

DOMUS NOVA



Kensington Park Road W11 – £795,000

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Kensington Park Road sits at a sweet spot in Notting Hill – close to the market, Westbourne Grove and the neighbourhood’s best restaurants, but with a calmer, more residential character of its own. The stretch it occupies forms part of Thomas Allason’s Grade II listed Ladbrooke Estate, defined by its decorative ironwork, white stucco frontages and a continuous first-floor balcony running the length of the facade.

The apartment sits at garden level with its own private entrance, fully refurbished in early 2026. Inside, the mood is calm and considered. The kitchen runs neatly along one wall – white lacquer cabinetry, solid wood worktops, white metro tiles – with a window looking directly onto the garden planting beyond.

The neighbouring reception room is bright and composed, with light wood floors and crisp white walls keeping the palette deliberately soft. The dining area opens through French doors to the garden, the boundary between inside and out dissolving easily in warmer months. Designed with Harper & Toms and Rassells of Kensington, the garden has a naturalistic cottage feel: stone paths weave through abundant bee-friendly planting, with seating spots tucked among the growth.



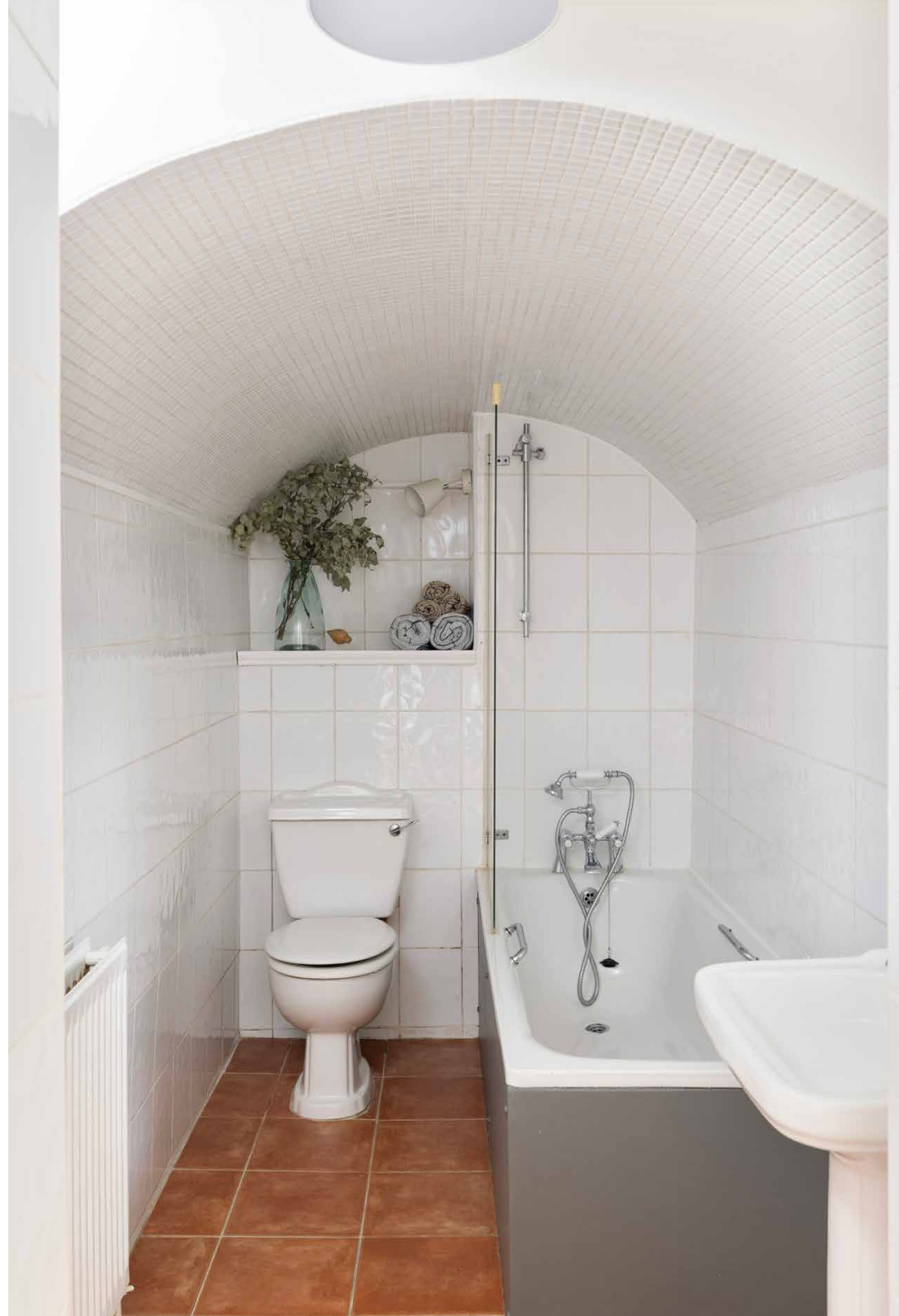


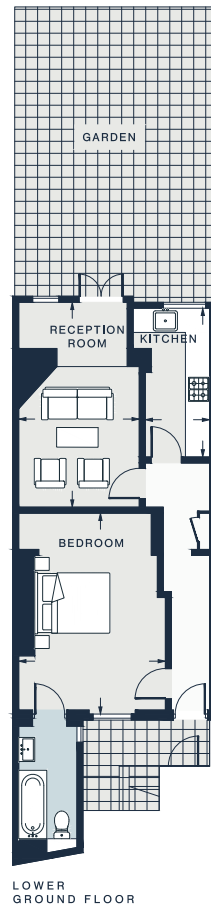






The bedroom is generous and serene, full-height dark fitted wardrobes adding depth and thoughtful storage space. The en suite bathroom offers a more atmospheric note – a barrel-vaulted ceiling clad entirely in white mosaic curves overhead, paired with terracotta floor tiles and a full-sized bathtub.





RECEPTION ROOM
16'10 x 9'9 (5.1m x 3.0m)

BEDROOM
16'6 x 12'0 (5.0m x 3.7m)

KITCHEN
12'3 x 5'4 (3.7m x 1.6m)

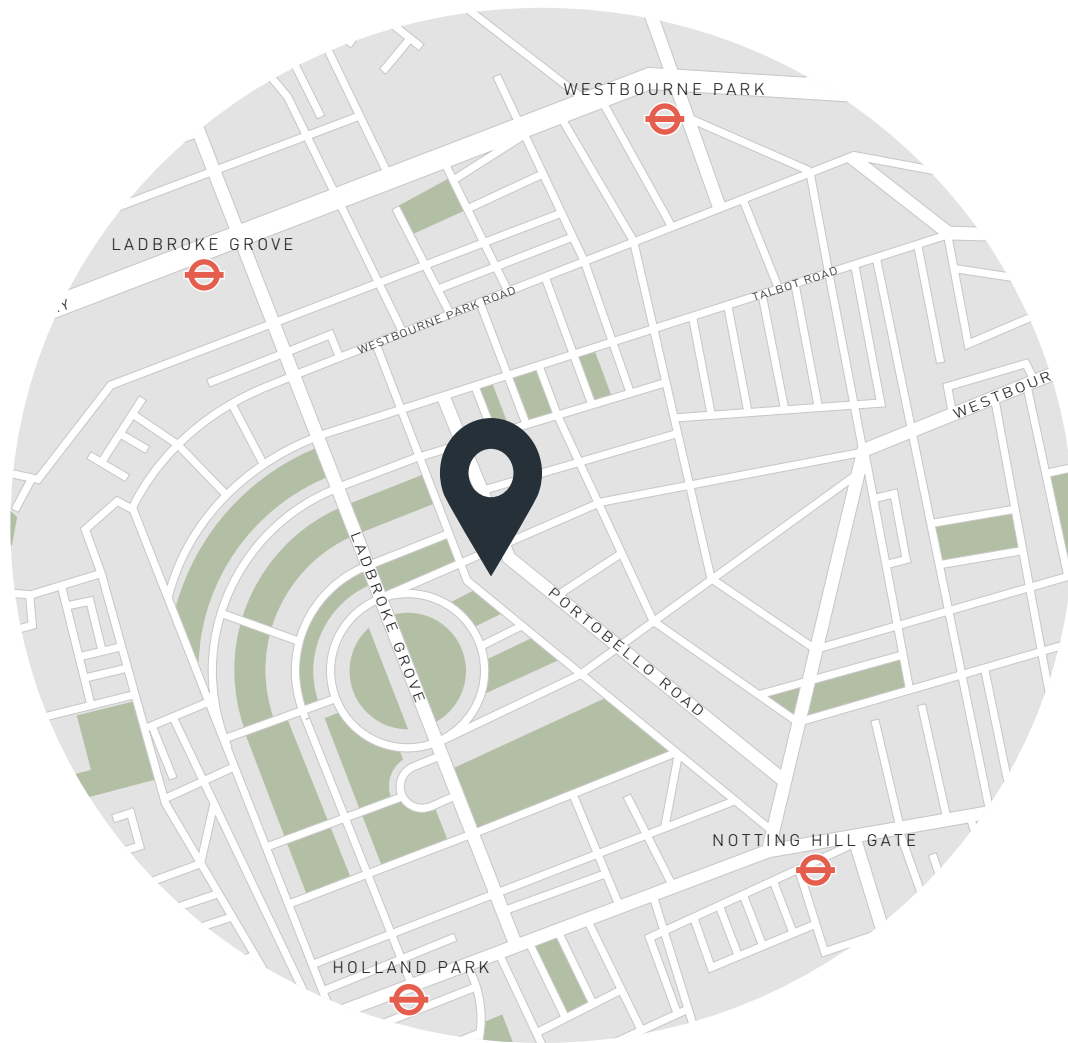
Approx. Gross Internal Area = 570 sq ft / 53 sq m

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

Fully refurbished in 2026
Private entrance
Open-plan dining and reception room
Contemporary kitchen
Principal bedroom with integrated storage
Family bathroom
Naturalistic garden by Harper & Toms and Rassells of Kensington

Approx. 570 sq ft / 53 sq m
EPC=C
Tenure: Leasehold
Lease Length: circa 999 years
Annual Service Charge: Approx. £3,300
Council Tax Band: E



Location

Sharing the street with some of Notting Hill's best architecture and most exclusive restaurants – including three-Michelin-star Core by Clare Smyth – Kensington Park Road puts you within easy reach of the neighbourhood's most coveted spots. It runs parallel to Portobello Road, where bohemian boutiques, bars and market stalls will keep you occupied for hours. Pick up fresh provisions from the Notting Hill Fish Shop, Sally Clarke's or Daylesford Organic Farm Shop. Head to Westbourne Grove for brunch at Granger & Co. or Beam, or an uplifting workout at Psycle.

Ladbroke Grove - 10 mins

Notting Hill Gate - 12 mins



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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