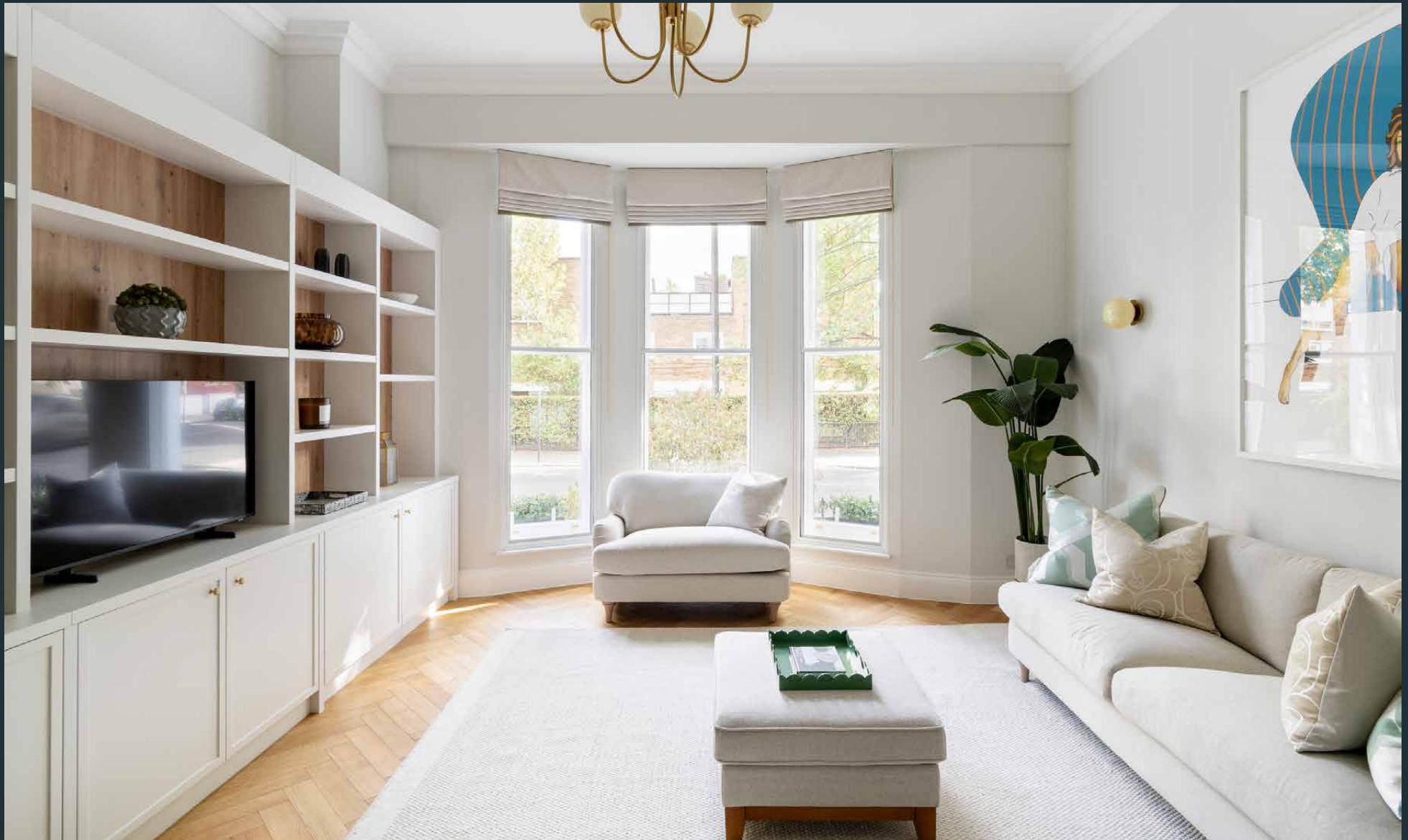


DOMUS NOVA



Ladbroke Grove W11 – £1,350,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Design studio West 11 has recast this Ladbroke Grove duplex in a more contemporary light. Period roots remain prominent, but the split-level footprint gives the home a distinct rhythm: formal above, increasingly relaxed as it descends to the garden.

Entering at ground level, the reception room stands alone – a polished backdrop for entertaining. Parquet floors and a long run of built-in joinery bring warmth and order, all washed in soft north-easterly light from the floor-to-ceiling bay window.

Downstairs, the mood leans laid-back. The garden level is wired for everyday, with kitchen, dining and living spaces arranged laterally in one sweep. Two sets of double doors open onto a private walled terrace – an unexpected pocket of calm. There's an ease to the layout: built-in banquette seating sits alongside bespoke Eggersmann cabinetry topped in resin, while a vivid green quartzite splashback brings a jolt of colour. Siemens and Liebherr appliances, together with a 3-in-1 boiling tap, are neatly integrated.

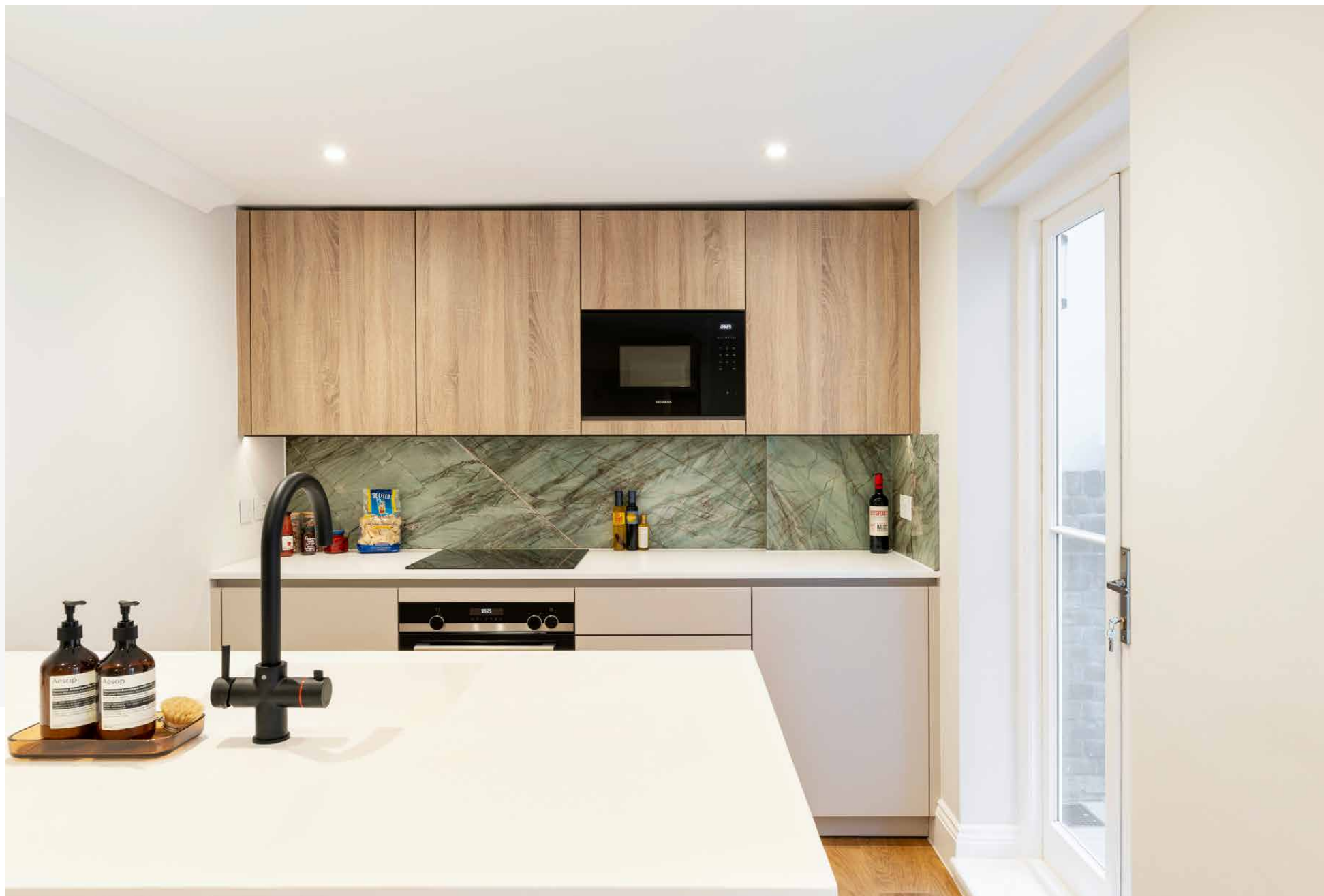












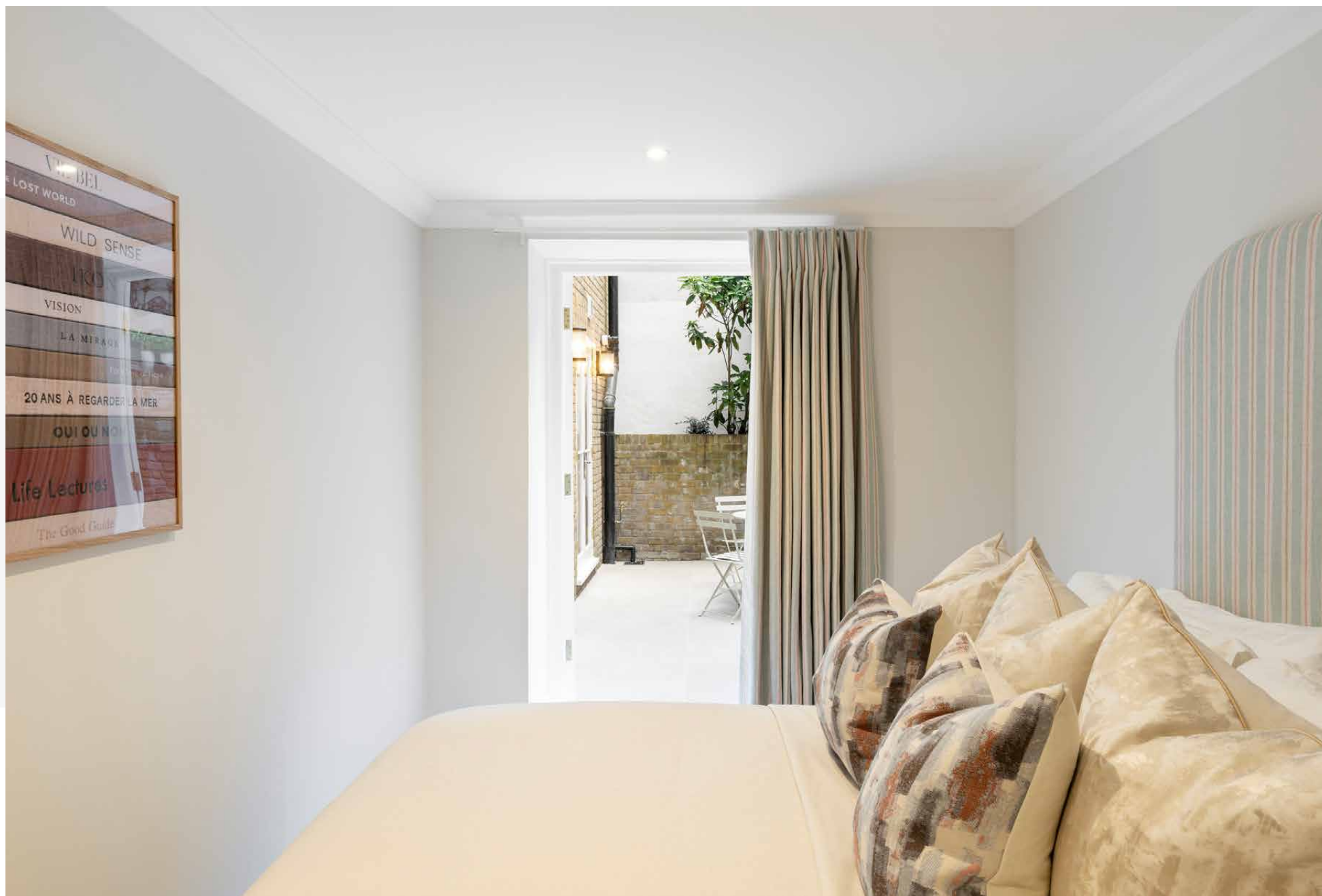


Three bedrooms occupy the quieter end of the floor, each with a restful feel. The principal bedroom has a large bay window and a wall of wardrobes, with a dressing table concealed behind pocket doors. Its en suite is richer in tone, with rose-quartz mosaic tiles lining a walk-in shower. The family bathroom takes a more traditional turn, pairing chequerboard floor with fluted glass. A guest bedroom opens directly onto the terrace, while a third could work equally well as a study.







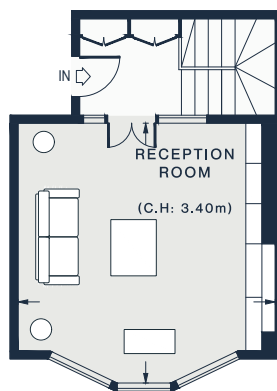








LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION ROOM
15'7 x 15'7 (4.7m x 4.7m)

KITCHEN / DINING
25'11 x 10'0 (7.9m x 3.0m)

BEDROOM 1
14'1 x 12'5 (4.2m x 3.7m)

BEDROOM 2
15'4 x 8'0 (4.6m x 2.4m)

BEDROOM 3
14'2 x 6'10 (4.3m x 2.0m)

Lower Ground Floor = 912 sq ft / 84.7 sq m

Ground Floor = 311 sq ft / 28.9 sq m

Approx. Gross Internal Area = 1,223 sq ft / 113.6 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

Modernised duplex apartment by West 11 Design

Formal reception room

Open-plan kitchen, dining and living space

Principal bedroom suite

Guest bedroom

Additional bedroom/ study

Family bathroom

Private terrace with automatic irrigation

Underfloor heating throughout

Invisible secondary glazing to all front sashes

Royal Borough of Kensington & Chelsea

Approx. 1,223 sq ft / 113.6 sq m

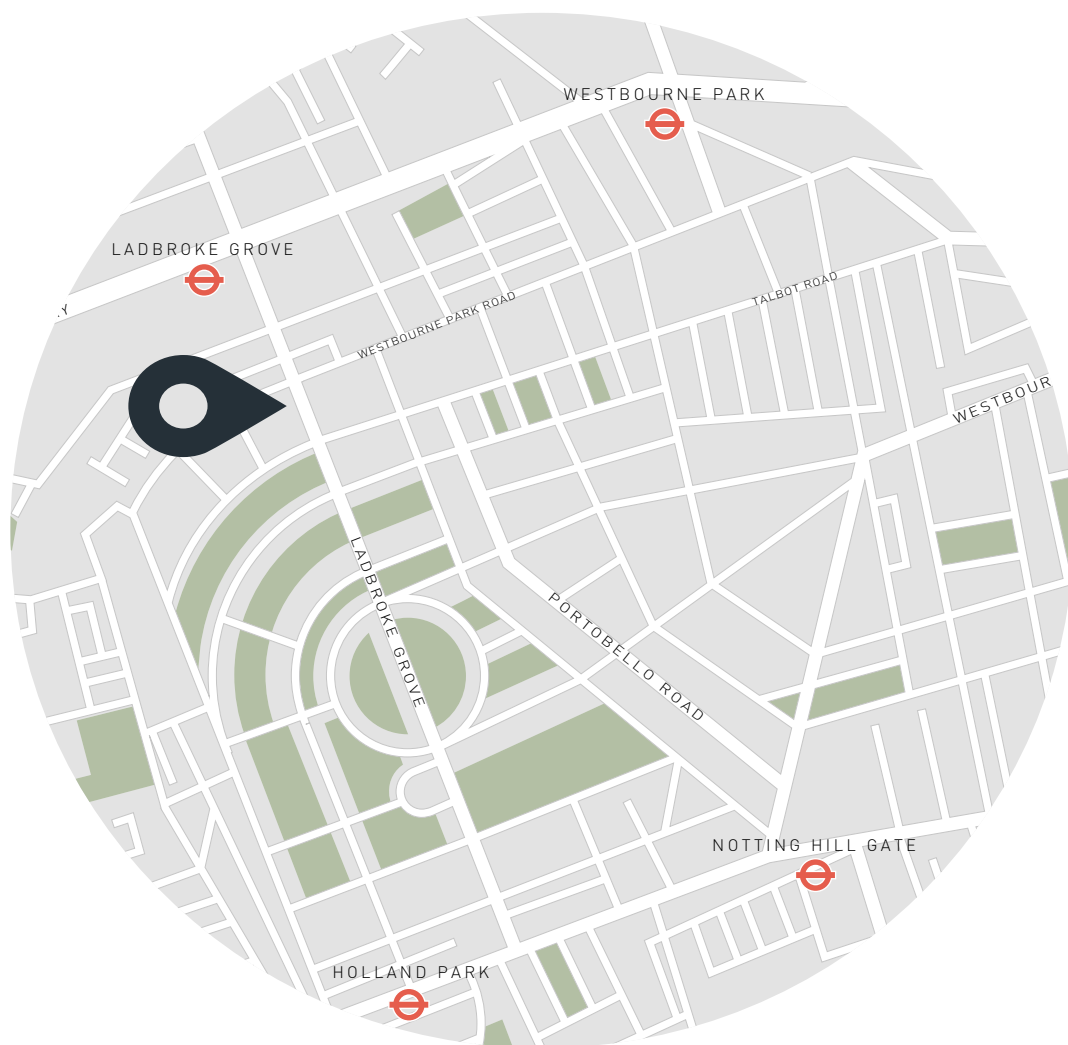
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Tenure: Share of Freehold

Lease Length: circa 974 years

Annual Service Charge: Approx. £4,800

Council Tax Band: TBC



Location

Running parallel to Kensington Park Road and Portobello Road, Ladbroke Grove puts Notting Hill within easy reach, while keeping North Kensington close to home. Market stalls, neighbourhood restaurants and the Electric Cinema are part of the everyday here – places to pick up something for dinner, settle in for a film, or linger over a drink. Beyond the Westway, Golborne Road and its surroundings bring another side of the neighbourhood, from morning pastries at Layla to long lunches at Canteen and bottles to go from Golborne Deli & Wine Store. When you don't want to venture far, Dove is close by for dinner.

Ladbroke Grove – 4 mins (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

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and Ibiza's design-led homes

Let's talk
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