DOMUS NOVA



Kensington Park Road W11 – £2,200 p/w (LL)

In partnership with BARNES INTERNATIONAL REALTY



Nestled within a row of picturesque period terraces, this Notting Hill maisonette presents an impressive interplay of old and new. Brought to life by an international interior designer, Kensington Park Road adorns its heritage framework with a dash of eclectic design.

Set on the first floor, a regal reception room makes for a grand social setting. Drawing on the home's heritage, an intricate hand-painted ceiling pairs with a brass chandelier to emphasise the lofty proportions. Flanking an ornate feature fireplace, floor-to-ceiling mirrors reflect light to enhance an uplifting feel.

In striking juxtaposition, a more modern approach is embraced in the kitchen. Smooth terrazzo flooring sets a distinctly contemporary tone, complimented by bespoke hand-made maple cabinetry and integrated appliances. To the rear of the room, a glass walled utility draws in light.







On ascent to the second floor, a small nook is wrapped in soft-blue shelving to create a picturesque miniature library – an idyllic space for studying or unwinding. Continuing to the principal bedroom suite, a unification of soothing neutral tones and soft natural light establish a calming space. In the en suite bathroom, vibrant pops of green bring life to tonal beige tiles enveloping a bathtub and shower. For a breath of fresh air, step through glass doors to an intimate balcony.

Arranged across the third floor, two guest bedrooms are tranquil areas to unwind. An inviting ambiance envelops the guest bedroom suite, complete with an indulgent boutique feel courtesy of a mosaic-tile in-room en suite. A pared-back palette continues through one further bedroom, served by a spacious shower room.

Ascending to the top of the home, a vibrant hue of duck egg blue leads the way to an enchanting roof terrace. An enclosed decked space, enjoy picturesque views across the Notting Hill roofscape. Wrapped in colourful print wallpaper, a kitchenette serves this space.

*Images displayed include CGI staging and are for illustrative purposes only. The property comes unfurnished. Please speak to your agent for more details



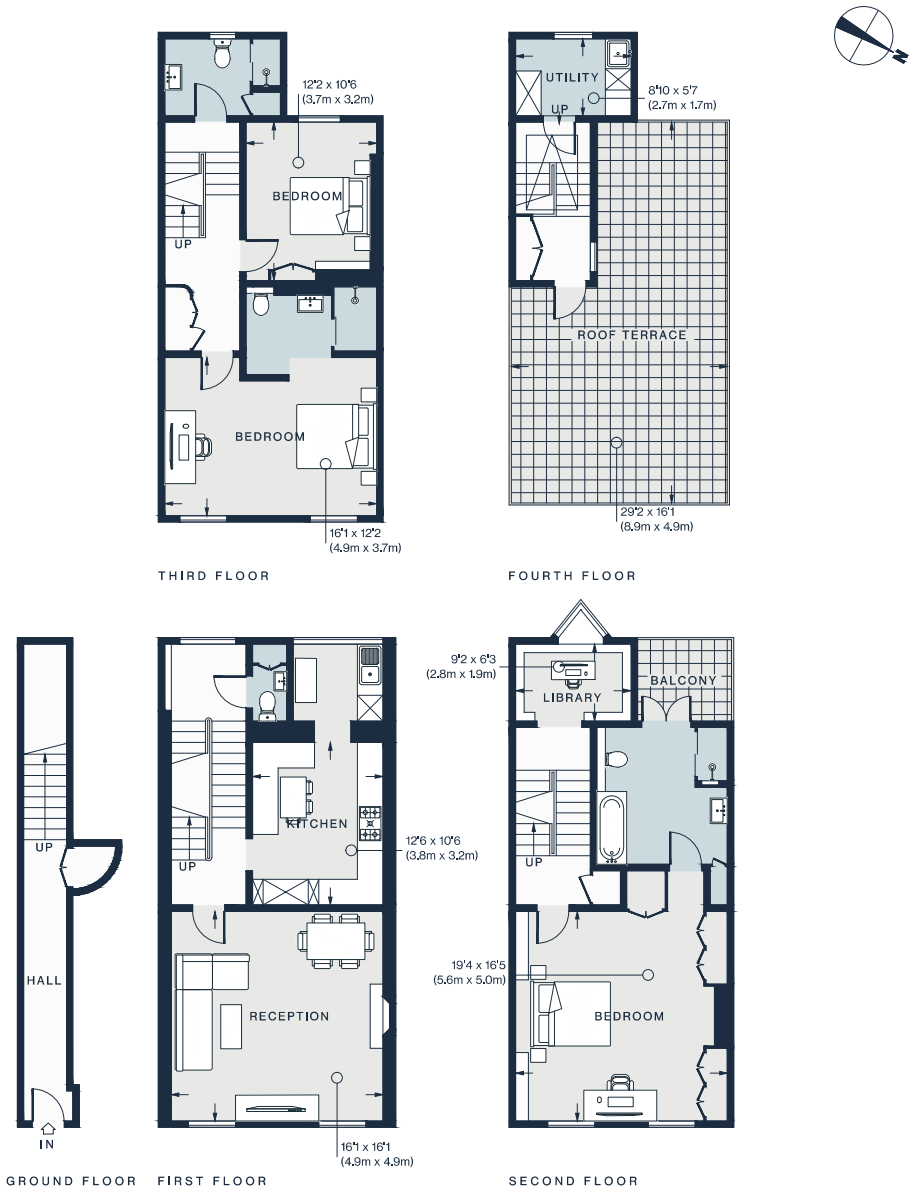









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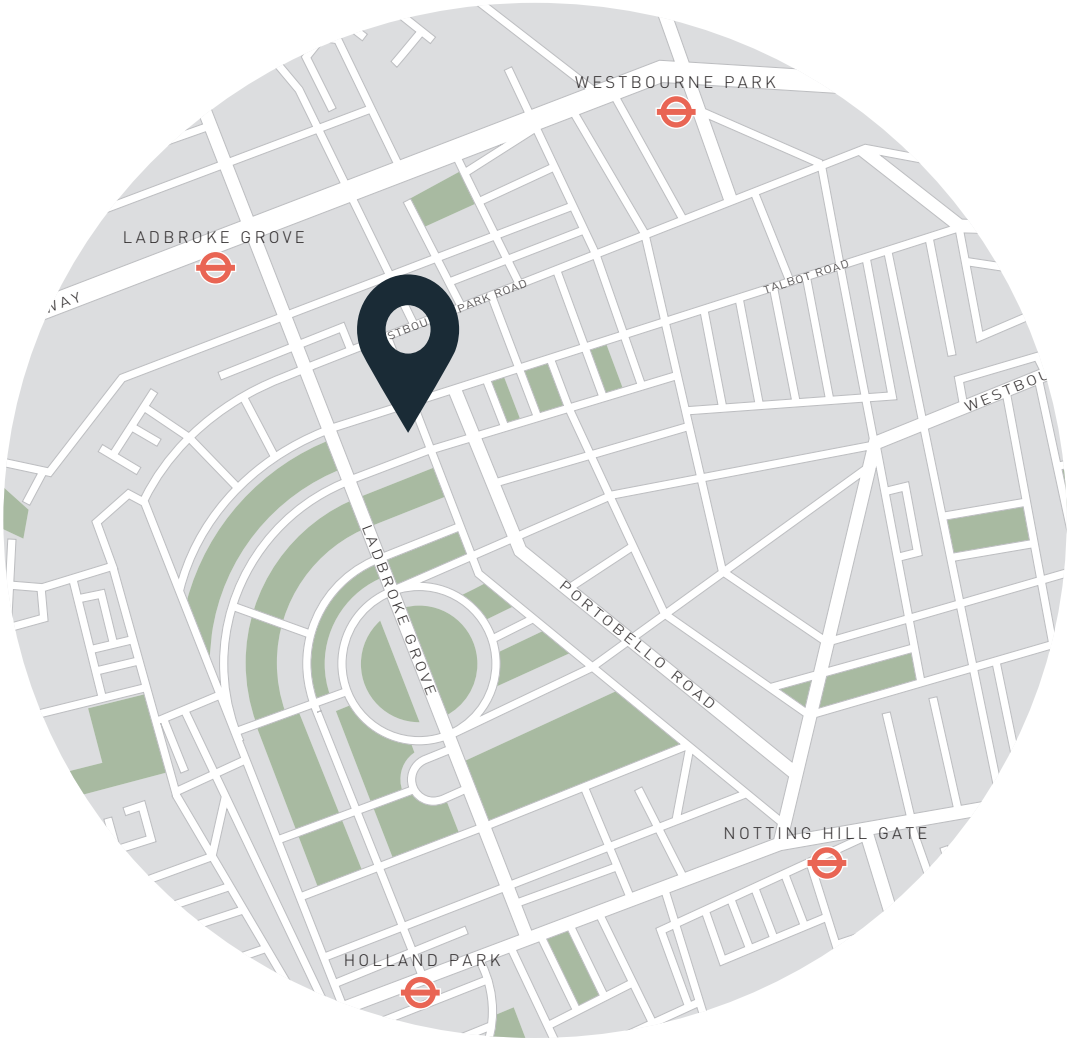
Approx. Gross Internal Area = 1,947 sq ft / 180.9 sq m

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

3 Bedrooms, 3 Bathrooms
Reception room
Contemporary kitchen and dining room
Principal bedroom suite with balcony
Guest bedroom suite
One further bedroom
Shower room
Utility room
Kitchenette
Library
Roof terrace

Approx. 1,947 sq ft / 180.9 sq m
EPC=D
Deposit: £13,200 (LL)
Council Tax Band: G



Location

Just steps from Notting Hill's iconic Portobello Market, Kensington Park Road enjoys an enviable position among the area's hotspots. Start the day with a sweet treat from Buns From Home, then grab reading material from The Notting Hill Bookshop and head to Hyde or Holland Park – both within easy reach. Stop by Ottolenghi en route home to enjoy creative Mediterranean dishes. For a refined evening out, choose between two-Michelin-starred The Ledbury and three-Michelin-starred Core by Clare Smyth. Closer to home, Italian delights are on offer at La mia Mamma, just seconds from your door.

Ladbroke Grove - 7 mins
Notting Hill Gate - 15 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

Specialising in London
and Ibiza's design-led homes

Let's talk
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