

# DOMUS NOVA



Ladbroke Grove W11 – £1,500,000

In partnership with **BARNES**  
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Minimalism guides the design at Ladbrooke Grove. With its neutral tones, pared-back finishes and a footprint that revolves around outside space, this apartment is set to soothe. Found on the ground floor of a traditional Notting Hill townhouse, there's a timelessness inherent in the details – and a warmth that emanates through.

At its core, the reception room gazes over a paved courtyard. Floor-to-ceiling French doors provide instant access and a constant stream of natural light, accentuating the proportions and openness of the space. There's a provincial feel, with high sloped ceilings and painted beams.

Just beyond, the living area flows seamlessly into a classic-meets-contemporary kitchen – all shaker style cabinetry, brassware and wooden floorboards, plus a glass roof that blurs inside and out. Throw open the French doors that connect with the courtyard – perfect for al fresco dining in the warmer months.

















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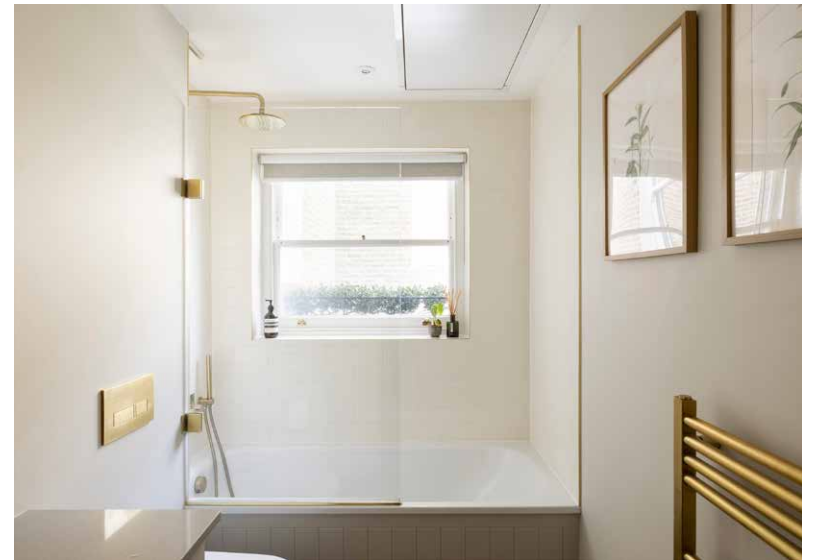
The home's Victorian heritage becomes apparent in the well-proportioned principal suite that retains its high ceilings, cornicing and original chimney breast. Once again, light from the courtyard pours in through a large sash window, illuminating ample built-in storage and an en suite bathroom. The second bedroom has a cosy feel, with the same exposed beams found in the reception room and a built-in desk area. Between both bedrooms you'll find a family bathroom, complete with a bathtub and grey panelling.



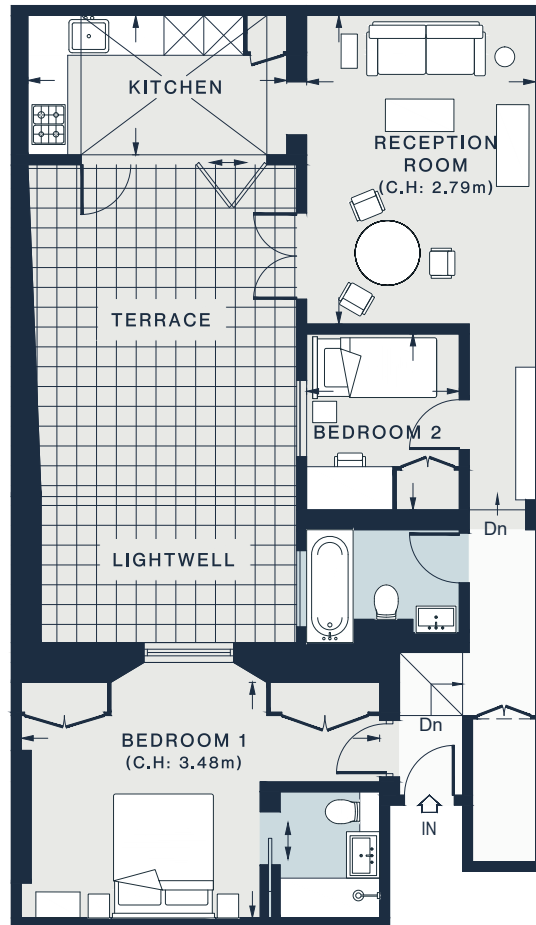












GROUND FLOOR

RECEPTION ROOM  
15'2 x 11'4 (4.6m x 3.4m)

KITCHEN  
12'10 x 6'11 (3.9m x 2.1m)

BEDROOM 1  
16'2 x 11'9 (4.9m x 3.5m)

BEDROOM 2  
8'9 x 7'7 (2.6m x 2.3m)

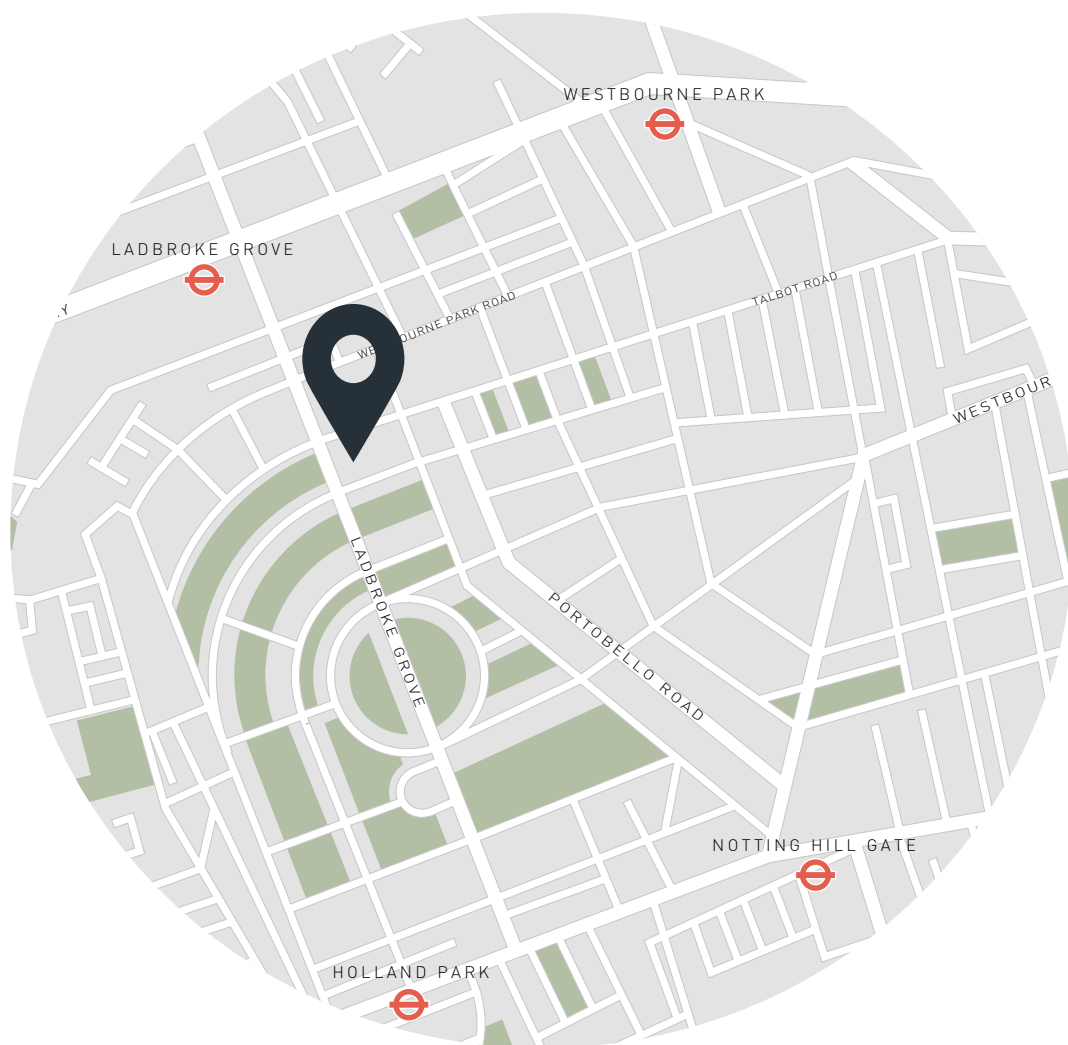
Approx. Gross Internal Area = 734 sq ft / 68.2 sq m

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

Spacious reception and dining room  
Light-filled kitchen  
Principal bedroom suite  
Guest bedroom  
Family bathroom  
Private courtyard  
Royal Borough of Kensington and Chelsea

Approx. 734 sq ft / 68.2 sq m  
EPC=E  
Tenure: Share of Freehold  
Lease Length: circa 994 years  
Annual Service Charge: Approx. £2,294  
Council Tax Band: F



## Location

With Portobello Road only a couple of roads away, life on Ladbroke Grove puts you right at the beating heart of Notting Hill, with community, culture and every conceivable amenity on the doorstep. Pick up sandwiches and coffee from Its Bagels, peruse the market stalls or catch a film at the Electric Cinema. Weekends play out close to home, with morning runs around Holland Park, treasure hunting on Golborne Road and evening dinner and drinks at Gold or Julie's.

Ladbroke Grove – 4 mins (District, Circle, Hammersmith & City)  
Holland Park – 12 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

Specialising in London  
and Ibiza's design-led homes

Let's talk  
020 7221 7817  
[sales@domusnova.com](mailto:sales@domusnova.com)

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