

DOMUS NOVA



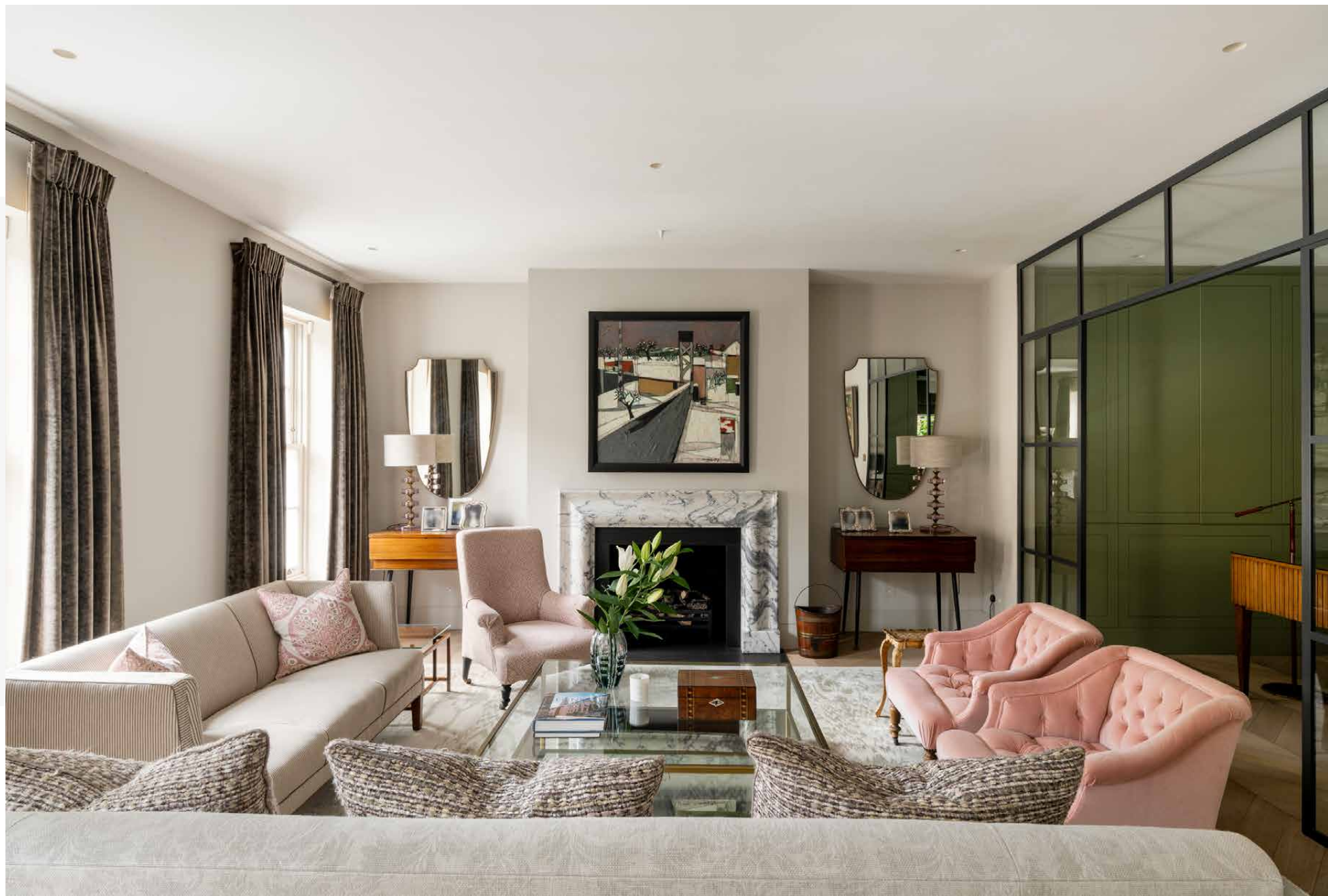
Kensington Park Mews W11 – £15,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Arranged over four considered floors, Kensington Park Mews reverses the traditional order of a mews house. Bedrooms occupy the ground floor, while the living spaces rise towards the south-facing light, becoming brighter and more sociable as the house ascends.

Wolf Lewitt Interiors has given each floor a distinct mood. On the first, the main reception space unfolds fluidly: a dark-toned walk-through library leads into a seating area illuminated by four full-height windows, with a gas fireplace lending warmth through the colder months. Doors open onto a terrace, extending the room outwards when the weather allows, while a tucked-away nook is ready to go as a study.







Spanning the full width of the house, the kitchen and dining room above form its social centre: an uplifting, open volume with skylights overhead and a broad terrace beyond. Teal-painted cabinetry is anchored by a marble-topped island, with bespoke joinery, banquette seating and a suite of Sub-Zero & Wolf appliances arranged around it. A second fireplace creates a relaxed focal point away from the cooking area, while a dumb waiter links the room with the lower-ground entertaining spaces. Motorised blinds, air conditioning and John Cullen lighting allow the atmosphere to be adjusted throughout the day.

The terrace is set up for long lunches and evenings outdoors. A mains-connected barbecue and integrated charcoal grill sit alongside dedicated task lighting, making it as practical after dark as it is during the day.













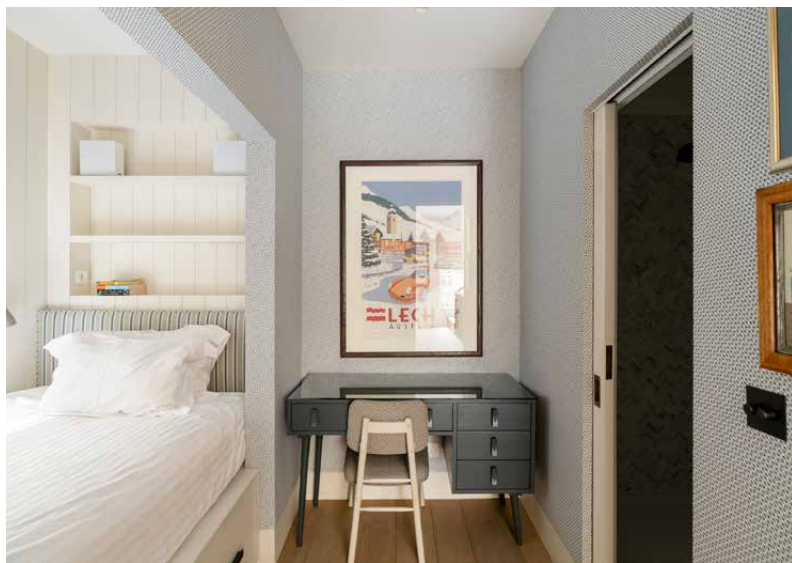


The bedroom floor is calmer by design. Layered natural materials, fitted storage and considered colour bring warmth without excess. In the principal suite, a window seat and bespoke wardrobes frame the bedroom, while the bathroom is lined in natural stone. A freestanding soaking tub is joined by a walk-in rain shower and an oak-fronted floating vanity.

Technology is integrated with the same attention to detail. Lutron lighting, underfloor heating, zoned Sonos audio and smart climate controls operate throughout, complemented by air conditioning across much of the house and a dedicated fresh-air system below ground. Security is discreet but comprehensive, with fingerprint entry, CCTV, electric shutters and a whole-house fire-suppression system, while electronic gates secure the private mews.









The lower-ground floor takes on a more playful clubhouse character. The cinema room has an eight-foot retractable screen, ceiling-mounted projector and full surround sound.

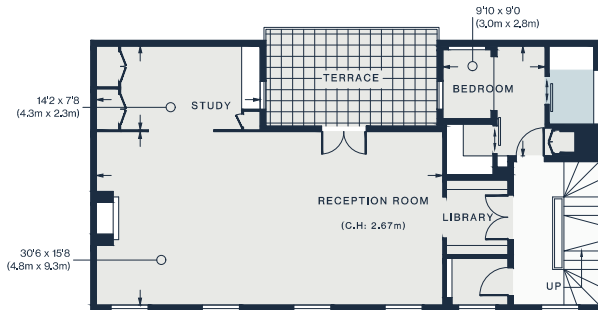
Alongside it, a gym is fitted with a Technogym wall-mounted trainer and integrated exercise bar, while a walk-in steam shower offers a more restorative counterpoint.

A secondary kitchen makes the floor self-contained for entertaining, but its most memorable feature lies beneath: a spiral cellar winds 2.5 metres below ground, with capacity for 1,450 bottles.

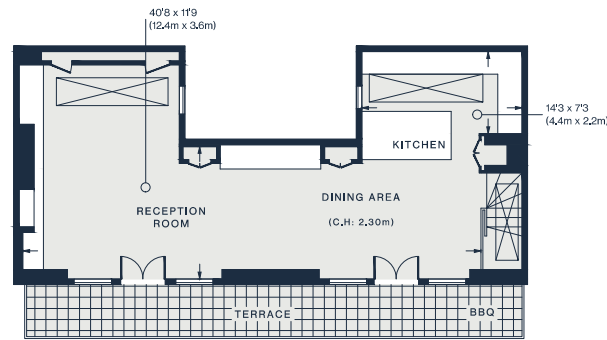




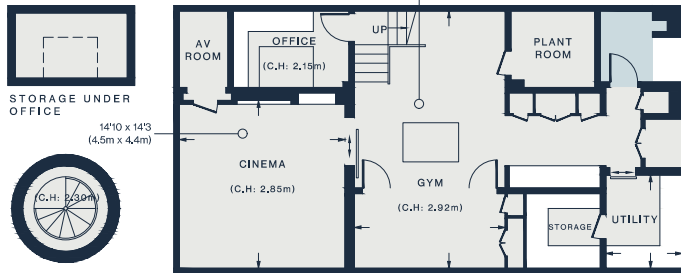




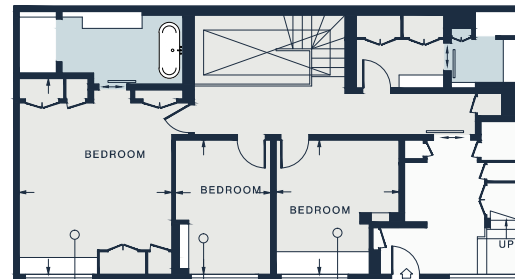
FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR

STORAGE UNDER OFFICE



WINE CELLAR

Property Details

Private, gated mews setting
 Design by Wolf Lewitt Interiors
 Expansive lateral living space with walk-through library
 Sociable kitchen and dining floor
 Full-width, south-facing terrace with mains-connected barbecue
 Second terrace
 Cinema room and gym
 Wine cellar
 Secondary kitchen and utility room
 Principal bedroom suite
 Guest bedroom suite
 Two further bedrooms
 Two shower rooms
 Parking for 2-3 cars
 Air conditioning and smart technology

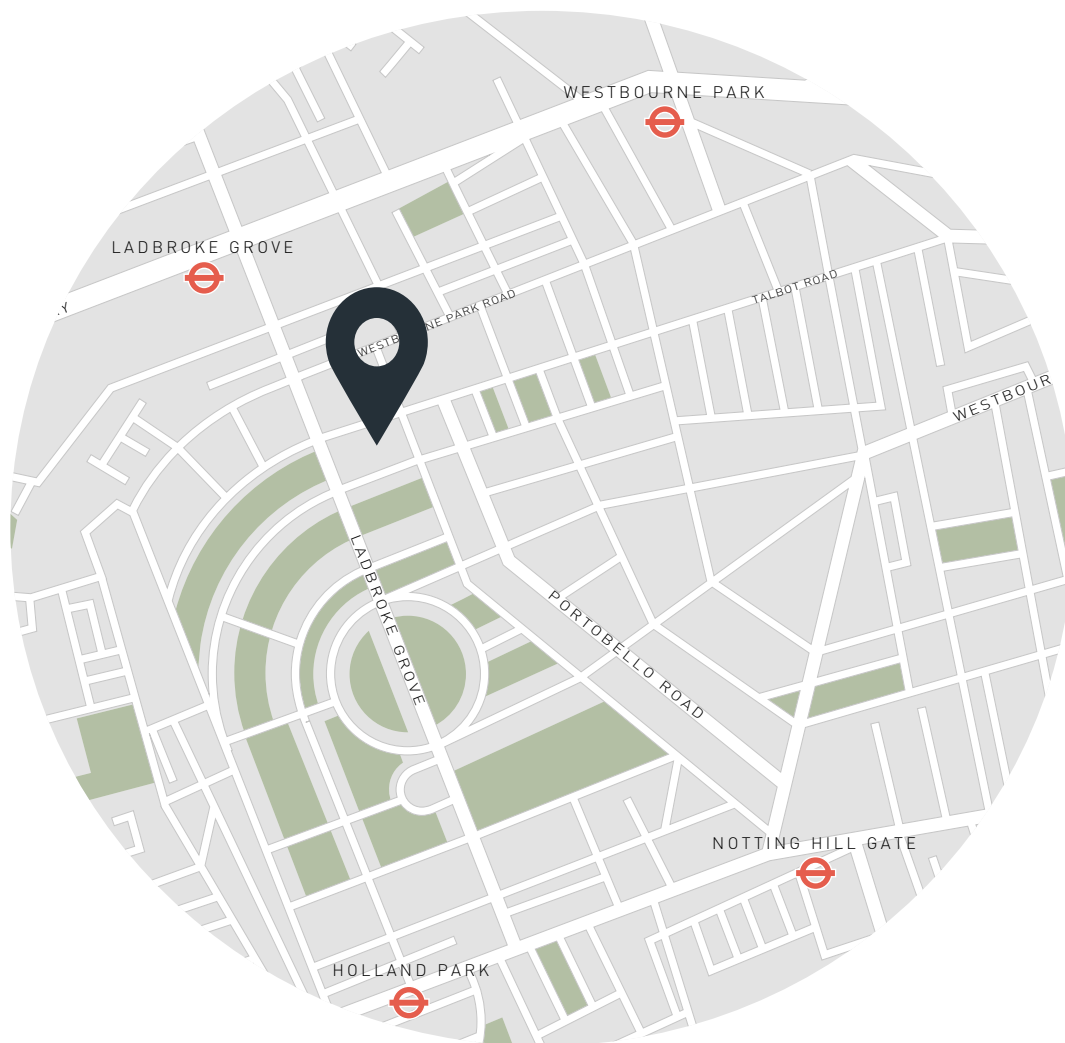
Approx. 3,849 sq ft / 358 sq m

EPC=E

Deposit: £60,000 (SL)

Council Tax Band: H

Approx. Gross Internal Area = 3,849 sq ft / 358.0 sq m
 (Including Storage Under Office)



Location

Kensington Park Mews trades the Notting Hill bustle for its own brand of calm. Beyond the gates, one of London's most vibrant neighbourhoods is quite literally on the doorstep. Positioned between Kensington Park Road and Portobello Road, daily life here revolves around favourite local haunts – morning coffee at Farm Girl, provisions from The Grocer on Elgin, an evening film at the Electric or dinner at Dove, with three-Michelin-starred Core by Clare Smyth reserved for special occasions. Vintage boutiques, independent shops and the famous Portobello market become part of the weekly routine. When the pace slows, Holland Park is only a short stroll away. And on evenings spent at home, Osteria Basilico and other local restaurants deliver straight to the door.

Ladbroke Grove – 6 mins (Circle, Hammersmith & City)
Notting Hill Gate – 14 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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