

DOMUS NOVA



Ladbroke Grove W11 – £3,999,950

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INTERNATIONAL REALTY



Nestled in a quiet residential patch between Holland Park and Notting Hill, this four-bedroom home has a coveted location in one of West London's most refined enclaves. Set back from the road, the tranquil surrounds are effortlessly continued inside – thanks to a flawless recent renovation that prioritises natural light, organic materiality and natural light across its spacious footprint.

Warm parquet floors and neutral walls in Farrow & Ball's 'Pointing' set a calm tone as you enter the ground floor. In the living room, built-in shelving frames a contemporary fireplace, sash windows bring in plenty of sunlight and underfloor heating runs throughout.

The social heart of the home unfolds through full-height Crittall glazing. A smooth Imperial Marble waterfall island centres the kitchen, which doubles as a breakfast bar. Bespoke joinery, gilded hardware and hi-spec appliances keeps things sleek and streamlined. Skylights draw daylight deep into the space, illuminating two distinct dining areas: a relaxed banquette and a more formal setting for larger gatherings. Beyond, glazed doors open onto a private tiled patio, extending the living space outside. The utility room brings a playful note, with patterned Little Greene wallpaper.





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There's a distinctly private feel to the principal bedroom suite, nestled at the top of the home. Sash windows and a skylight illuminate the space, while generous integrated wardrobes keep the room uncluttered. 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 has 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.





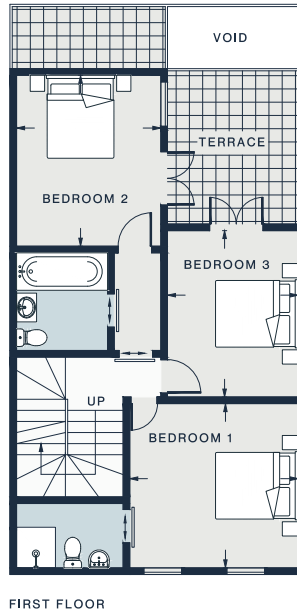
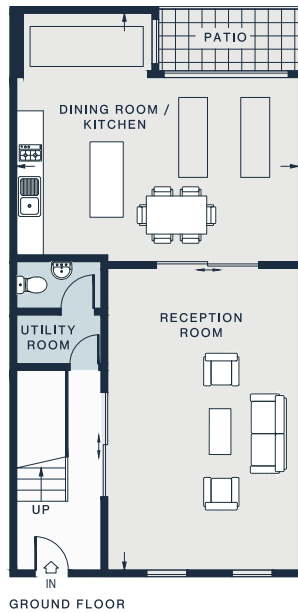
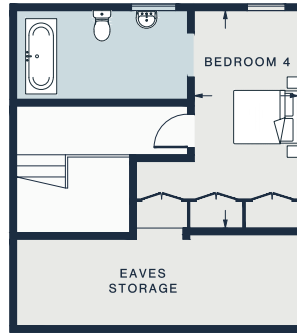












Property Details

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. 1,983 sq ft / 184.25 sq m
EPC=C
Tenure: Freehold
Council Tax Band: TBC

RECEPTION / DINING ROOM / KITCHEN

41'3 x 20'9 (12.5m x 6.3m)

BEDROOM 3

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

BEDROOM 2

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

BEDROOM 1

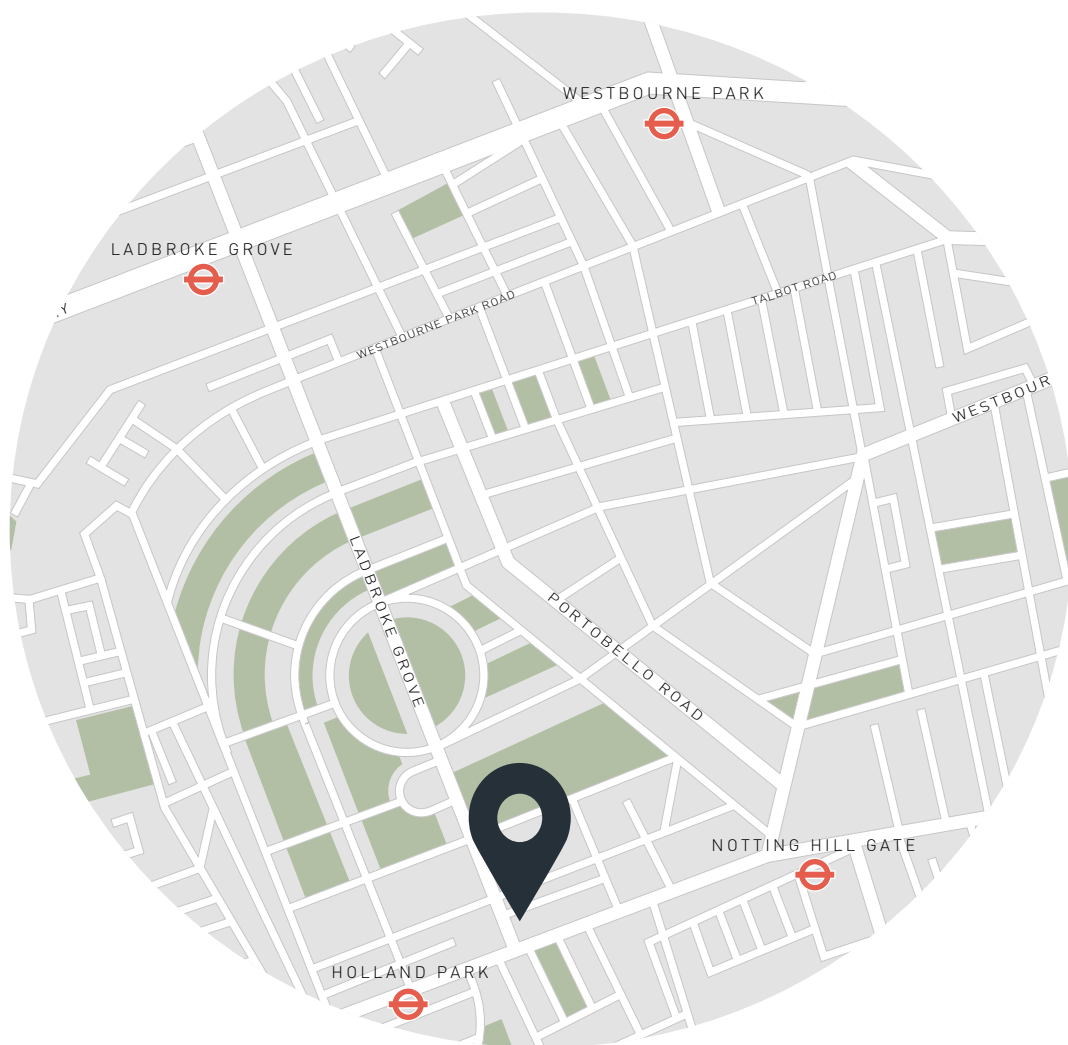
12'5 x 12'1 (3.7m x 3.6m)

BEDROOM 4

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

Approx. Gross Internal Area = 1983 sq ft / 184.25 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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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

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