

# DOMUS NOVA



Leamington Road Villas W11 – £3,650,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



First built in 1860, the quintessential charm of this Notting Hill period townhouse has been sensitively restored for contemporary living. Thanks to the architectural eye of Austen Knox and Heather Kane's refined interior design, this three-bedroom apartment is awe-inspiring with its sense of flow, abundance of light, modern technologies and material creativity.

The deep terracotta red front door stands beneath a portico entranceway, setting a tone of sophistication which continues inside. The sprawling proportions of an open-plan kitchen, dining and reception room impress at once; sunlight pours in through a full-height bay window and draws the eye across the marble fireplace, wall mouldings, ornate corning and ceiling rose – all original features which have been carefully restored. There's streamlined movement between social spaces, with engineered oak floors leading through a wide archway into the dining area and kitchen.







At the heart of the culinary scene, an island is topped with a curved marble worktop, solid brass hardware and two stylish pendant lights. A state-of-the-art Lacanche Cluny oven is framed by bespoke whitewashed cabinets: one of which is plumbed specifically for a professional coffee machine, the other containing a Fisher & Pykal fridge-freezer. Mirroring the kitchen cabinetry, a pair of glass-framed display cases are positioned either side of an original brick recess – which now houses a gas fireplace.

Black-framed French windows open onto the private terrace, which gazes out to the landscaped garden below. A cast-iron spiral staircase descends to the peaceful alfresco setting – imagined by Alice Crespi Design – with flower beds and brick walls that frame the space, plus a shed contained at the rear.







From the home's entrance hallway, head down a smart staircase to the garden level, which houses three bedrooms and a utility space. Interior creativity plays out in the principal bedroom suite, which is introduced down a corridor lined with wardrobes.

Natural light diffuses across the room's neutral colour palette through a skylight and large Crittall windows. A glass-panelled partition wall separates the bed from the bathroom – a showpiece of materiality. There's a dual sink crafted from an antique cabinet topped with reddish-toned marble; an artful freestanding bath that sits against another Crittall window; and a contained rainfall shower backdropped by lustrous, pinkscale mosaic tiles.

A classic feel defines one of the guest bedrooms, with its ornate ceiling corncicing and elegant wall moulds. In the second guest bedroom, things take a moodier turn with russet tones and carpeted floors. These spaces are served by a calming guest bathroom, which nods to Tuscan interior style with pale walls, earthy-toned floor tiling and a curtained archway that reveals a bathtub.

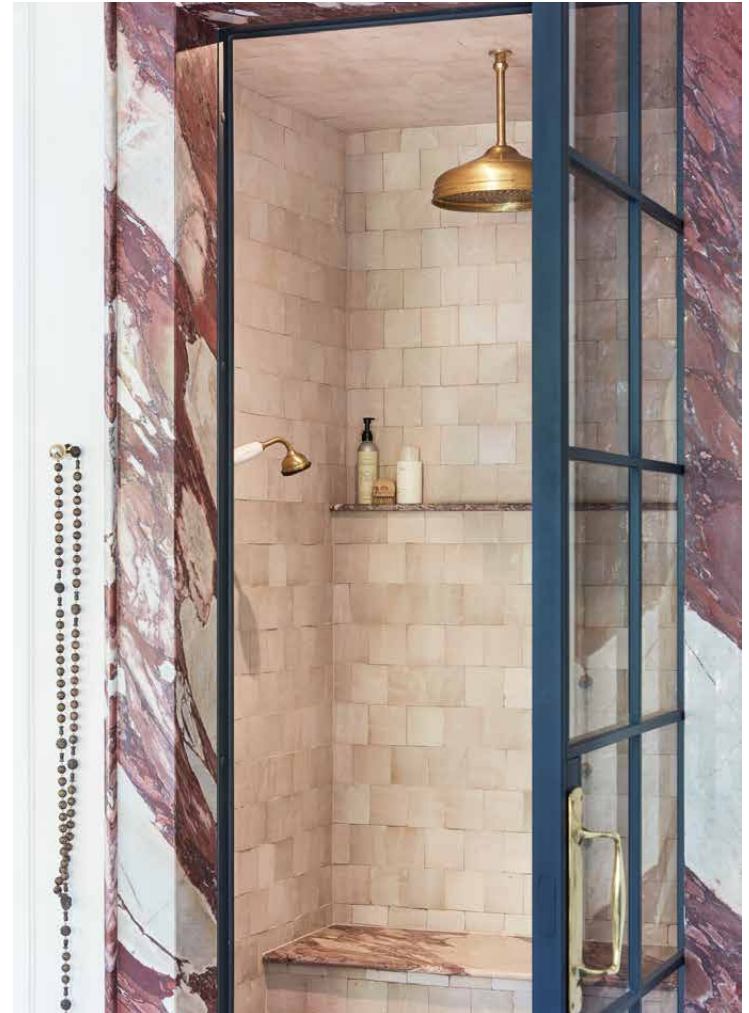


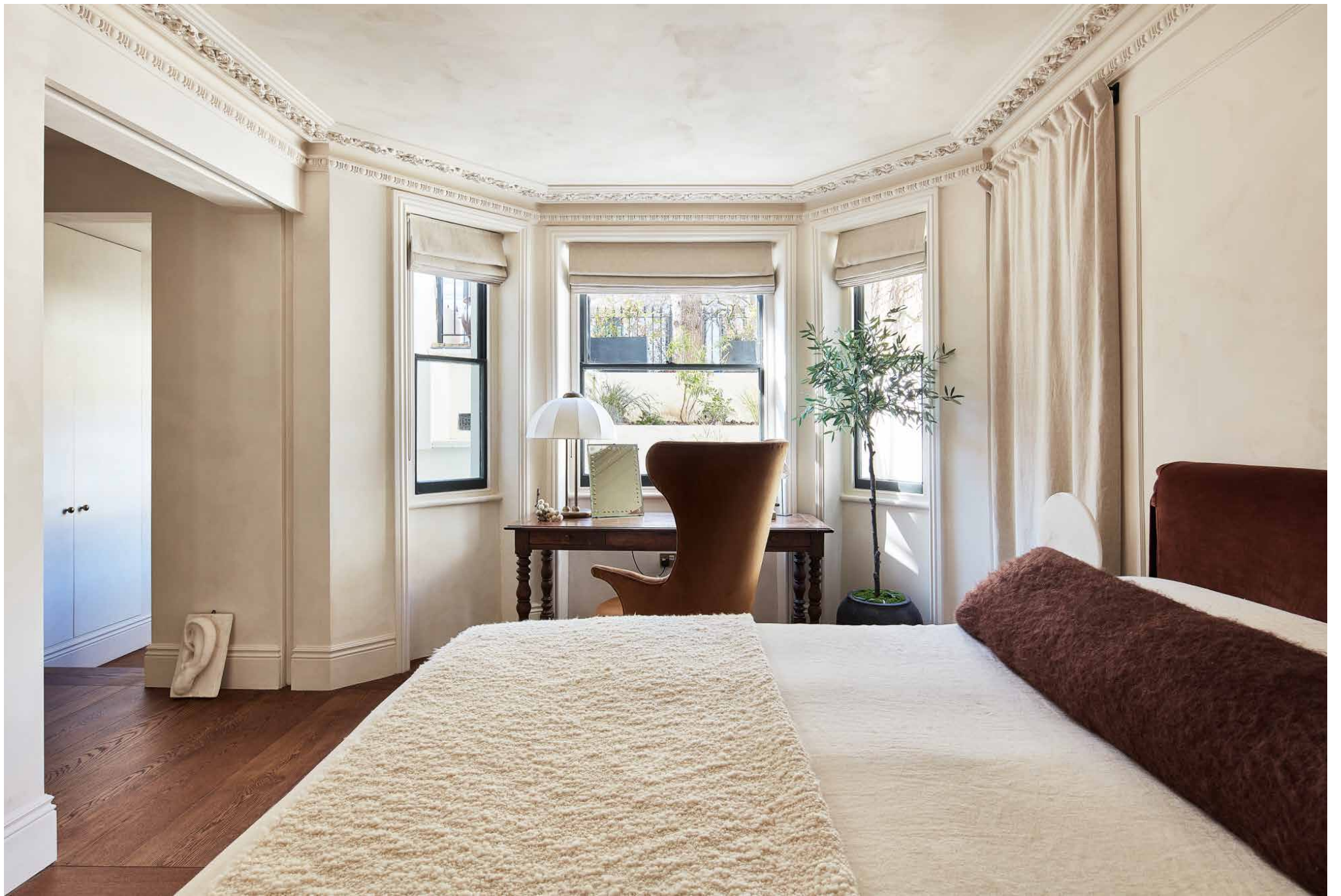






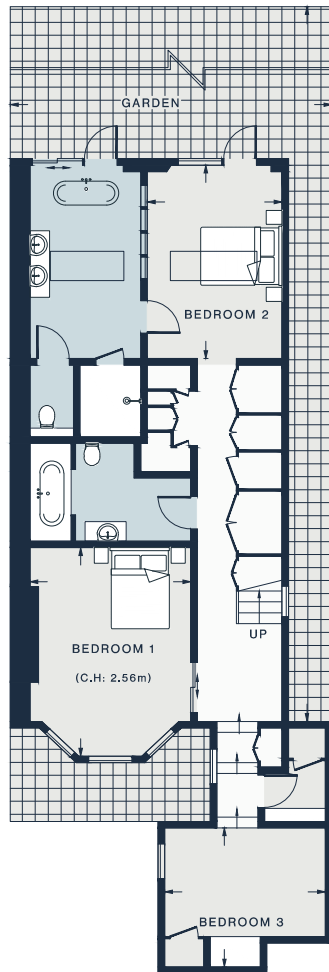




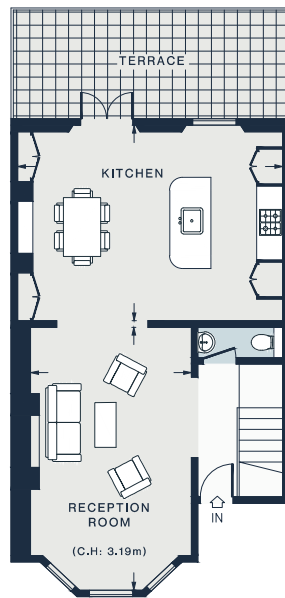








LOWER GROUND FLOOR



RAISED GROUND FLOOR



RECEPTION ROOM  
19'10 x 12'4 (6.0m x 3.7m)

KITCHEN  
19'11 x 14'9 (6.0m x 4.4m)

BEDROOM 3  
12'2 x 10'6 (3.7m x 3.2m)

BEDROOM 1  
16'0 x 12'2 (4.8m x 3.7m)

BEDROOM 2  
14'7 x 10'3 (4.4m x 3.1m)

Approx. Gross Internal Area = 1,618 sq ft / 150.3 sq m

## Property Details

Architect and interior-designed duplex apartment  
 Open-plan kitchen, dining and reception room  
 Principal bedroom suite  
 Two guest bedrooms  
 One guest bathroom  
 Private garden and terrace  
 Underfloor heating throughout  
 City of Westminster

Approx. 1,618 sq ft / 150.3 sq m  
 EPC=D  
 Tenure: Share of Freehold  
 Council Tax Band: G



## Location

Leamington Road Villas boasts enviable proximity to the best spots of Notting Hill and beyond. It's a ten-minute walk to vibrant Golborne Road, where local favourite eateries include Lisboa, Layla Bakery and Straker's. From here, head down Portobello Road for antiques shopping and a produce market – plus the inimitable Electric Cinema. For upscale boutiques and artisanal eateries, venture onto Westbourne Grove. Spend an evening with dinner at Dorian or The Ledbury, followed by a drink at neighbourhood staple, The Pelican, and be home in a matter of minutes.

Westbourne Park - 3 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

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