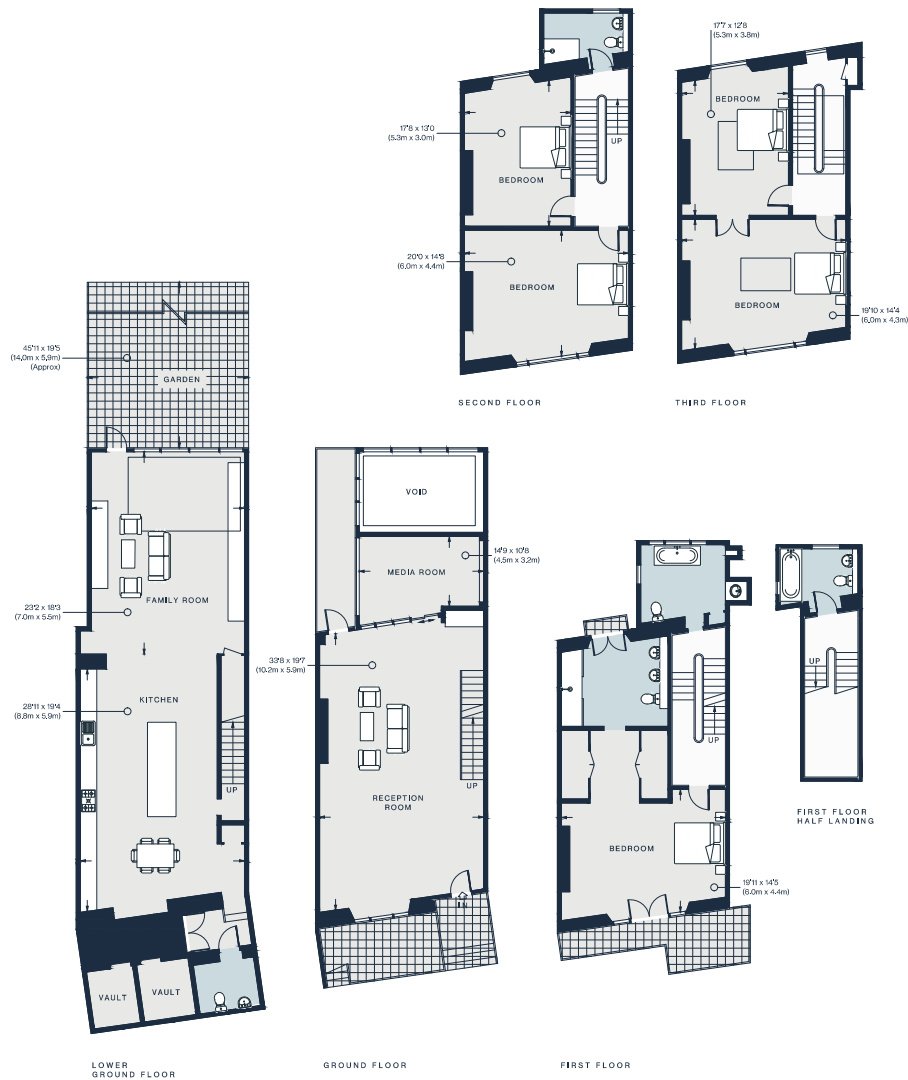












Lower Ground Floor = 1154 sq ft / 107.2 sq m
Ground Floor = 816 sq ft / 75.8 sq m
First Floor = 765 sq ft / 71.1 sq m
First Floor Half Landing = 195 sq ft / 18.1 sq m
Second Floor = 725 sq ft / 67.4 sq m
Third Floor = 658 sq ft / 61.1 sq m
Vaults = 81 sq ft / 7.6 sq m
Approx. Gross Internal Area = 4394 sq ft / 408.3 sq m

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

Designed by 3W Architects
Reception and media room
Open-plan kitchen, dining and living room
Principal bedroom suite with dressing room
Four guest bedrooms
Three further bathrooms
Additional WC
Private garden
Access to Ladbroke Square communal gardens
Royal Borough of Kensington and Chelsea

Approx. 4,394 sq ft / 408.3 sq m

EPC=E

Tenure: Freehold

Council Tax Band: H



Location

With Notting Hill's best spots on your doorstep, you're at the centre of the action at Horbury Crescent. Start your day with a workout at SoulCycle, then head for brunch at local favourite Farm Girl. Groceries are best from Sally Clarke's or Notting Hill Meat + Fish Shop, with Westbourne Grove and Portobello Road set with high-end and vintage boutiques to explore. Celebrate special occasions at three-Michelin-starred Core by Clare Smyth or more casual dining inspired by Grecian culture at Zephyr – both a short walk away.

Notting Hill Gate - 3 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

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and Ibiza's design-led homes

Let's talk

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