

DOMUS NOVA



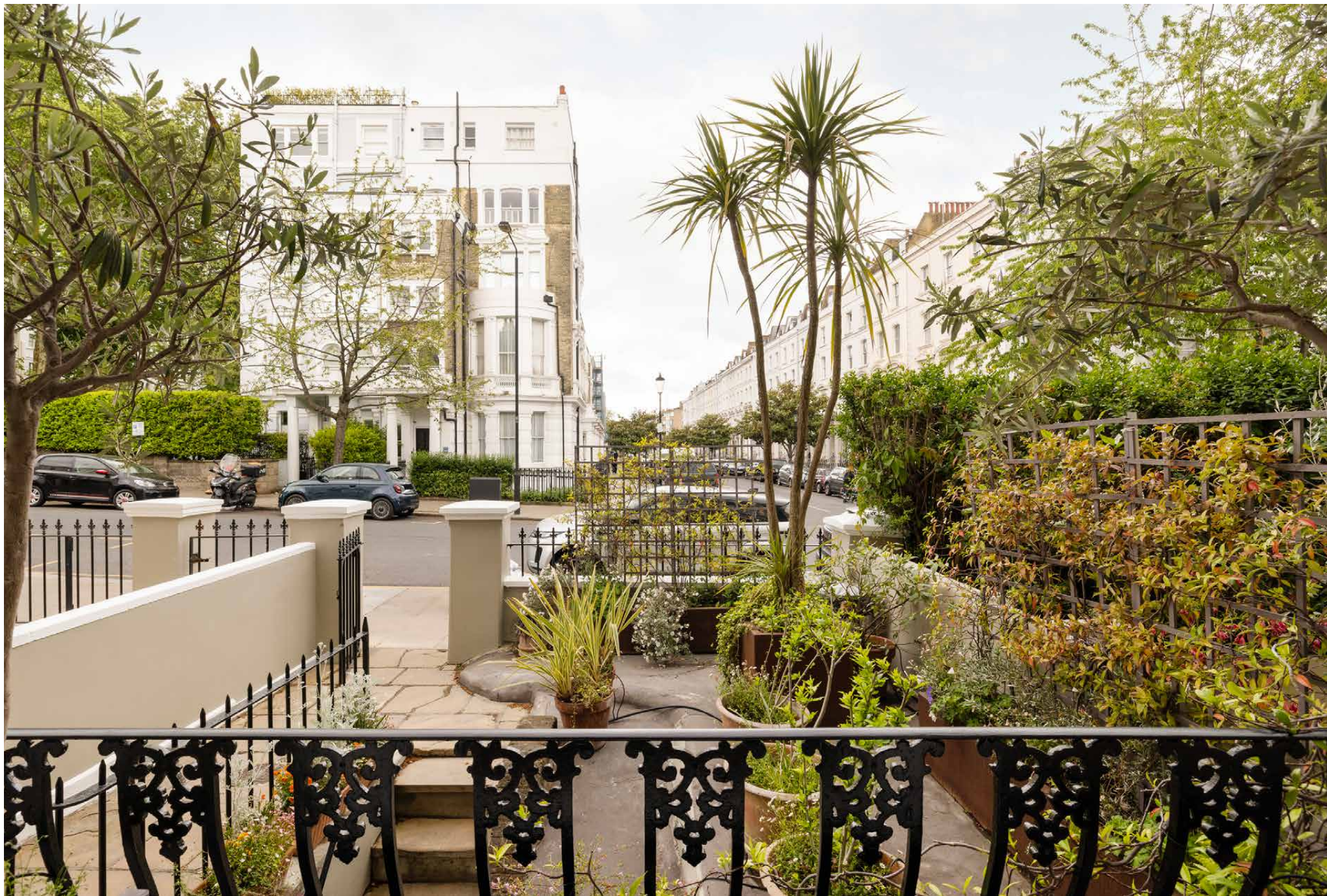
Kensington Park Road W11 – £675,000

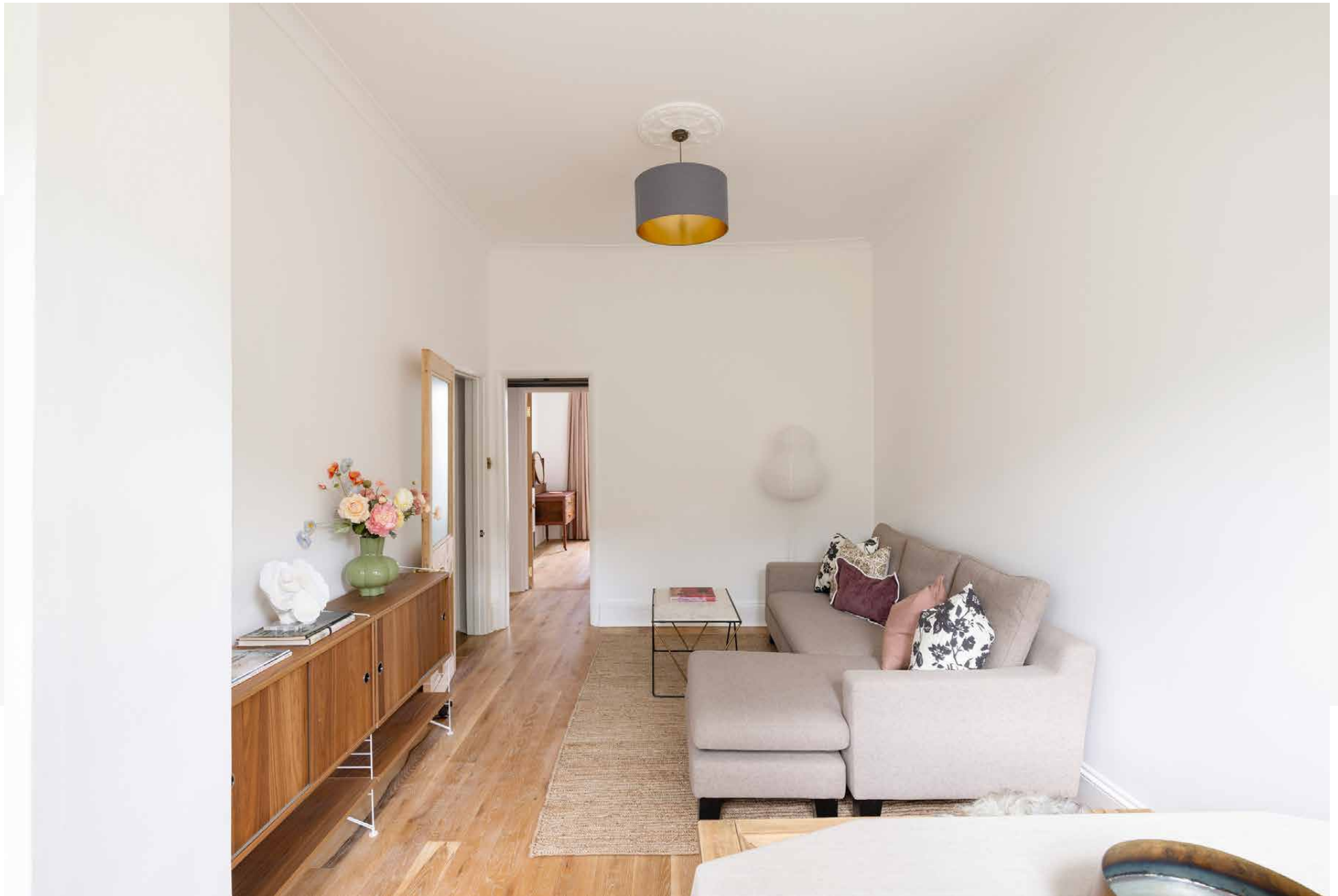
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Grand but understated, there's a character to Kensington Park Road that's calmer than the vibrant neighbourhood around it. Part of Thomas Allason's Grade II-listed Ladbrooke Estate, this terrace is defined by its stucco façade, arched sash windows and decorative ironwork balconies that sweep continuously across the building.

Positioned on the raised ground floor, the apartment is brightened by its volume and light. Ceiling heights rise to 3.1 metres in both the reception room and bedroom, amplifying the proportions and allowing daylight to move easily throughout. In the reception room, interiors feel calm and considered, with original detailing sitting alongside a more pared-back material palette. Set a few steps below, the kitchen is thoughtfully resolved. White lacquer cabinetry, dark grey worktops and a smoked-glass splashback keep the aesthetic restrained, while a garden-facing window draws in soft natural light.





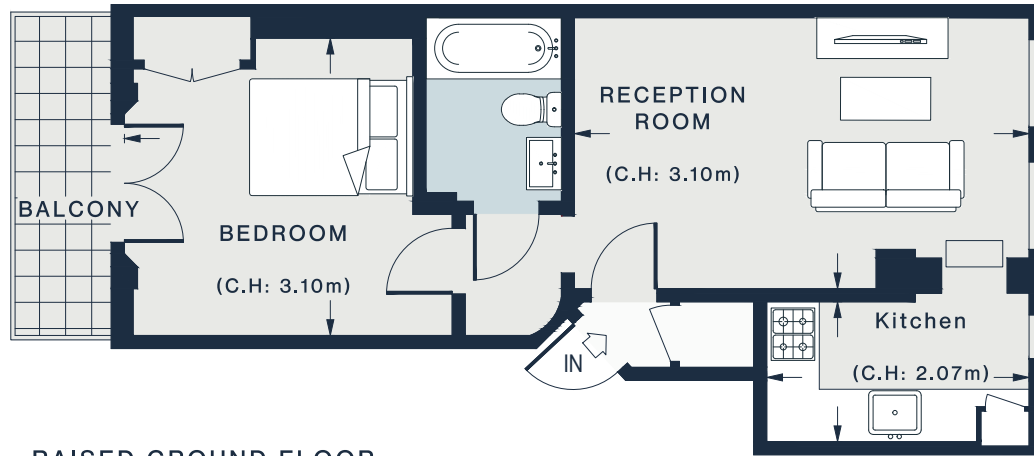
The bedroom overlooks the terrace below, where French doors open directly onto the apartment's front-facing balcony – a welcome vantage point above one of Notting Hill's most recognisable streets. Bespoke curtains and blinds from Designers Guild and The Cloth Shop add texture throughout, while integrated wardrobes and discreet storage maintain the uncluttered feel.

Serving the apartment, the family bathroom has been recently refurbished with Italian terrazzo flooring and a generous bathtub with an overhead shower.









RAISED GROUND FLOOR

Property Details

Dining and reception room
Contemporary kitchen
Spacious principal bedroom with built-in storage
Family bathroom
Balcony
Royal Borough of Kensington & Chelsea

Approx. 442 sq ft / 41 sq m

EPC=C

Tenure: Leasehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £3,300

Council Tax Band: E

RECEPTION ROOM

17'1 x 10'1 (5.2m x 3.1m)

KITCHEN

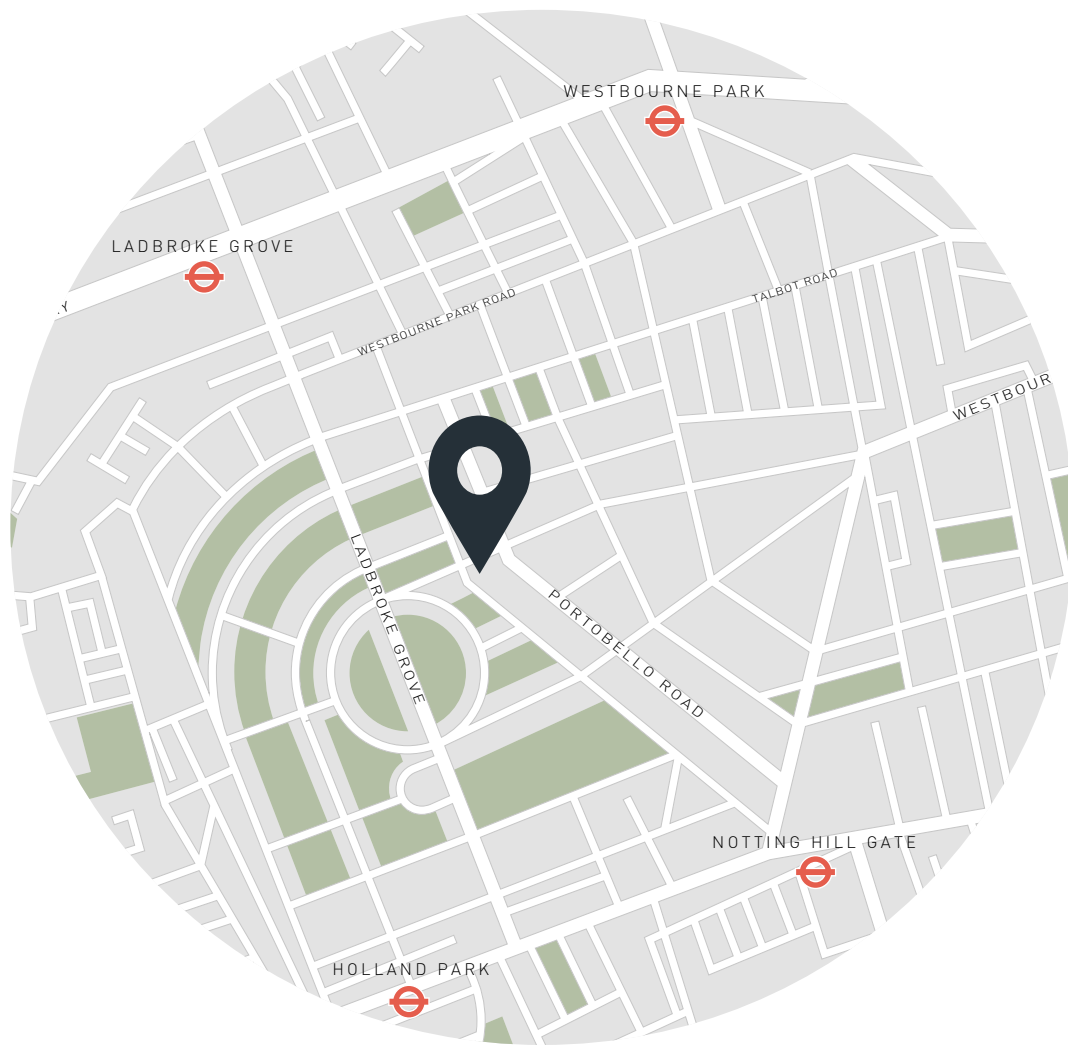
9'10 x 5'2 (3.0m x 1.6m)

BEDROOM

11'0 x 10'8 (3.4m x 3.3m)

Approx. Gross Internal Area = 442 sq ft / 41 sq m

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



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