

DOMUS NOVA

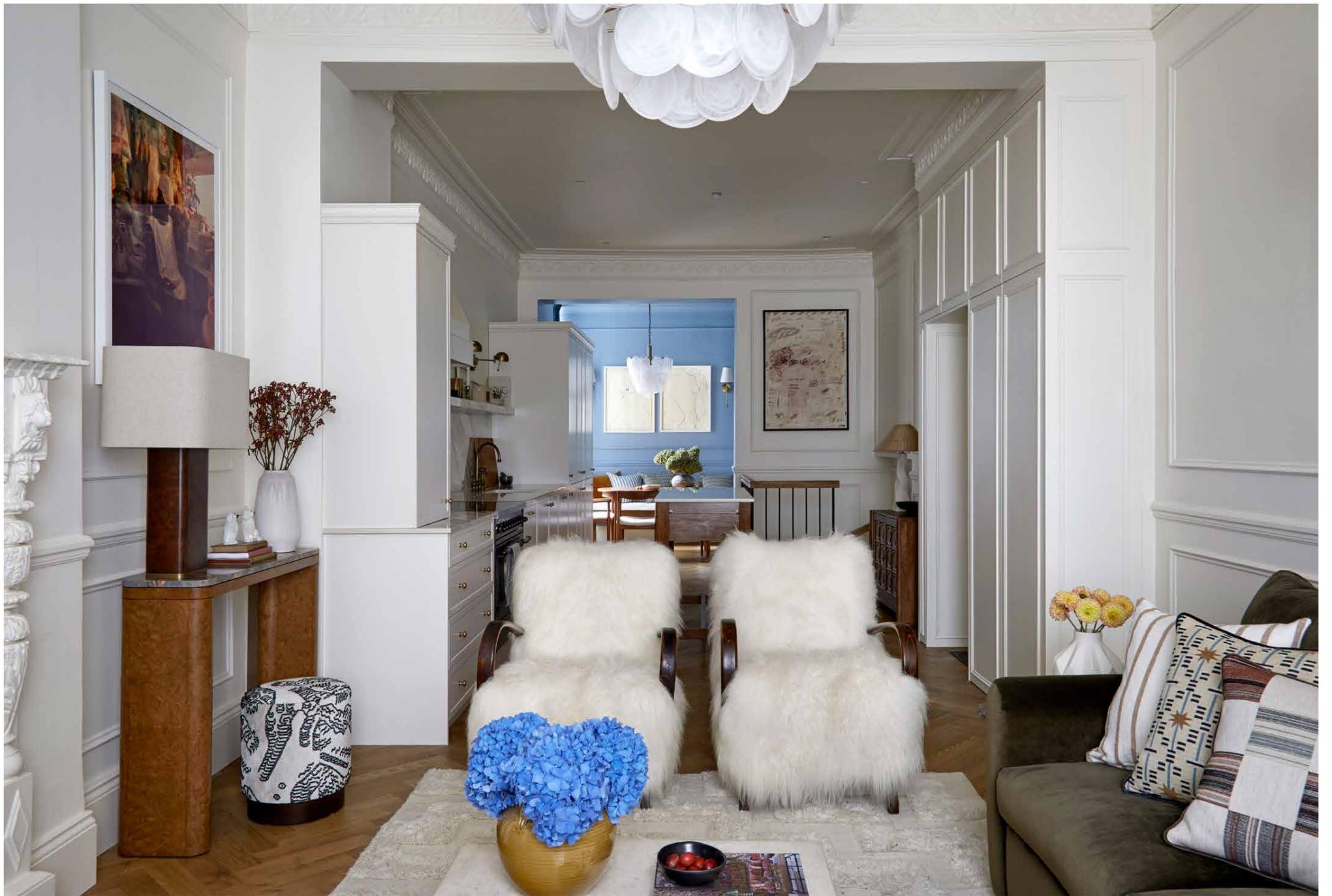


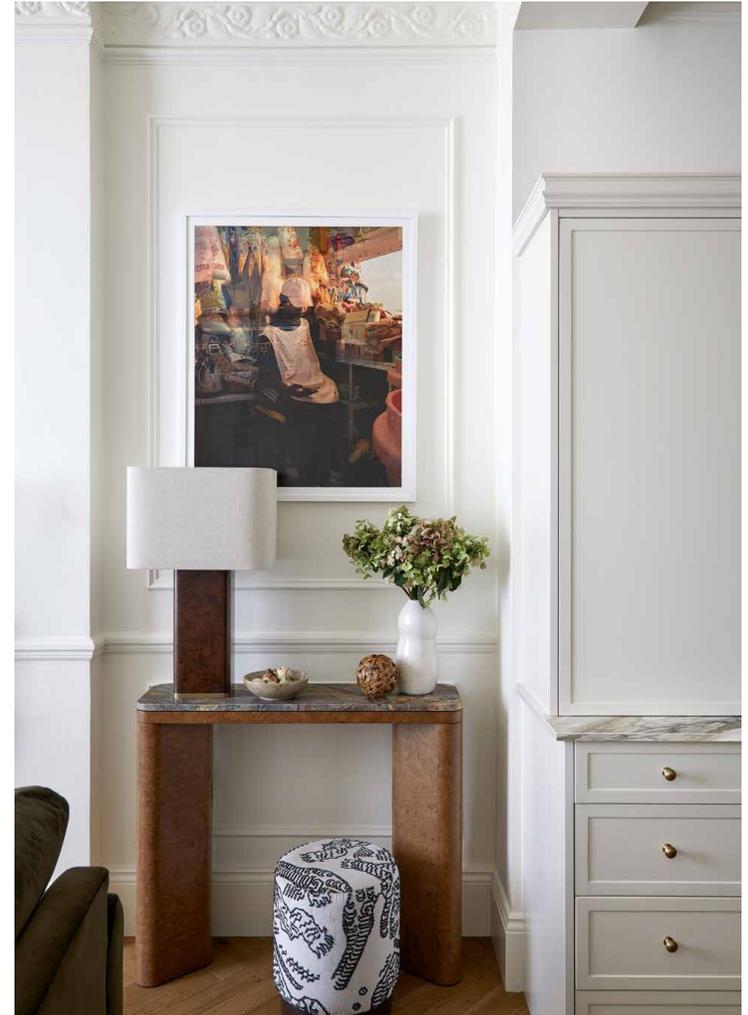
Kensington Park Road W11 – £2,350,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set within a white-stuccoed Victorian townhouse on one of Notting Hill's most iconic streets, this luminous 1,500 sq ft duplex is a masterclass in architectural creativity. Once home to renowned poster artist John Hassall, the building's creative legacy lives on in the hands of interior designer Amanda Hoyle, founder of Sey Studios, who now calls the ground and lower-ground floors home. Guided by a curated collection of works from emerging and female-identifying artists, Amanda used art not only as a visual anchor but as the conceptual foundation for the entire renovation. The result is a soulful reworking of period space into something at once contemporary and intimate, layered with colour, material warmth and natural light – drawing international attention, including a feature in *Architectural Digest Italy*.











Beyond the pillarbox-red front door, the ground floor is welcoming in character with its entirely open-plan scheme. Soaring ceilings, intricately restored cornicing and a ceiling rose pay homage to the home's Victorian bones, while Farrow & Ball's 'Pointing' brings a soft, contemporary neutrality to the walls. The palette was drawn in part from a vivid work by Philip Maltman—'XIX3'—whose rich reds, greens and blues echo throughout the space, from the original fireplace tiles to the custom commission that now hangs in the living room. These hues are picked up again in the robin's egg blue dining nook, creating visual continuity across the space. Adding contemporary flair, there's an oversized velvet sofa, works by Alba Hodsoll and a Samsung Frame TV that nods discreetly to the home's art-led sensibility.

Engineered herringbone floors continue into the kitchen, which has a subtle rustic tone with cream cabinetry grounded by a custom-stained oak butcher block and softly veined porcelain counters. Hi-tech Miele and Bosch appliances, plus a stylish ILVE cooker, make for a streamlined culinary setting. The dining nook – finished in Farrow & Ball's 'Kittiwake' – gazes out to the stained-glass windows of St Peter's Church, making for a charming entertaining space.

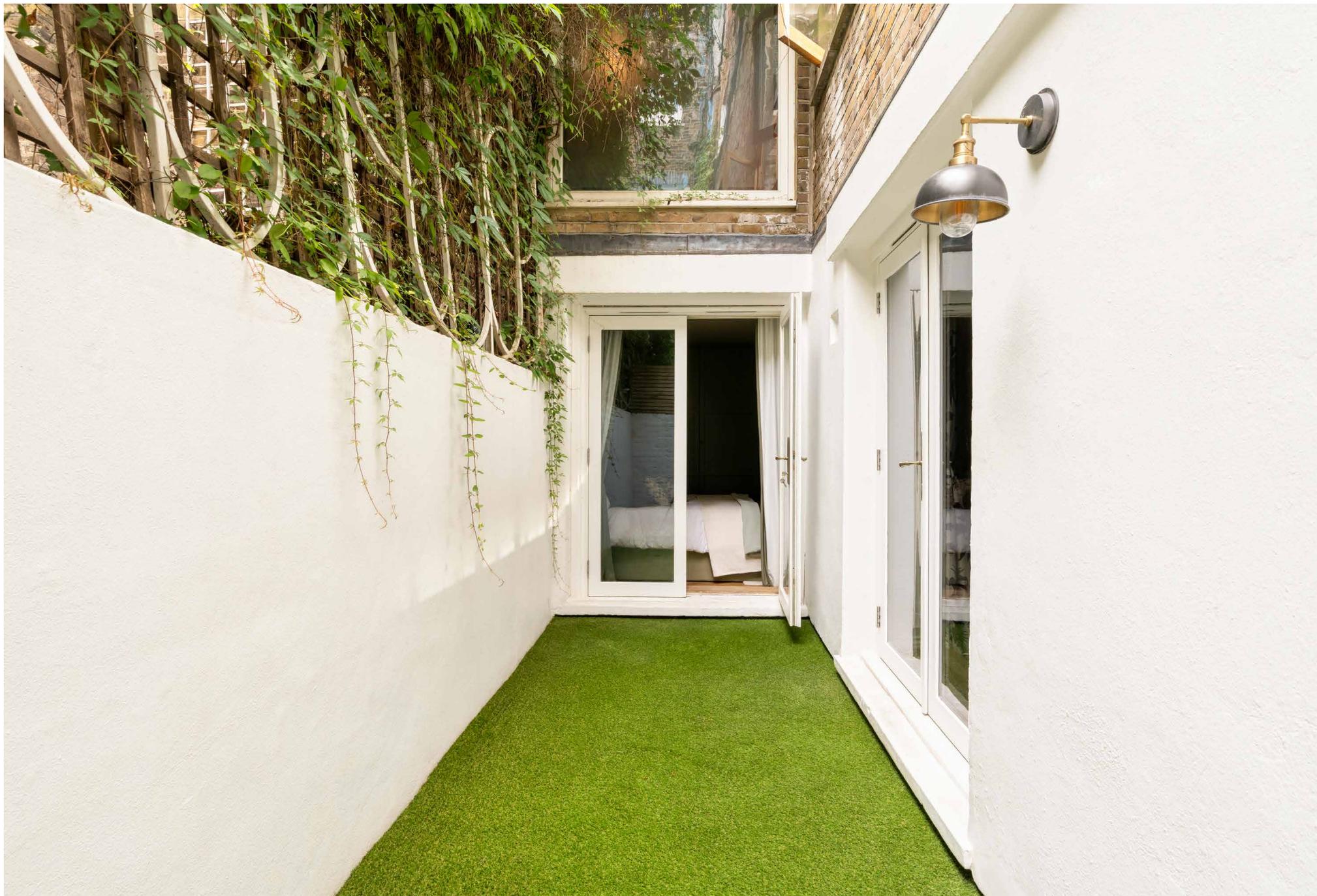






Downstairs, two bedrooms flow with the same focus on natural materials, curated artwork and tactile finishes. In the principal bedroom suite, pale walls are a neutral backdrop for patterned upholstery, marble-topped bedside tables and a full-height set of wardrobes. Glass doors open onto the private patio garden, filling the room with natural light. The en suite bathroom is a tranquil setting, with its floral wallpaper and Victorian tile flooring. The guest bedroom has an equally meditative feel, served by an additional bathroom with bespoke elements. Completing the lower-ground floor, a study or additional bedroom is wrapped in Farrow & Ball's 'Setting Plaster' – a sophisticated pink inspired by a bold, feminine work by Alli Pilli.



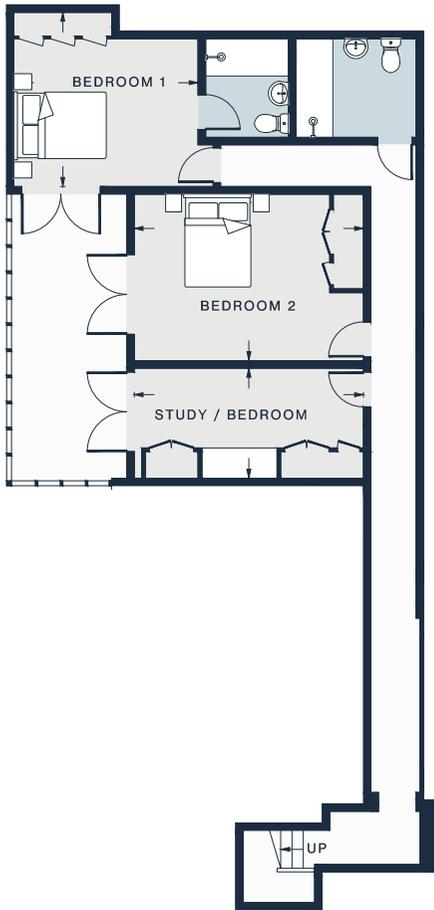












LOWER GROUND FLOOR

KITCHEN / DINING /
RECEPTION ROOM
34'11 x 12'6 (10.6m x 3.8m)

BEDROOM 1
12'3 x 11'6 (3.7m x 3.5m)



GROUND FLOOR

BEDROOM 2
15'3 x 11'0 (4.6m x 3.3m)

STUDY / BEDROOM
15'3 x 7'3 (4.6m x 2.2m)

Approx. Gross Internal Area = 1,410 sq ft / 131.0 sq m

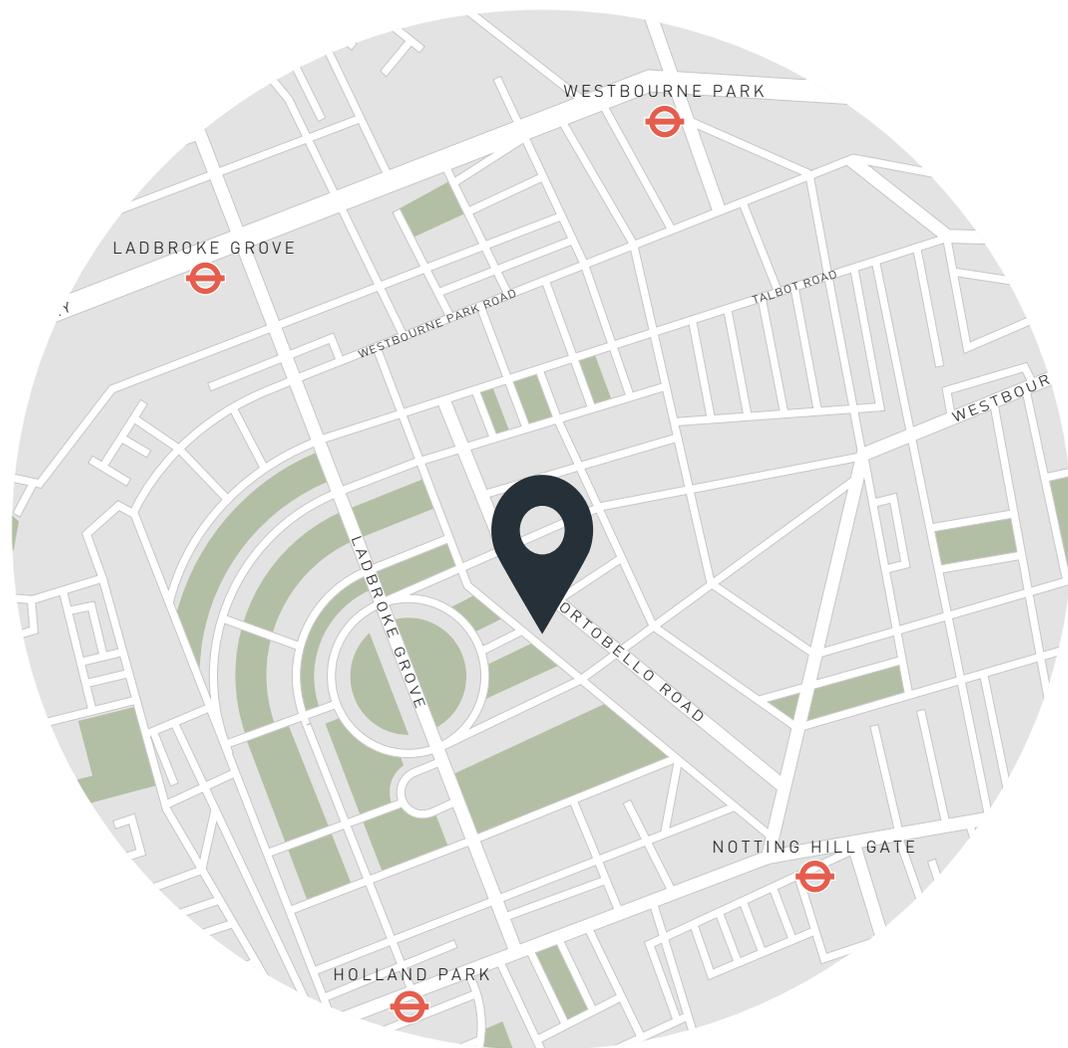
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Prepared for Domus Nova. Copyright © All Rights Reserved.



Property Details

Architecture and interior design by Sey Studios
Home featured in Architectural Digest Italy
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom
One further bathroom
Study or additional bedroom
Royal Borough of Kensington & Chelsea

Approx. 1,410 sq ft / 131 sq m
EPC=C
Tenure: Leasehold
Lease Length: Circa 999 years
Annual Service Charge: £4,886
Council Tax Band: G



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 Bodyism and Soul Cycle.

Notting Hill Gate - 8 mins (Central, Circle, District)

Ladbroke Grove - 14 mins (Circle, Hammersmith & City)



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

020 7221 7817

sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY