

# DOMUS NOVA



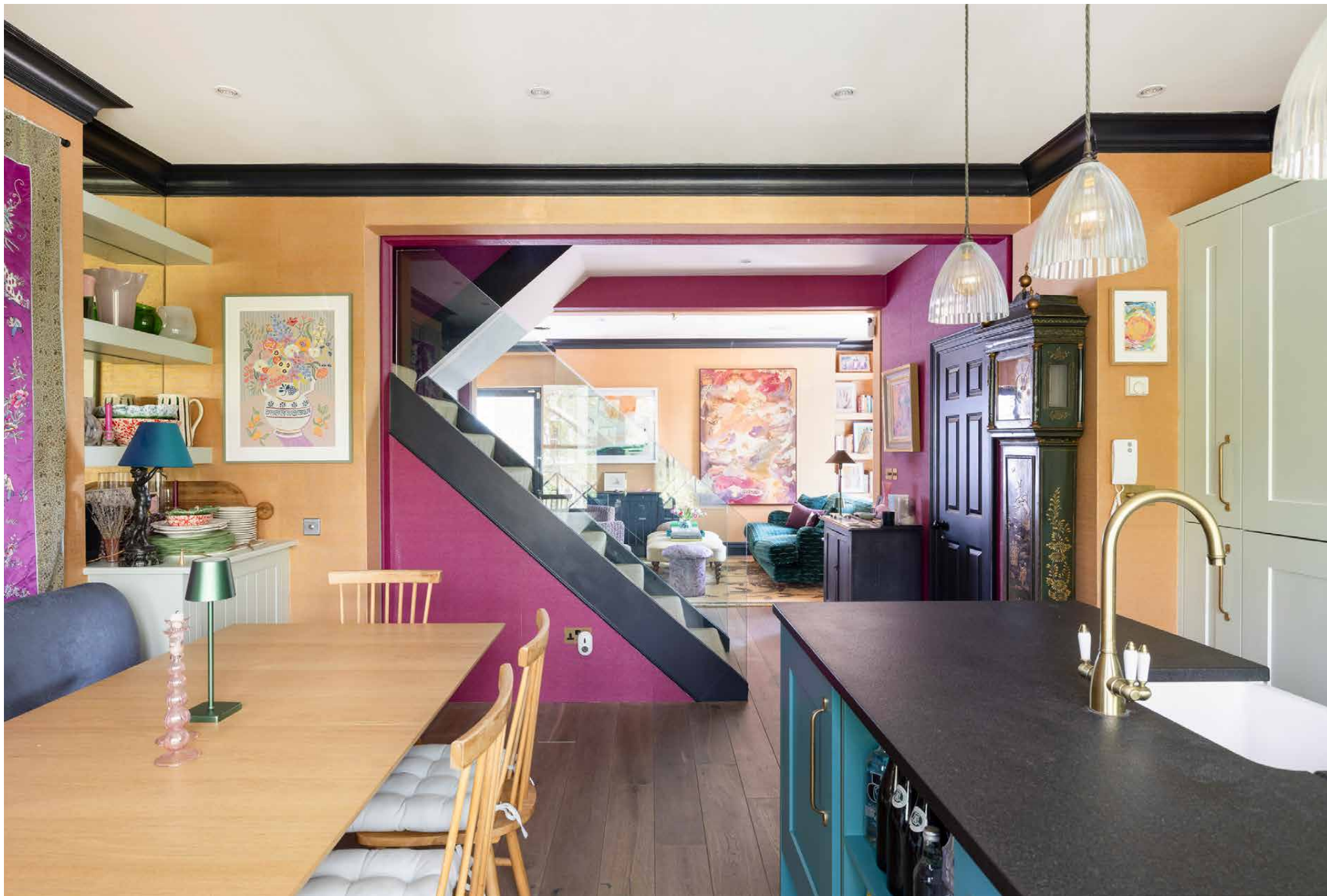
Ladbroke Grove W10 – £1,500,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



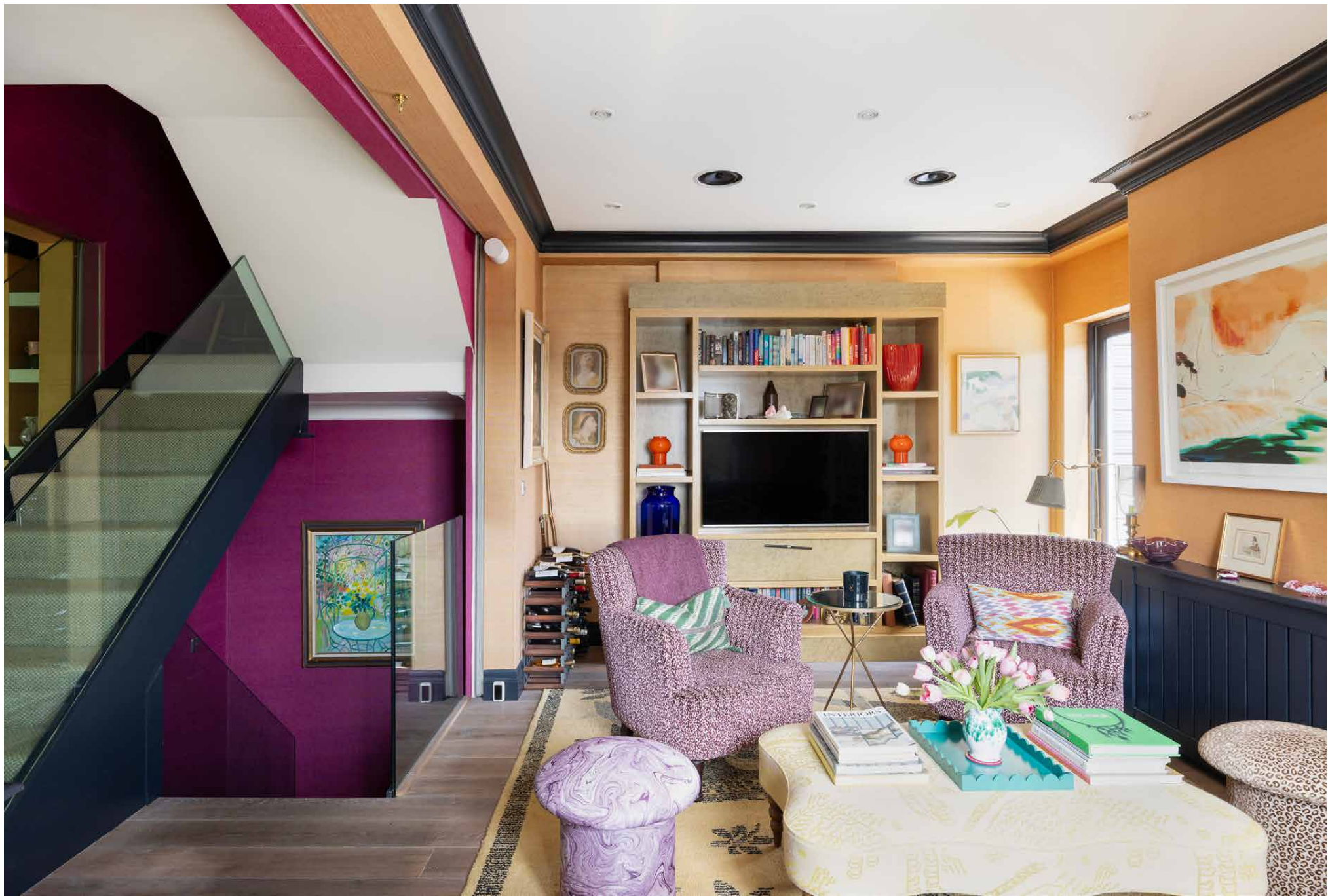
At the intersection of North Kensington and Notting Hill, an end-of-terrace duplex has been redrawn with creative flair. Across the third and fourth floors, colour and form take the lead, while a private terrace awaits with rooftop views.

Glass-framed stairs rise from the entrance, guiding the way up into the reception room. A central stairwell divides the open plan, thoughtfully allocating the kitchen and dining area to one side. A turquoise island complements the run of duck-egg blue cabinetry, fitted with integrated appliances and plenty of storage space. In the neighbouring lounge, walls are finished with textured grasscloth wallpaper, contrasted by bold black corning and window frames. A glass door leads from here to the private south-facing terrace, where box seating and rooftop views make for an idyllic al fresco setting.





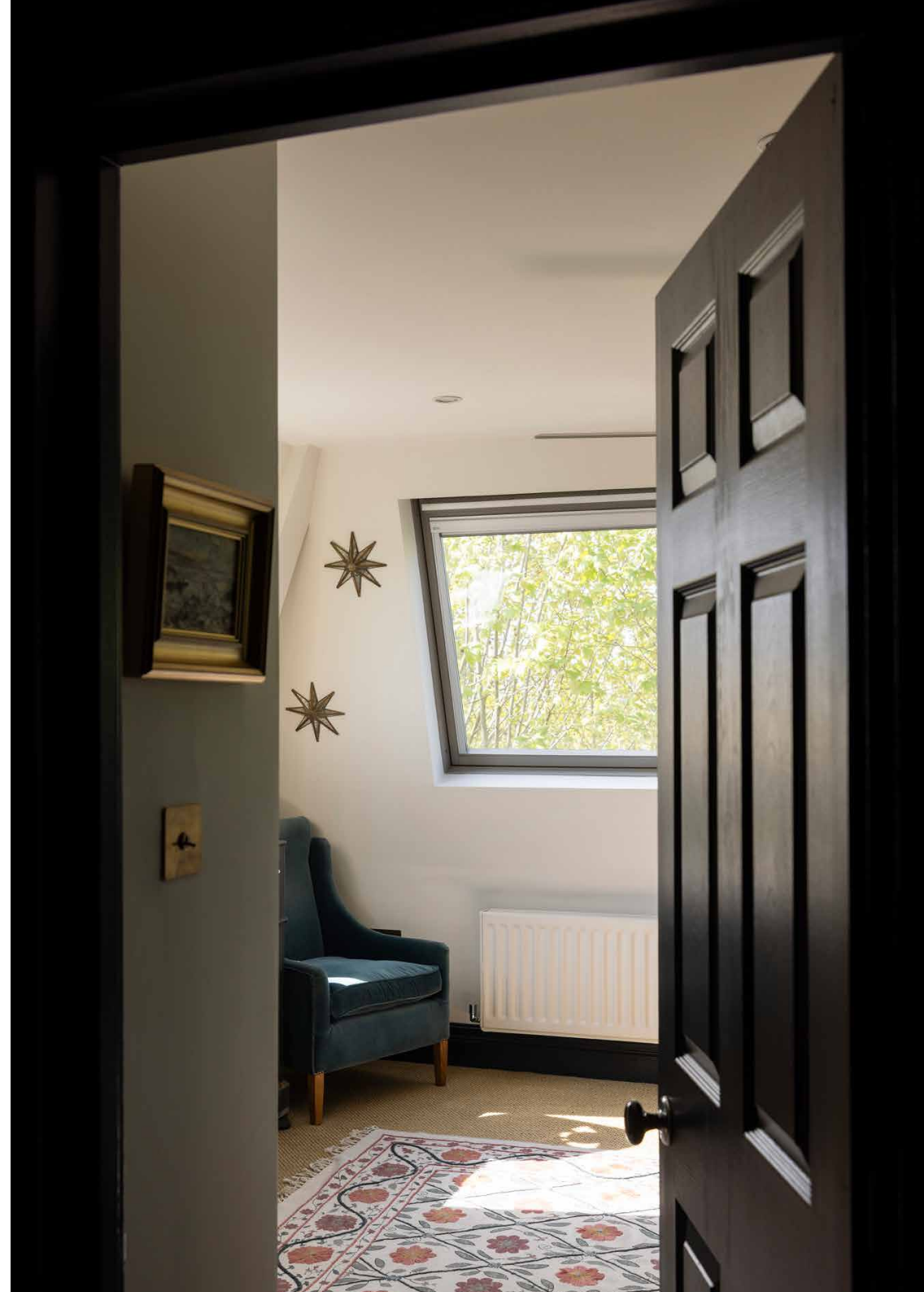








Above, the principal suite occupies the top floor. Sage green joinery wraps the room, with sunshine-yellow inlays offering a playful counterpoint to the natural tones. Sisal carpet runs underfoot, while three Velux windows above cast light over the space; a ceiling fan ensures comfort through the warmer months. The adjoining en suite bathroom is pared-back and peaceful – white metro tiles and natural light setting a calming tone. This sense of tranquillity continues into the second bedroom suite, where a bank of blush-toned wardrobes ensures the space is serene yet practical.







The room is bordered by sage green cabinetry, its sunshine-yellow inlays offering a playful counterpoint to the natural tones.

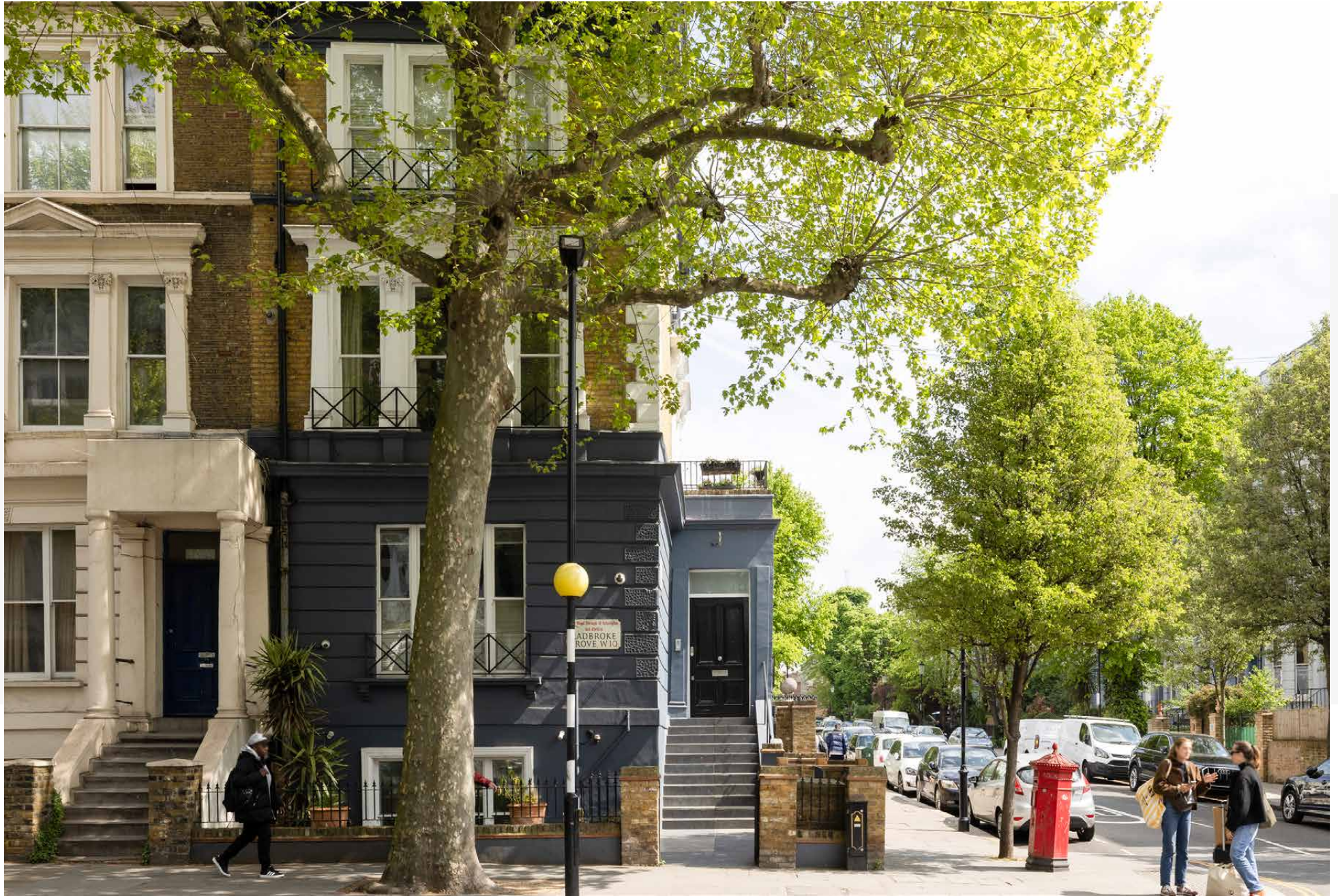


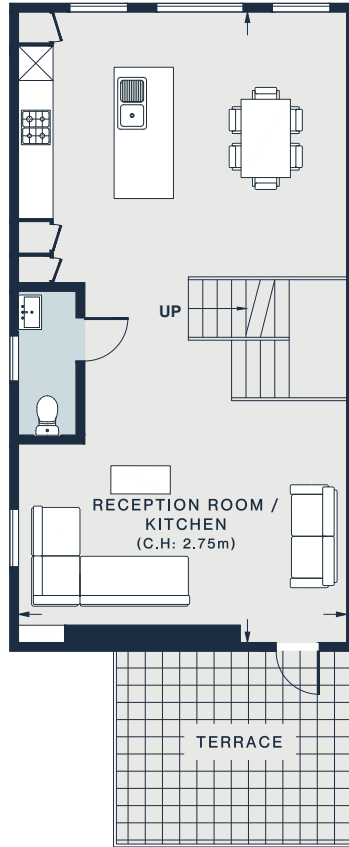




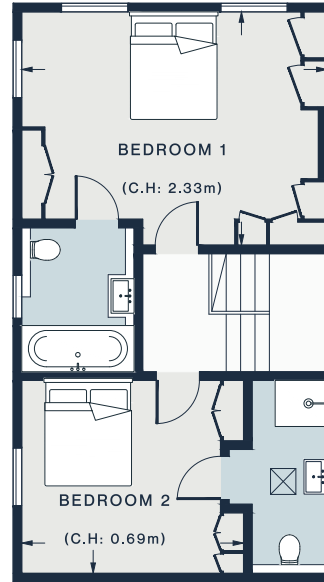








THIRD FLOOR



FOURTH FLOOR

RECEPTION ROOM / KITCHEN

36'0 x 18'8 (10.9m x 5.6m)

BEDROOM 1

17'5 x 13'3 (5.3m x 4.0m)

BEDROOM 2

11'6 x 11'0 (3.5m x 3.3m)

Approx. Gross Internal Area = 1,271 sq ft / 118.1 sq m

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

Open-plan kitchen and reception room  
Principal bedroom suite  
Guest bedroom suite  
Cloakroom  
Private terrace  
Royal Borough of Kensington & Chelsea

Approx. 1,271 sq ft / 118.1 sq m

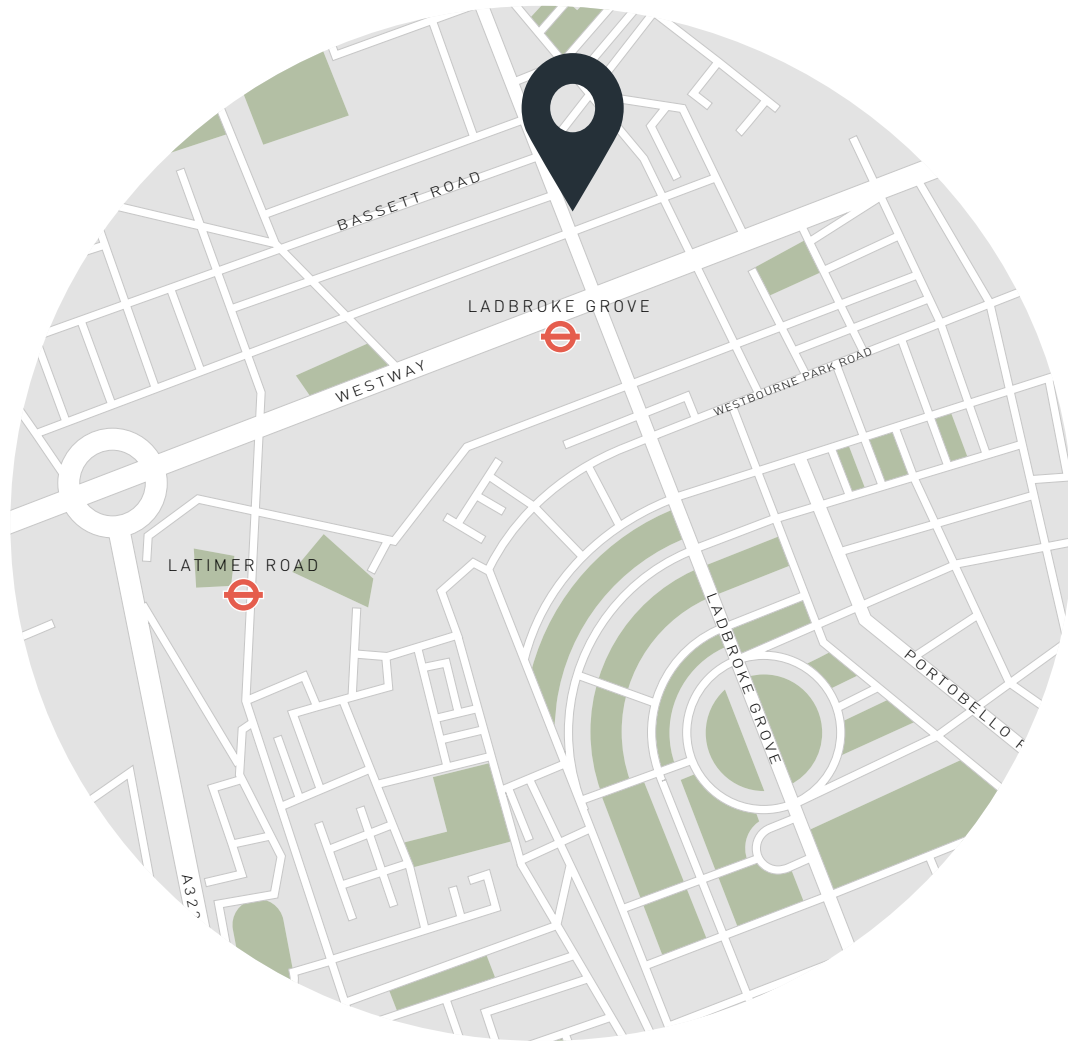
EPC=D

Tenure: Leasehold

Lease Length: circa 105 years

Annual Service Charge: TBC

Council Tax Band: D



## Location

A prime North Kensington postcode with enviable proximity to west London's finest offerings. Wander to Golborne Road and take your pick of brunch plates at Sunday in Brooklyn or stop by some of the boutiques. Animated Portobello Road is just a stone's throw away, host to an eclectic array of antique stalls and vintage treasures. Take a break from browsing to choose from the thriving street food selection. Complete your evening with dinner and drinks at Strakers or Caia, or celebrate an occasion in style at three-Michelin-starred Core by Clare Smyth.

Ladbroke Grove – 3 mins (District, 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](mailto:sales@domusnova.com)

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