

DOMUS NOVA



Ladbroke Grove W11 – £3,999,950

In partnership with **BARNES**
INTERNATIONAL REALTY



Set between Holland Park and Notting Hill, this four-bedroom home has an enviable postcode; and set back from the road, there's a sense of quietude to the property from the outset. Recently refurbished with a warm, contemporary sensibility, its interiors are defined by natural materials, bespoke detailing and an abundance of light – with a spacious layout that awaits the rhythms of modern family life.

Warm parquet floors and pale walls in Farrow & Ball's 'Pointing' set the tone across the expansive ground floor. In the living room, built-in shelving frames a contemporary fireplace, creating a cosy focal point. Sash windows bring in sunlight, while underfloor heating runs throughout for added comfort.

Full-height Crittall glazing leads through to the kitchen and dining room, which forms the social heart of the home. A sculptural Imperial Marble waterfall island anchors the kitchen, doubling as a breakfast bar, while bespoke joinery, gilded hardware and hi-spec appliances add understated polish. Skylights draw daylight deep into the space, illuminating two distinct dining areas: a relaxed banquette area and a more formal setting for larger gatherings. Beyond, glazed doors open onto a private tiled patio, extending the living space outside. Elsewhere, the utility room brings a playful note with floral Jane Clayton wallpaper and fern-green wainscoting.

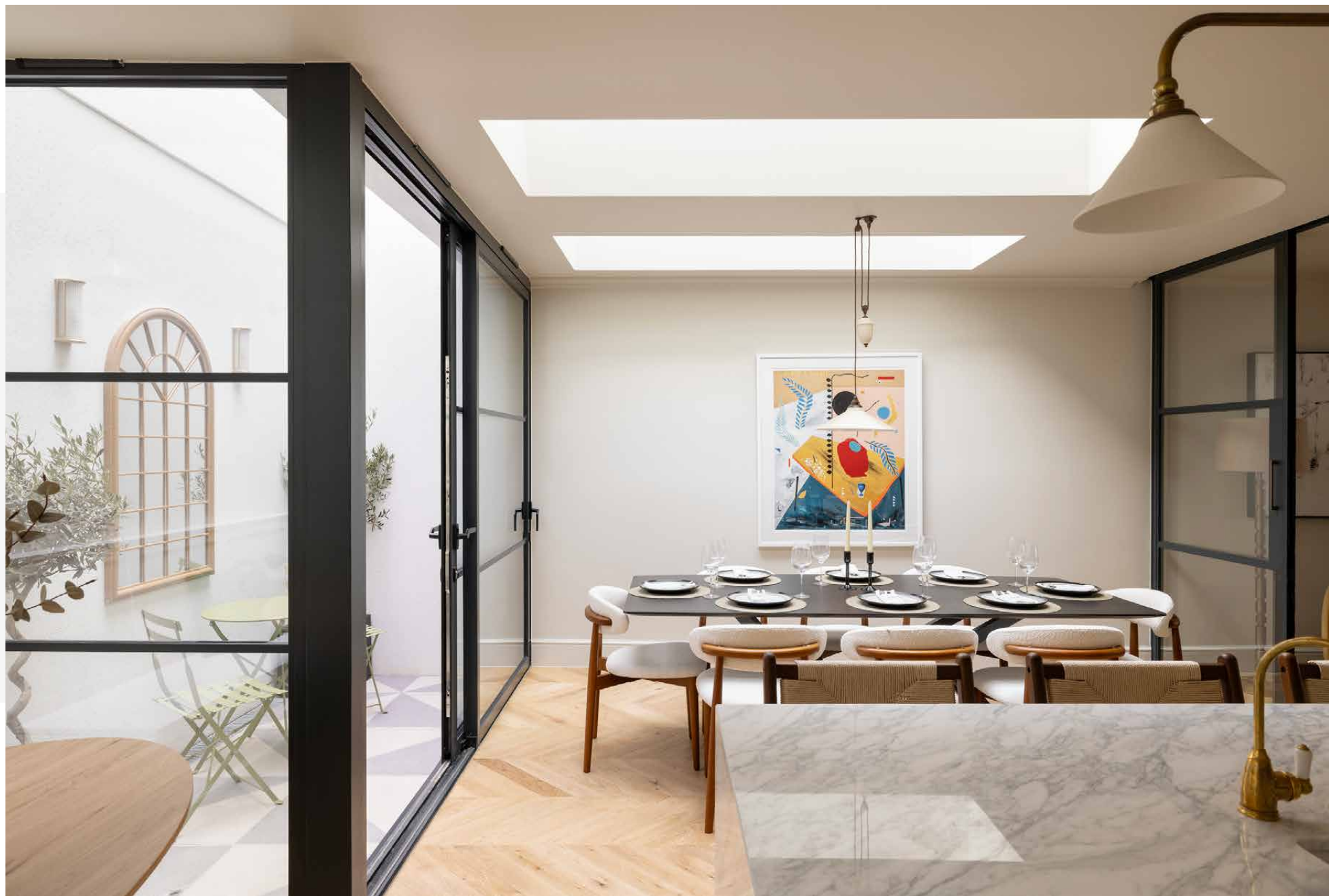












On the top floor, there's a distinctly private feel to the principal bedroom suite. Sash windows and a skylight illuminate the space, while generous integrated wardrobes keep things tidy. The adjoining bathroom is finished with a marble-topped dual vanity and sculptural freestanding bath.

Three further bedrooms occupy the first floor, continuing the home's pared-back material palette. Each has integrated wardrobes, while one benefits from its own en suite bathroom. The remaining two open through Crittall doors onto a private terrace – a suntrap spot with views down to the floor below through two glazed panels.



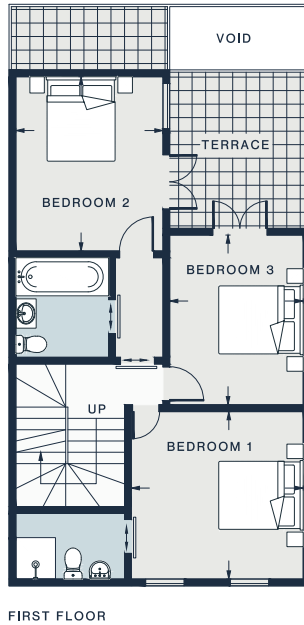
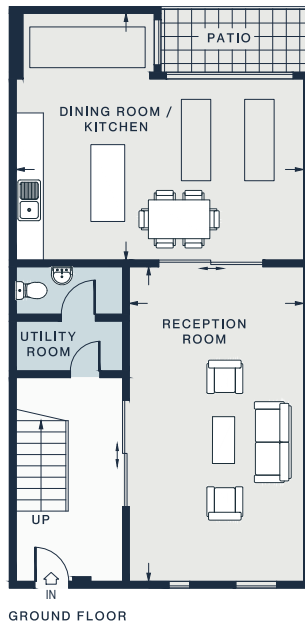
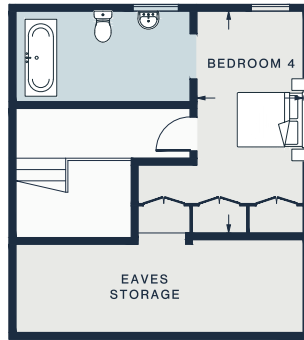












RECEPTION ROOM
22'6 x 12'8 (6.8m x 3.8m)

BEDROOM 1
12'5 x 12'1 (3.7m x 3.6m)

BEDROOM 3
12'3 x 9'8 (3.7m x 2.9m)

DINING ROOM / KITCHEN
19'11 x 17'7 (6.0m x 5.3m)

BEDROOM 2
12'7 x 10'9 (3.8m x 3.2m)

BEDROOM 4
16'1 x 7'9 (4.9m x 2.3m)

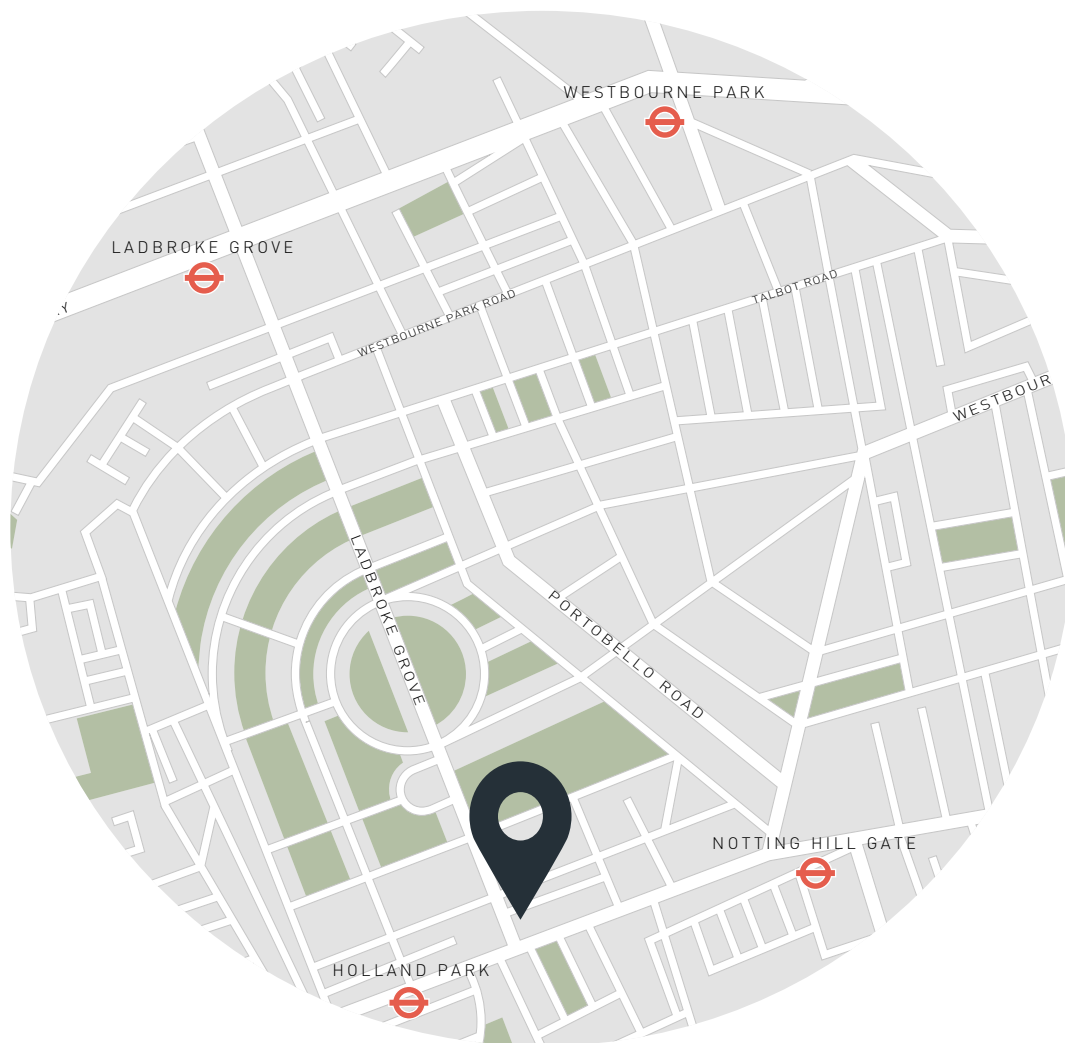
Approx. Gross Internal Area = 1943 sq ft / 180.51 sq m
(Including Eaves Storage)

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, dining and reception room
Principal bedroom suite
Guest bedroom suite
Two further bedrooms
One further bathroom
Utility room
Private patio and terrace
Royal Borough of Kensington & Chelsea

Approx. 1,943 sq ft / 180.51 sq m
EPC=C
Tenure: Freehold
Council Tax Band: G



Location

Sitting between Holland Park and Notting Hill, Ladbroke Grove is on the doorstep to some of London's most dynamic addresses. In one direction, reach the tranquil Kyoto Garden for a stroll before catching an exhibition at the Design Museum. In the other, Holland Park Avenue's much-loved retailers await – pick up groceries from Supermarket of Dreams, paperbacks from Daunt Books and baked goods from Buns From Home. Stretch the legs further for a film at the Electric Cinema or weekend treasure hunting along Portobello Road. Also on the doorstep, The Village at Westfield Shopping Centre is on hand for any wardrobe reboots.

Holland Park - 4 mins (Central)

Notting Hill Gate - 8 ins (Central, Circle, District)

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

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