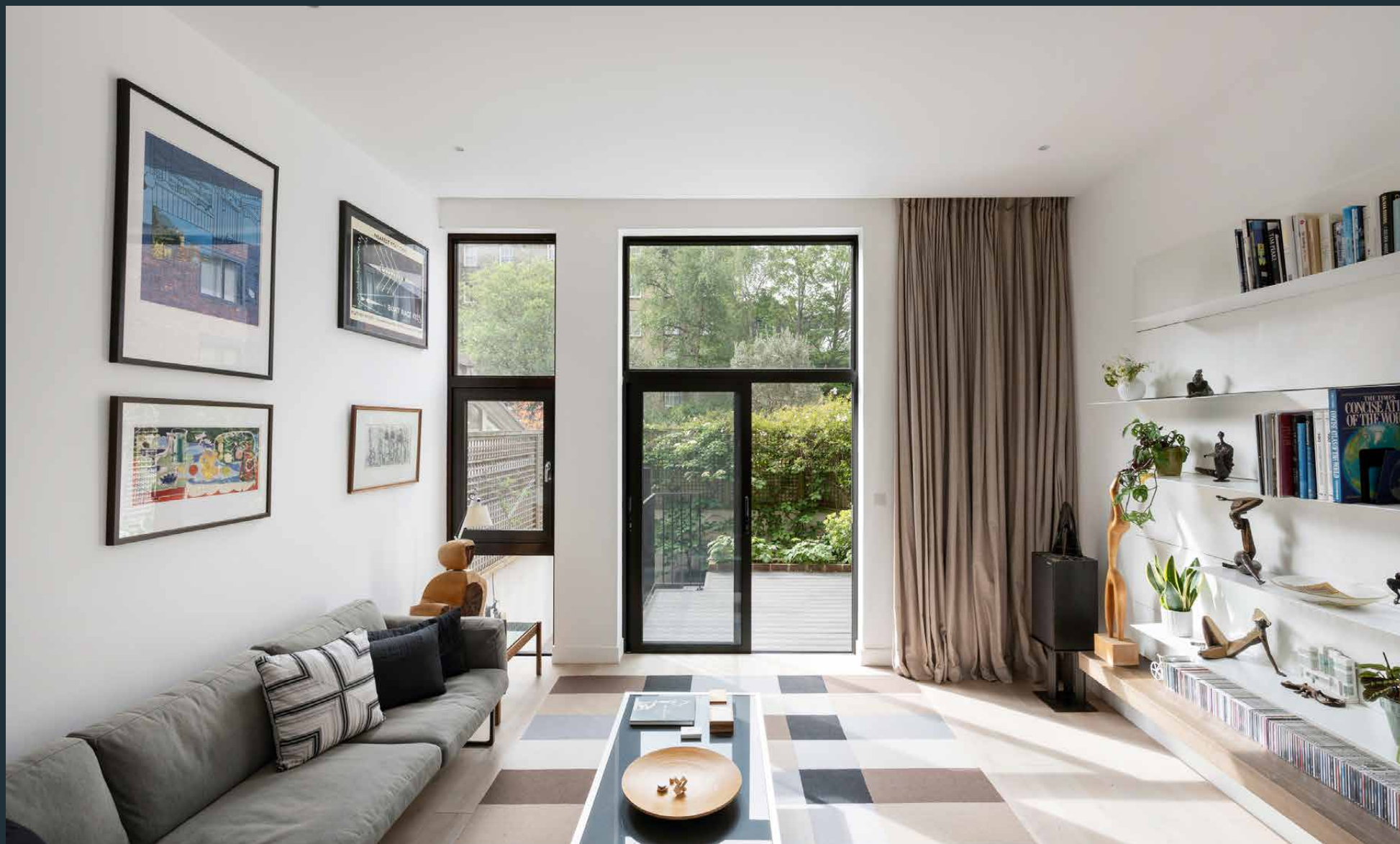


# DOMUS NOVA



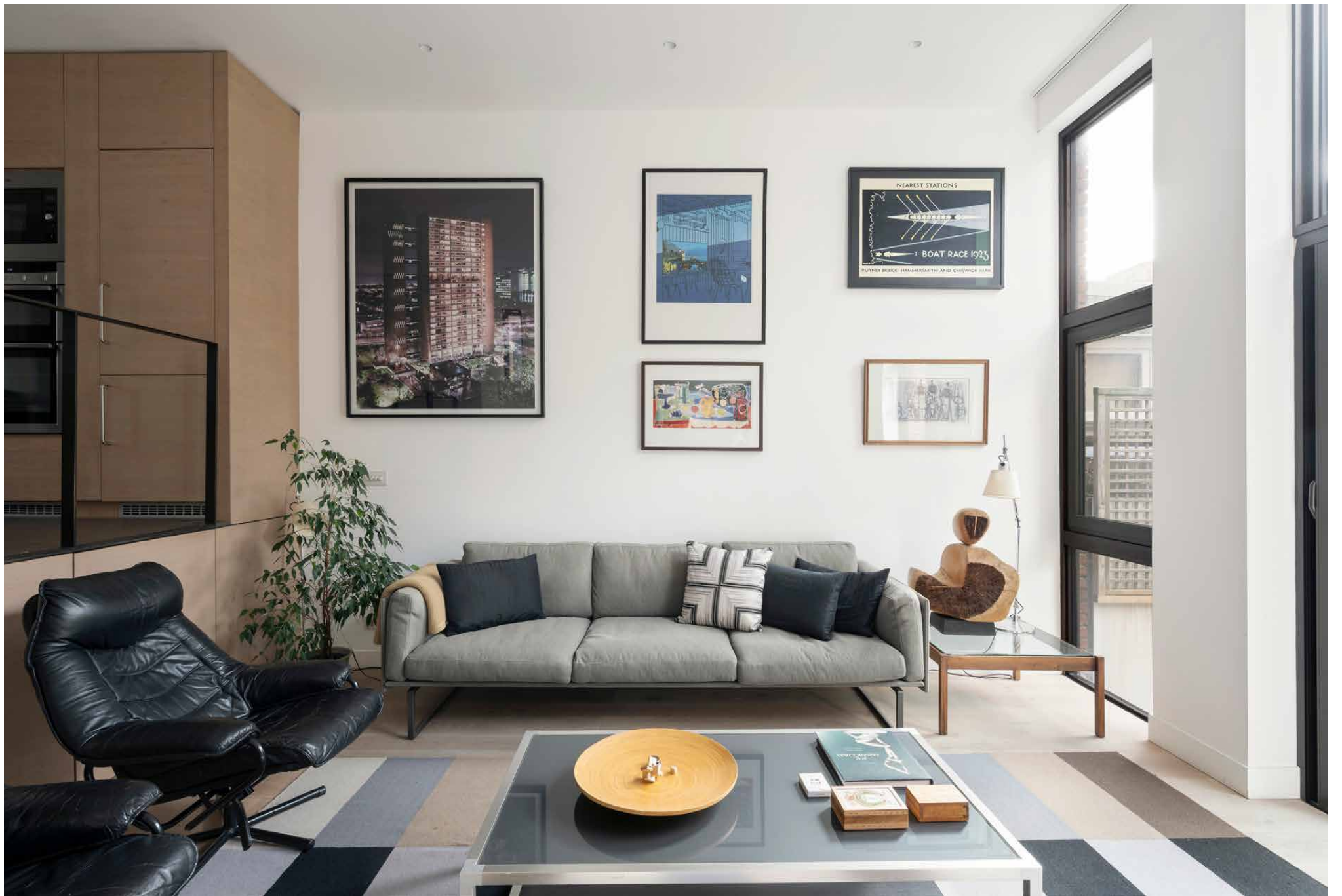
Kensington Place W8 – £2,750,000

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Set behind a punchy 1970s redbrick façade, this three-bedroom home has been crafted to pair the past with the present. Courtesy of West Architecture's sensitive interior renovations, contemporary amenities work seamlessly with Barbican-inspired, mid-century modern detailing and spatial configuration.

A bright red acer tree makes a bold introduction in the front garden – beyond which, the house opens into a spacious, split-level layout. Earthy floor tiles run underneath the kitchen and dining area, while whitewashed walls brighten the space. Bespoke oak cabinetry forms an L-shape, laid with glossy worktops and hi-tech integrated appliances. Sunlight beams through a black-framed picture window; come evening, a minimalist linear pendant light casts a warm glow.



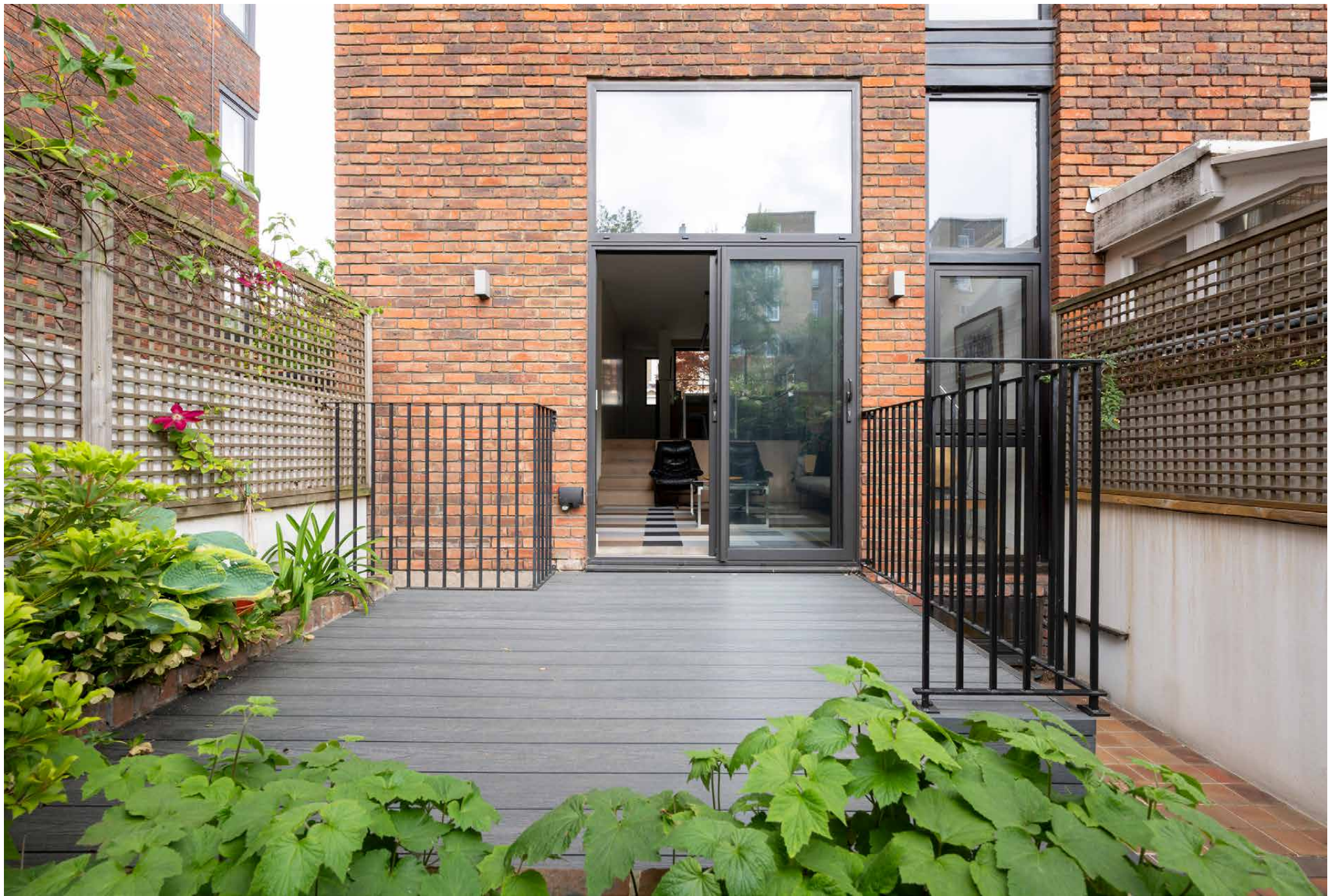
There's a voluminous feel to the living area, accessed down a set of steps. The room is brilliantly lit through full-height glazing – paired with floor-to-ceiling curtains that amplify the capacious proportions. Pale wood floors, engineered with underfloor heating, span the space. Completing the ground floor is a WC, featuring a Barbican sink that's in keeping with the home's modernist heritage.

Echoing the ground-floor interior plan, Kensington Place's private garden has a multi-level configuration, split between a decked patio and redbrick side return. An array of verdant planting brings natural charm to the south-facing setting, which enjoys abundant morning sun.











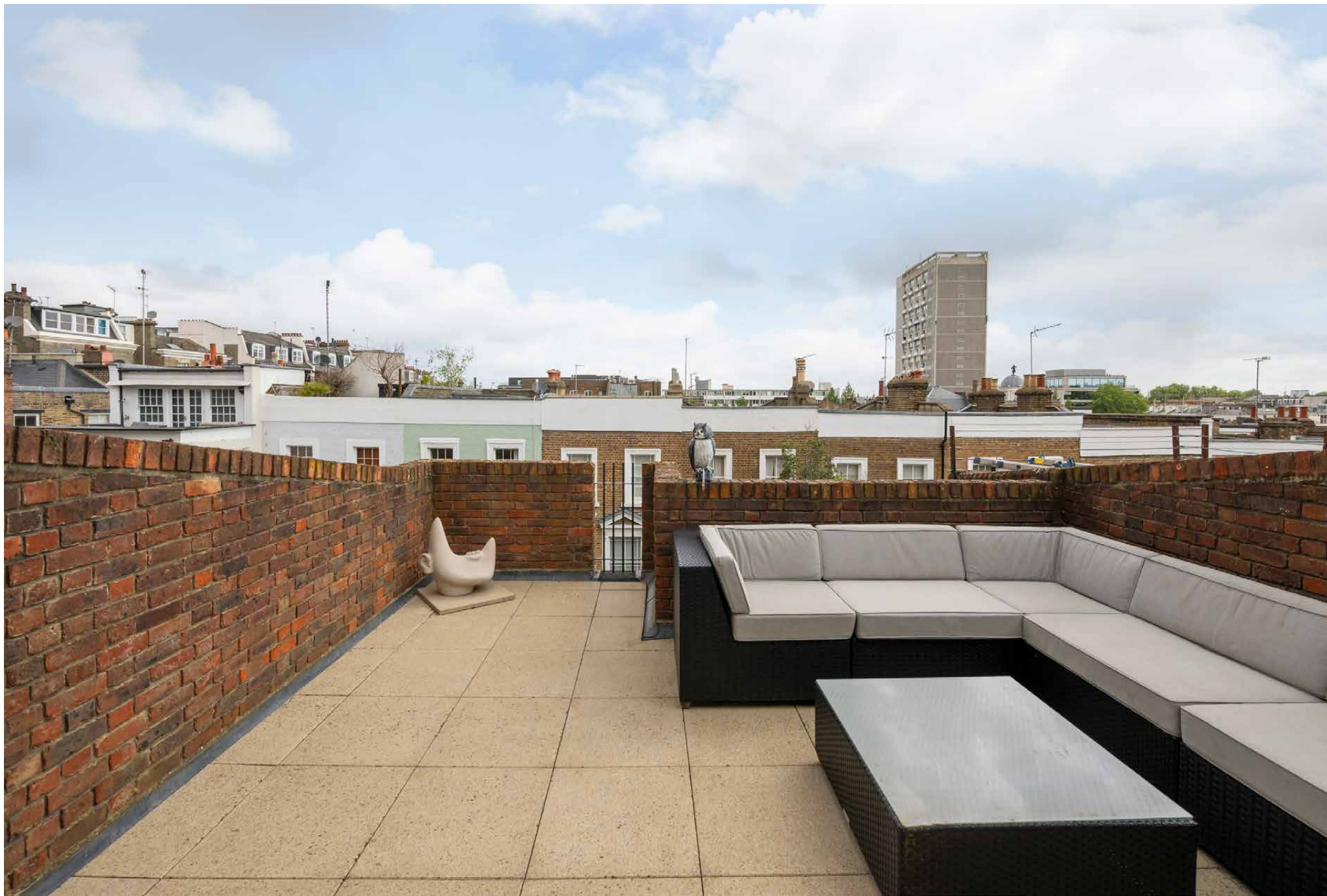


The basement level is imagined for work and relaxation. A serene office has textural intrigue, with its exposed brick wall and timber floors. Next door, an indulgent cinema room is fitted with a projector screen and a high-quality sound system.

A staircase engineered with a bronze balustrade ascends to the bedrooms upstairs. The principal bedroom suite is located on the second floor, maintaining the home's minimalist material and tonal palette. Bespoke wardrobes face the en suite bathroom, while sunlight pours in through a sash window and sliding glass door – which opens onto the private roof terrace. Overlooking the neighbouring rooftops, it's a secluded al fresco spot to make the most of London's warmer months. On the second floor, two guest bedrooms share the same restrained colours, bespoke wardrobes and illuminated aspects – served by a contemporary bathroom with a built-in bathtub.

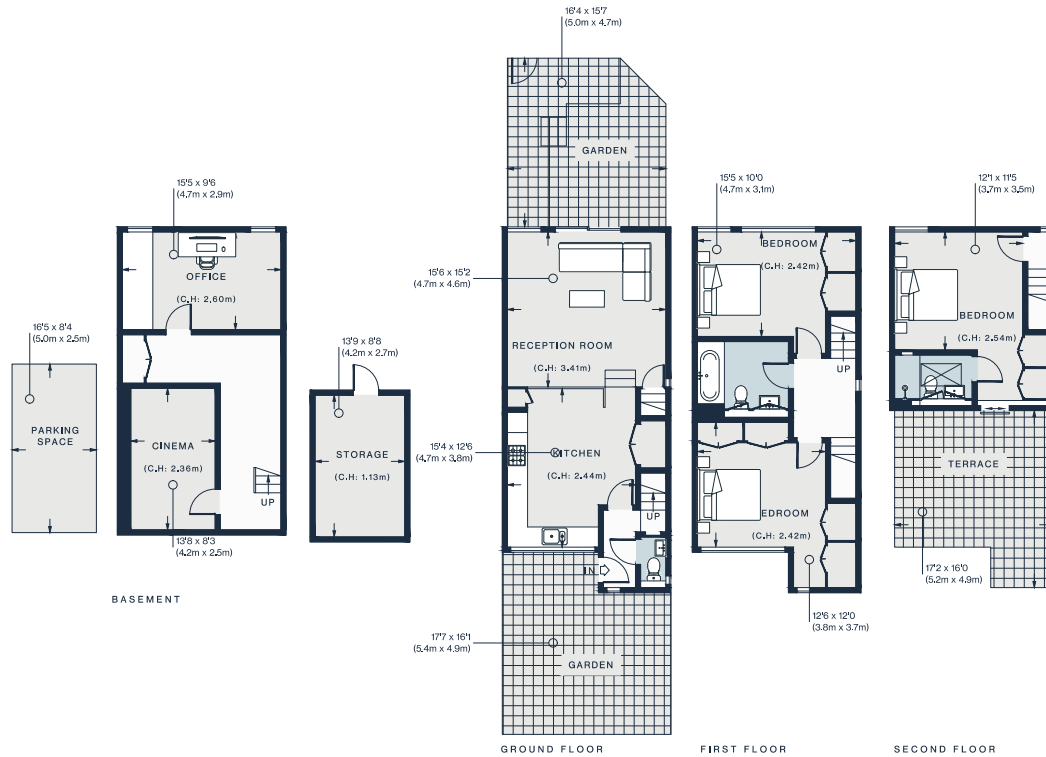












## Property Details

- Design by West Architecture
- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Two guest bedrooms
- One guest bathroom
- Cinema room
- Office
- Additional WC
- Private front and rear gardens
- Roof terrace
- Parking for one vehicle

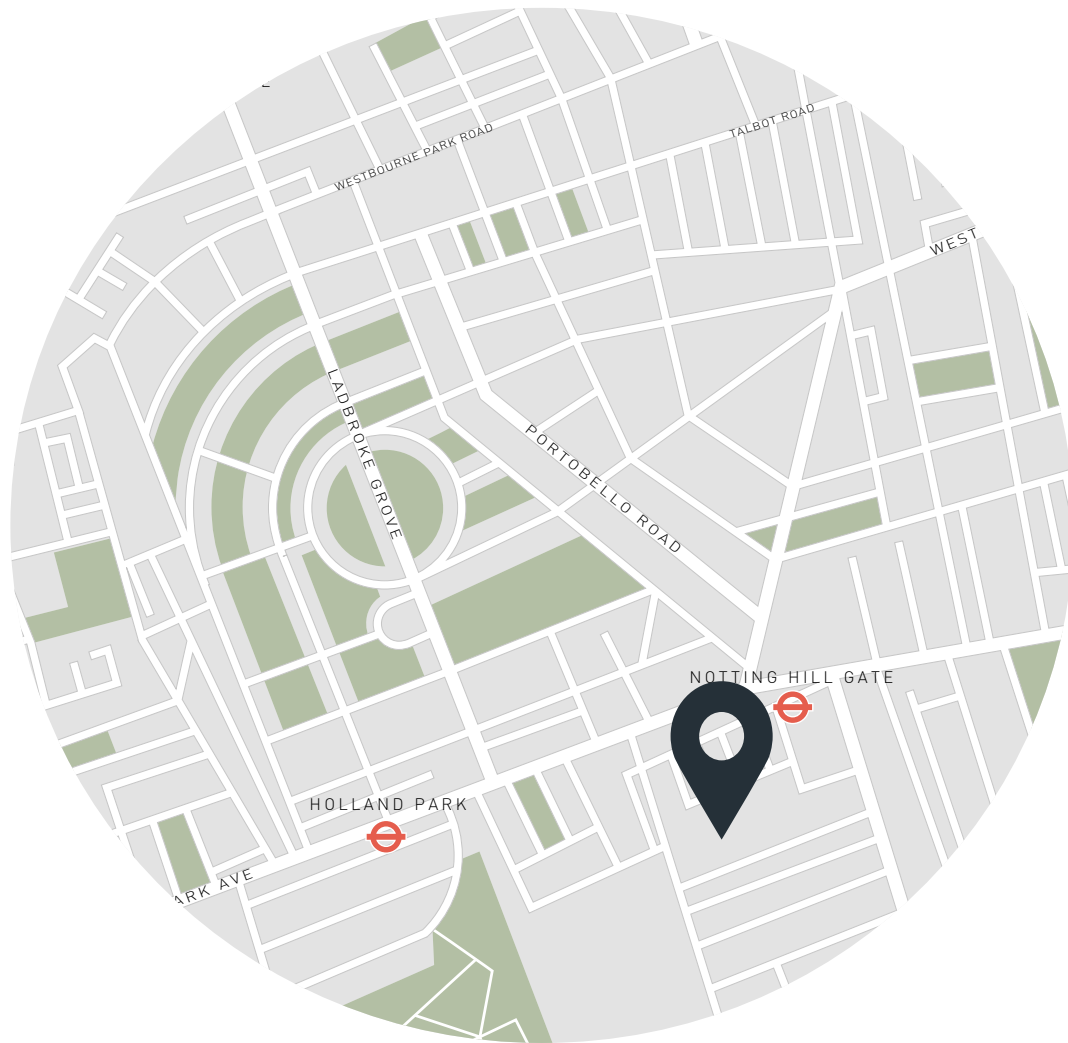
Approx. 1,813 sq ft / 168 sq m

EPC=C

Tenure: Freehold

Council Tax Band: G

Approx. Gross Internal Area = 1,813 sq ft / 168 sq m (Including Storage)



## Location

Enviably positioned in the 'Hillgate Village' enclave around Notting Hill Gate, there's a peaceful yet connected feel to Kensington Place. To the east and west of the home, the vast leafy spaces of Holland Park and Kensington Gardens are within easy walking distance. Holland Park Avenue is set for luxury groceries from Supermarket of Dreams or Jeroboams and La Piccola Deli, while retail therapy is best along Portobello Road with its famed antiques market. For fine dining, there's a rollcall of popular restaurants and pubs to choose from including Mazi, Clarke's, The Windsor Castle and The Churchill Arms.

Notting Hill Gate - 5 mins (Central, Circle, District)

Holland Park - 10 mins (Central)



# 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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