

DOMUS NOVA



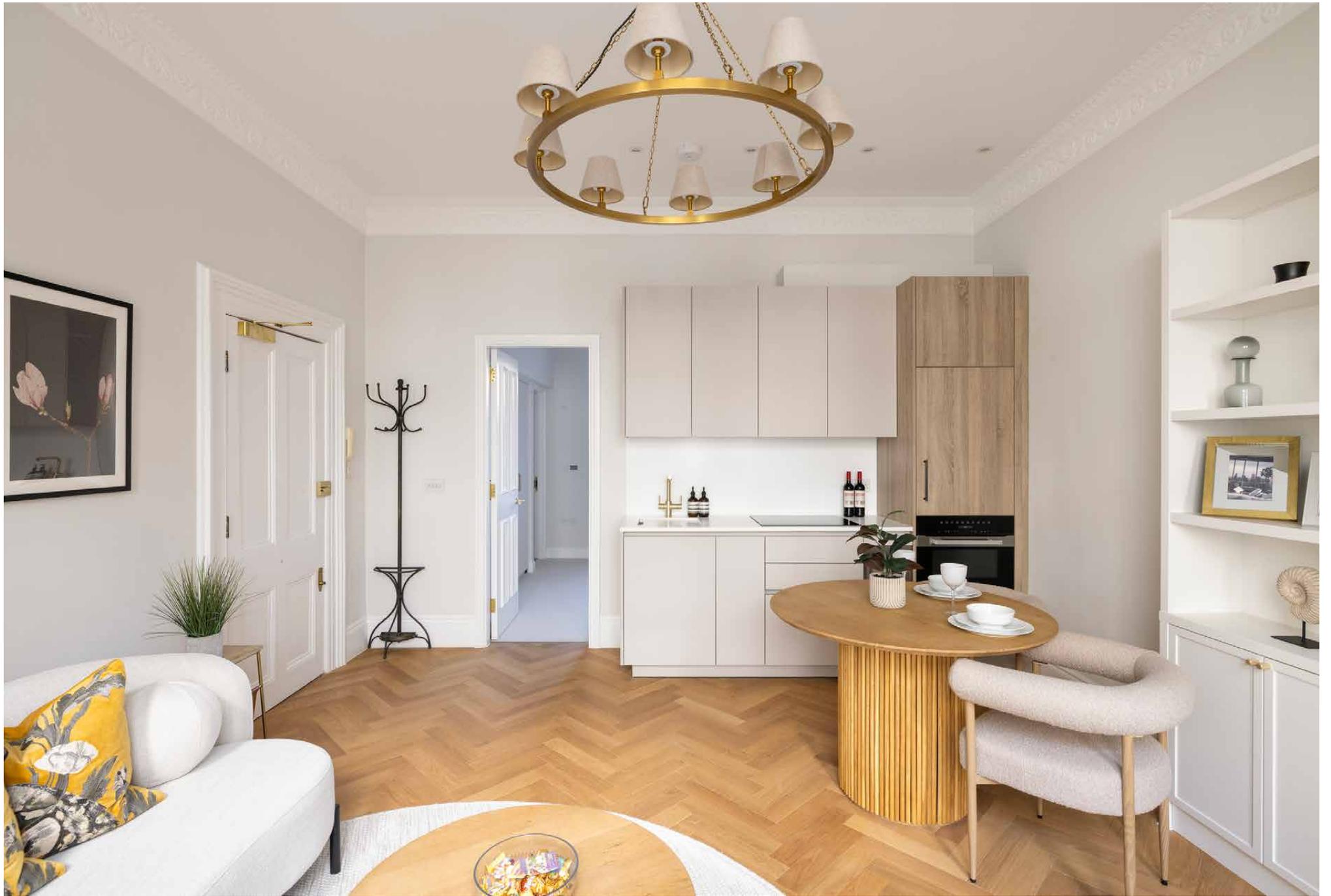
Kensington Park Road W11 – £845,000

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INTERNATIONAL REALTY



On the raised ground floor of a Kensington Park Road townhouse, this apartment makes a confident case for simplicity. High ceilings and tall sash windows establish the architecture, while ornate detailing nods to the heritage setting. Beyond the front door, Westbourne Grove and Portobello Road place some of west London's most sought-after spots within easy reach.

Inside, a neutral palette and streamlined finishes allow the proportions to take precedence. Full-height sash windows draw light through the living space, a spacious set up with room to socialise and dine. The Eggersmann kitchen is integrated with precision, its clean-lined cabinetry concealing Miele appliances for a cohesive feel.

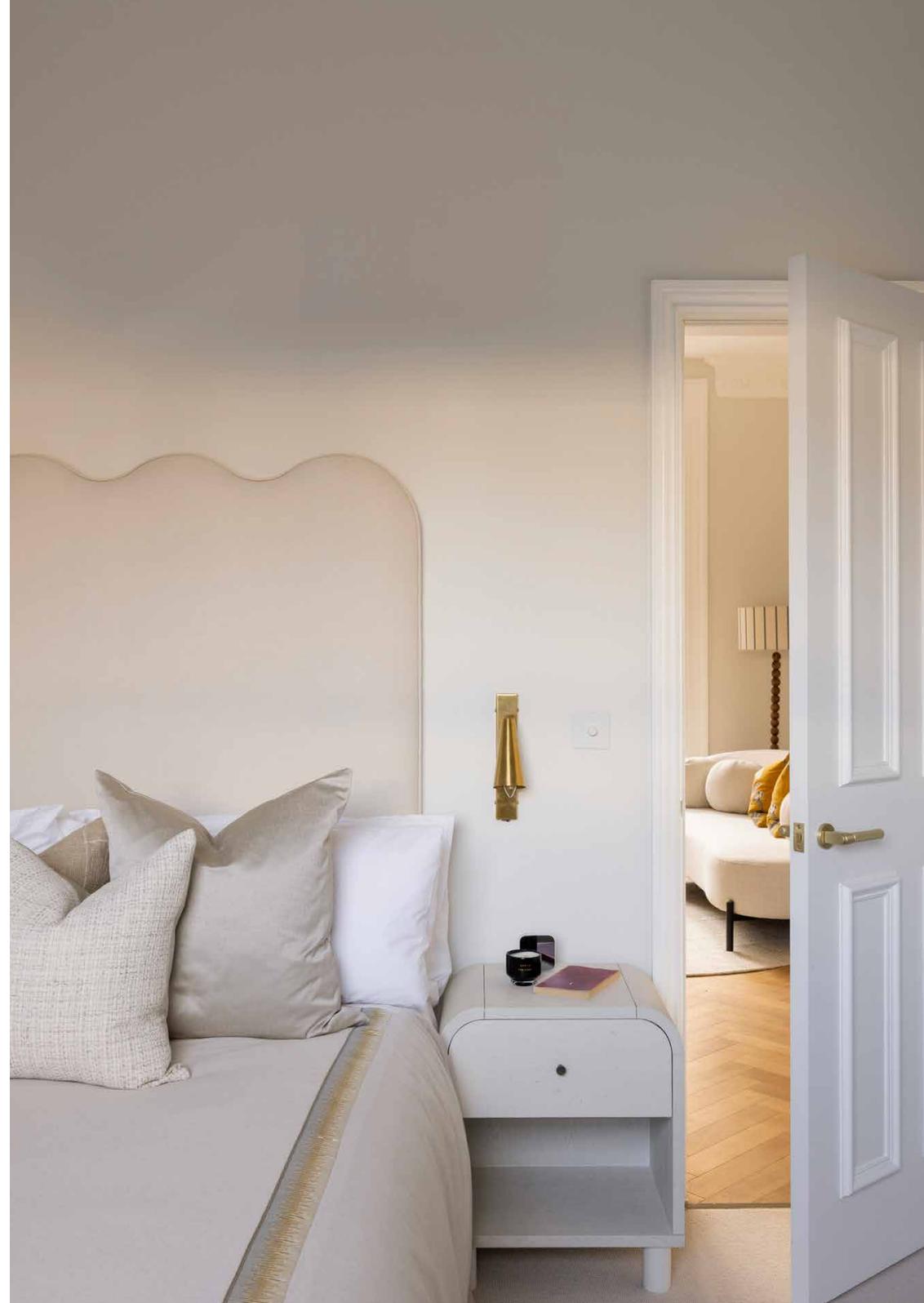






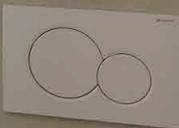


The bedroom sits quietly to the rear, with generous built-in storage and a restful aesthetic. In the bathroom, brushed gold fittings and soft tones are paired with underfloor heating and a walk-in shower.











GROUND FLOOR

RECEPTION ROOM / KITCHEN

16'4 x 14'8 (5.0m x 4.5m)

BEDROOM

14'7 x 11'9 (4.5m x 3.6m)

Approx. Gross Internal Area = 542 sq ft / 50.4 sq m

Property Details

Generous heritage proportions
 Open-plan living space
 Eggersman Kitchen with Miele appliances
 Spacious bedroom with bespoke storage
 Shower room with heated tiles

Approx. 542 sq ft / 50.4 sq m

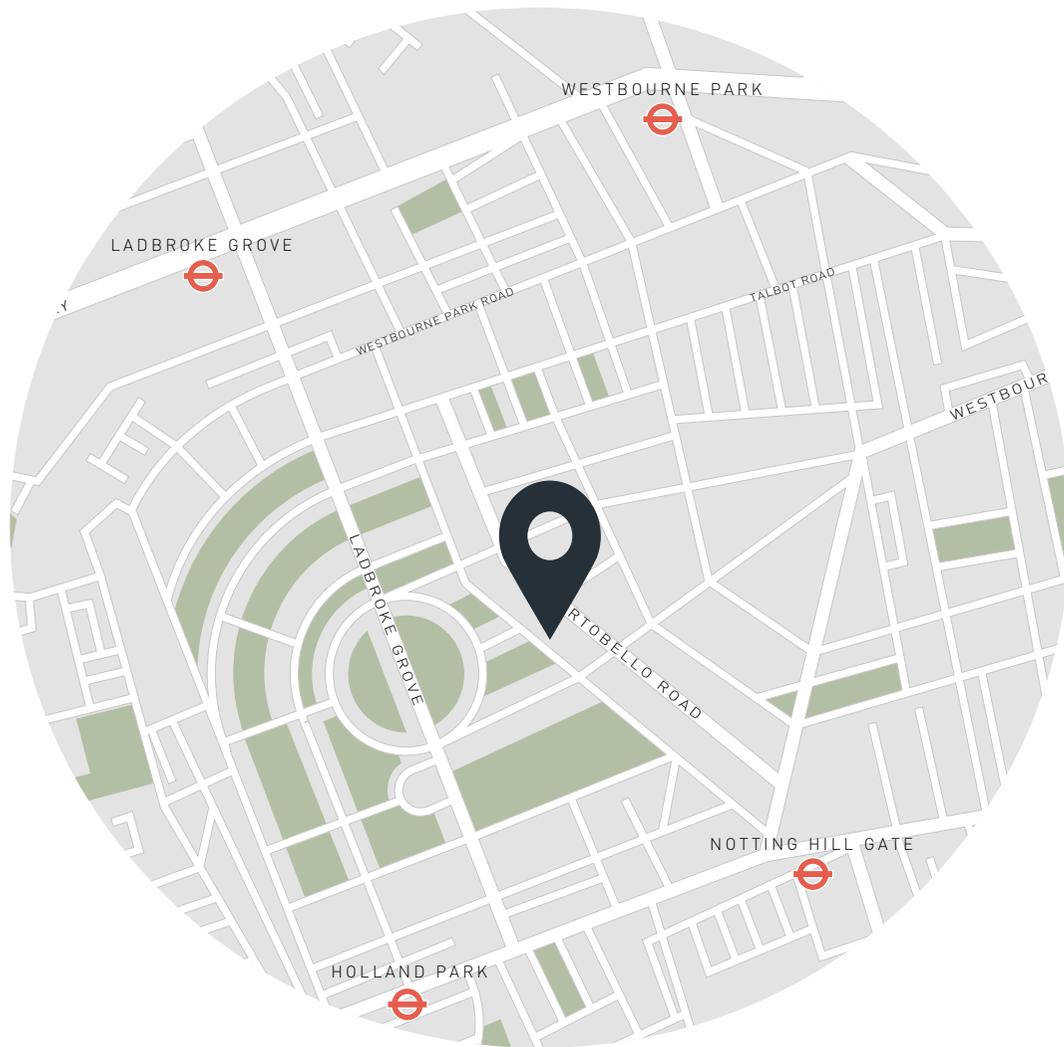
EPC=C

Tenure: Leasehold

Lease Length: circa 950 years

Annual Service Charge: TBC

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 + Meat 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.

Notting Hill Gate - 8 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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