

DOMUS NOVA



Lansdowne Road W11 – £3,250,000

In partnership with **BARNES**
INTERNATIONAL REALTY





Heritage charm and contemporary living are stamped all over this first-floor apartment set across two period conversions on one of Notting Hill's most prestigious streets.

Palatial proportions unfold as you enter the living area: tall ceilings are crowned with intricate cornicing, while warm wood floors and a vast bay window make an eye-catching first impression. The reception area takes full advantage of the light that pours through this expansive glazing. An impressive marble fireplace occupies one wall, flanked by built-in bookcases. Step up to the dining area where direct access to a balcony overlooking Lansdowne Road's lofty townhouses brings the outside in. Impressive cornicing continues here alongside white decorative columns, accentuating the room's spacious proportions.

To the back of the living space, the kitchen sits hidden behind a sliding door. Glossy white cabinetry and sleek grey worktops come together to create a polished culinary setting, assisted by a butler's sink and integrated Miele and Gaggenau appliances.







Along the corridor, the principal bedroom suite features considered details, from custom-built wardrobes and wooden floors to a tall sash window that fills the room with natural light. An en suite bathroom with a rainfall shower sits behind frosted glass doors. A second bedroom enjoys a similar sense of calm, while the final bedroom's vaulted ceiling adds a striking dimension to the space, which doubles up as an office. A family bathroom with a bathtub rainfall shower and herringbone-tiled floor serves the guest bedrooms.

Outside, the home enjoys access to sought-after communal gardens with verdant lawns, mature trees and manicured walkways – the home's pièce de résistance.



















FIRST FLOOR

RECEPTION ROOM
25'3 x 23'3 (7.6m x 7.0m)

KITCHEN
13'5 x 13'0 (4.0m x 3.9m)

BEDROOM 1
18'8 x 11'5 (5.6m x 3.4m)

BEDROOM 2
12'2 x 9'6 (3.7m x 2.9m)

BEDROOM 3
14'10 x 7'10 (4.5m x 2.4m)

Approx. Gross Internal Area = 1,521 sq ft / 141.3 sq m

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

Property Details

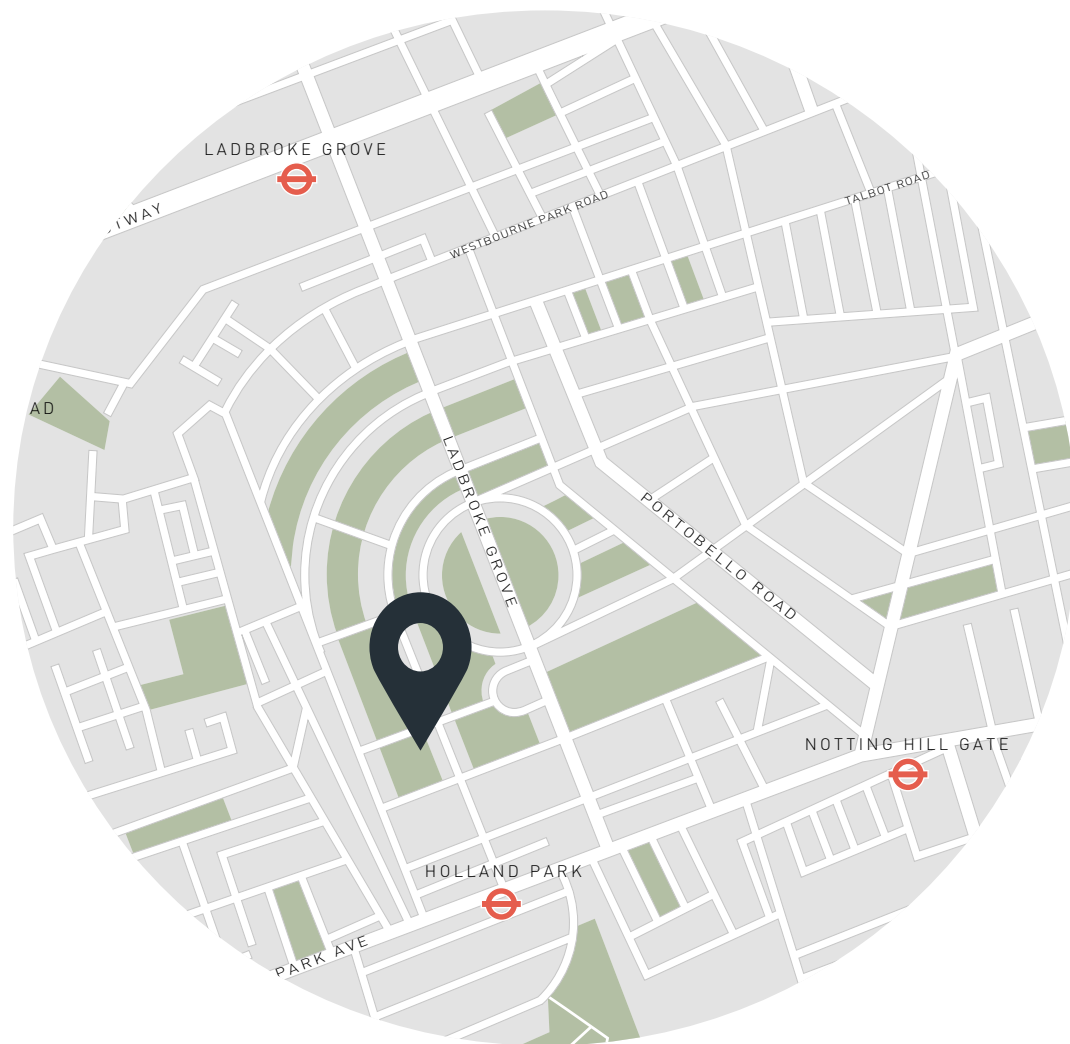
Open-plan reception and dining room
Contemporary kitchen
Principal bedroom suite
Two further bedrooms
Family bathroom
East-facing balcony
Access to communal garden
Royal Borough of Kensington & Chelsea

Approx. 1,521 sq ft / 141. sq m

EPC: C

Tenure: Share of freehold

Council Tax Band: G



Location

On one of Notting Hill's most sought-after streets, the best of the neighbourhood is in walking distance here. Morning workouts at Bodyism, grocery shopping at Notting Hill Fish & Meat Shop, or evenings spent at local haunts Julie's, Gold or Core by Clare Smyth. All are within a 10-minute radius. The market stalls of Portobello Road and the boutiques and brunch spots of Westbourne Grove are also a short stroll away, as is the open green space of Holland Park.

Holland Park – 2 mins (Central)

Notting Hill Gate – 11 mins (Central, Circle, District)

Ladbroke Grove – 12 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

Specialising in London
and Ibiza's design-led homes

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