

DOMUS NOVA



Ledbury Road, W11 – £6,000 p/w (LL) / £10,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Ledbury Road has long been a defining address of Notting Hill: independent boutiques, neighbourhood restaurants and handsome Victorian terraces give the street its enduring appeal. Behind this 1880s façade, GCG France has transformed a five-storey maisonette into a richly layered home.

From the first step inside, design here is immersive. Speckled terrazzo runs underfoot, before a staircase ascends past a hand-painted botanical mural. Upward to the first floor, this is where the house entertains. Wrapped in an enveloping teal, the reception room finds balance between intimacy and brightness, tall sash windows softening the depth. A bespoke MGS France kitchen sits beyond, a setting for serious cooks dressed in charm. Sage-blue cabinetry, lava stone worktops and integrated Miele appliances are paired with a built-in banquette.





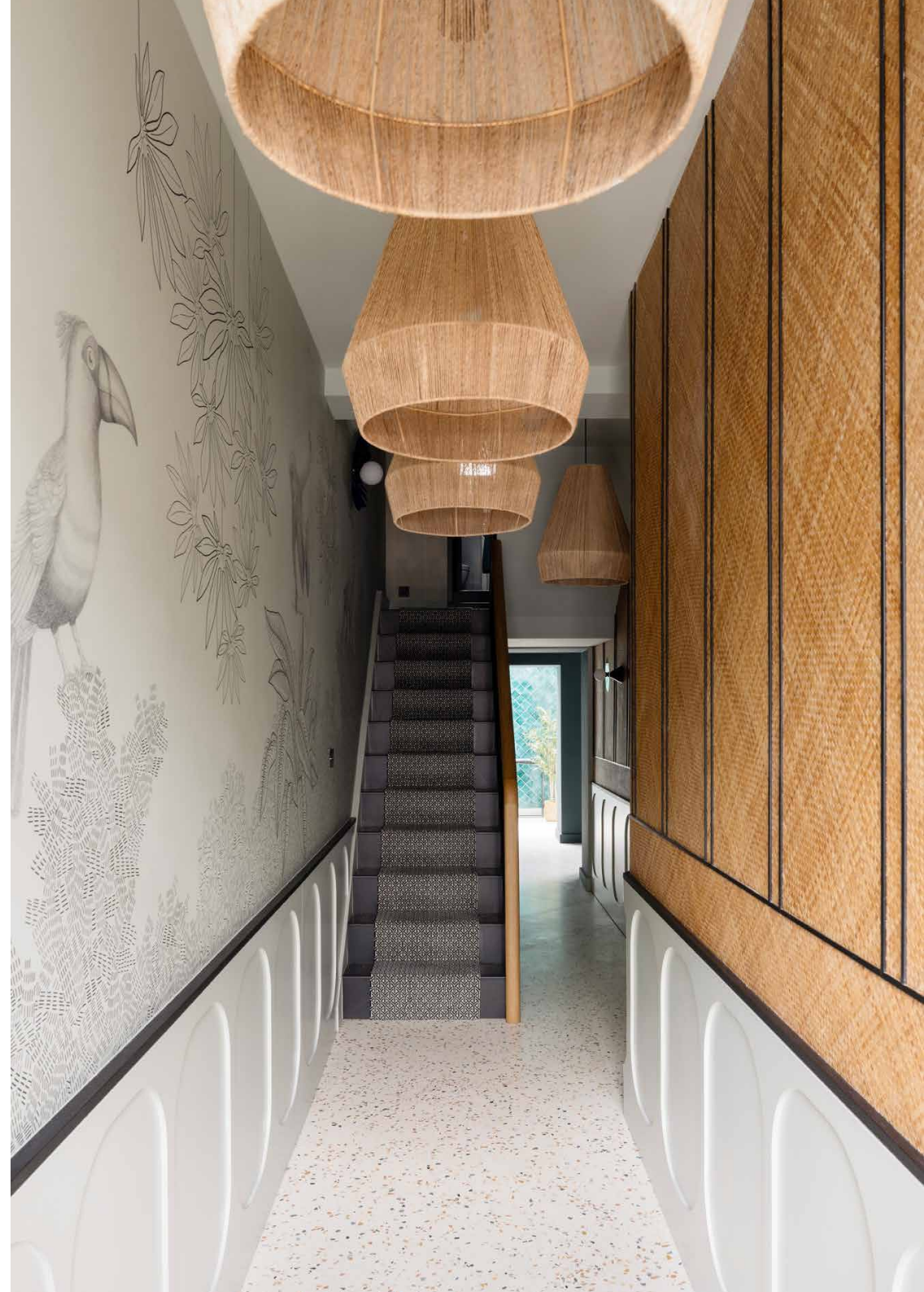








Every floor reveals a fresh perspective. The mood shifts on the ground level, where an office and library unfold around a glass backdrop that overlooks the courtyard below. Ink-dark walls, light sage joinery and a curved reading nook create a space suited to work or switching off.















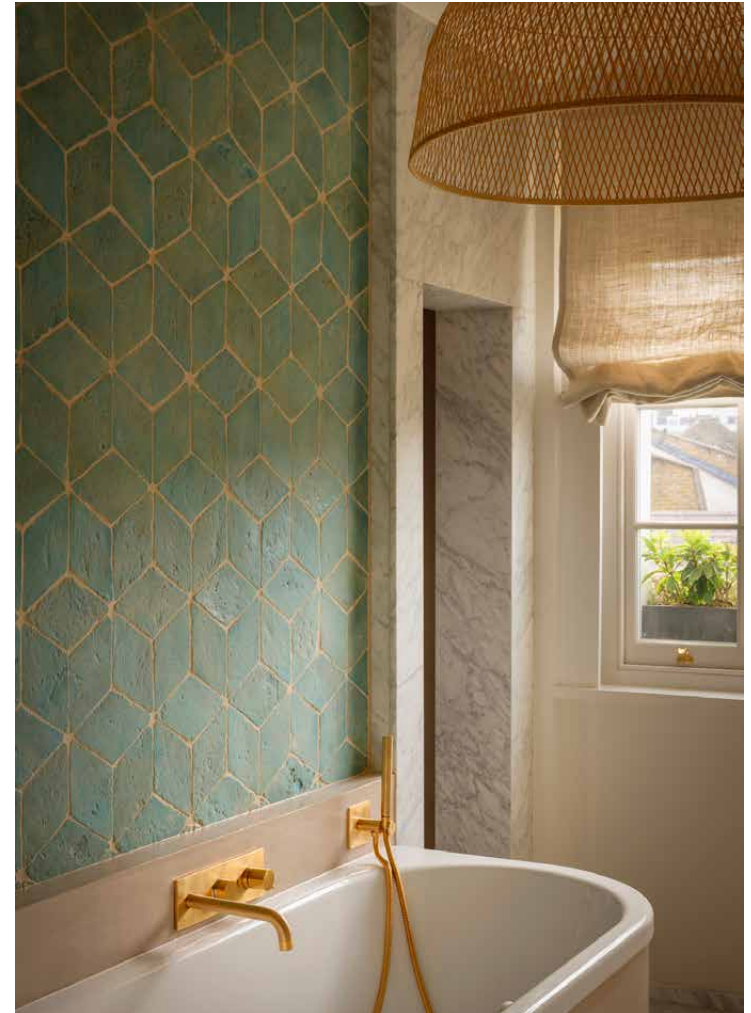


Occupying the entire second level, the principal suite is an escape of its own. Bespoke joinery offers exceptional storage, while double doors give way to a standout en suite. A teal diamond wall backdrops the bath, Carrara marble stretches underfoot, and a walk-in shower is tucked away. Above, an equally considered guest bedroom suite takes the top floor. The palette warms into terracotta and pink, with velvet seating built into the joinery. Fluted-glass doors open to the Zellige-tiled en suite, fitted with a freestanding tub and separate shower. Below, the lower-ground level offers a guest suite that opens directly onto a lush courtyard garden. Framed by Crittall doors, the planting becomes part of the interior, echoed by Leona Rose's hand-painted mural and a palette of teal.

Throughout, craftsmanship underpins every decision. Bespoke joinery, hand-painted finishes, artisan lighting and integrated Control4 technology combine with underfloor heating and whole-home audio.





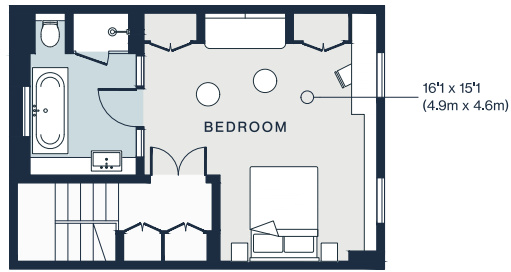




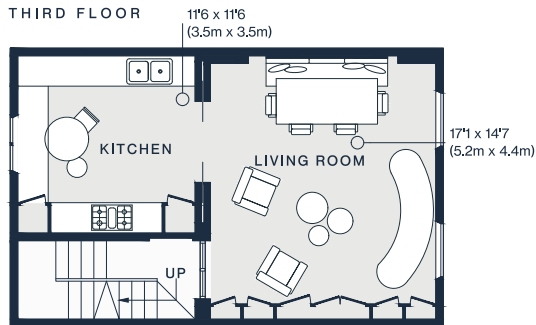




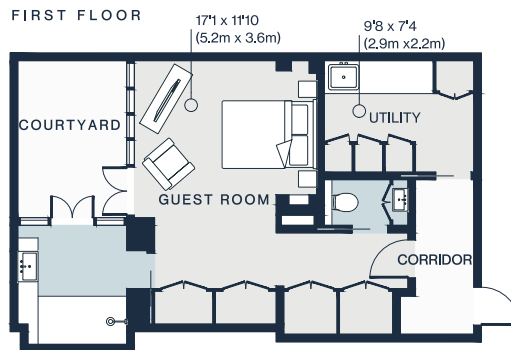




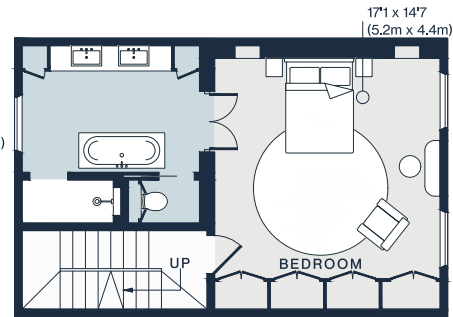
THIRD FLOOR



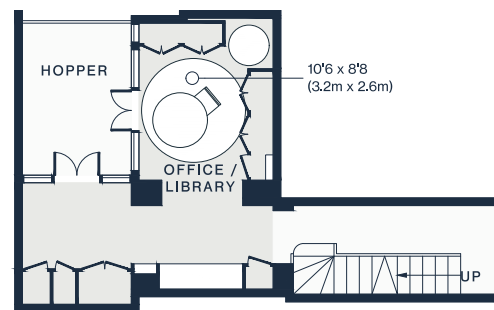
FIRST FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR

Lower Ground Floor = 440 sq ft / 40.9 sq m
 Ground Floor = 294 sq ft / 27.3 sq m
 First Floor = 462 sq ft / 42.9 sq m
 Second Floor = 462 sq ft / 42.9 sq m
 Third Floor = 365 sq ft / 33.9 sq m
 Approx. Gross Internal Area = 2,023 sq ft / 187 sq m

Property Details

3 bedrooms, 3 bathrooms

Three-bedroom maisonette arranged over five floors

Reimagined throughout by architects GCG France

Bespoke MGS France kitchen

Open-plan living and dining room

Office and library

Principal bedroom suite

Guest bedroom suite

One further bedroom suite with courtyard access

Hand-painted murals by Delphine Chopard and Leona Rose

Fully integrated Control4 smart home system

Underfloor heating to principal living spaces

Private courtyard

London Borough of Kensington & Chelsea

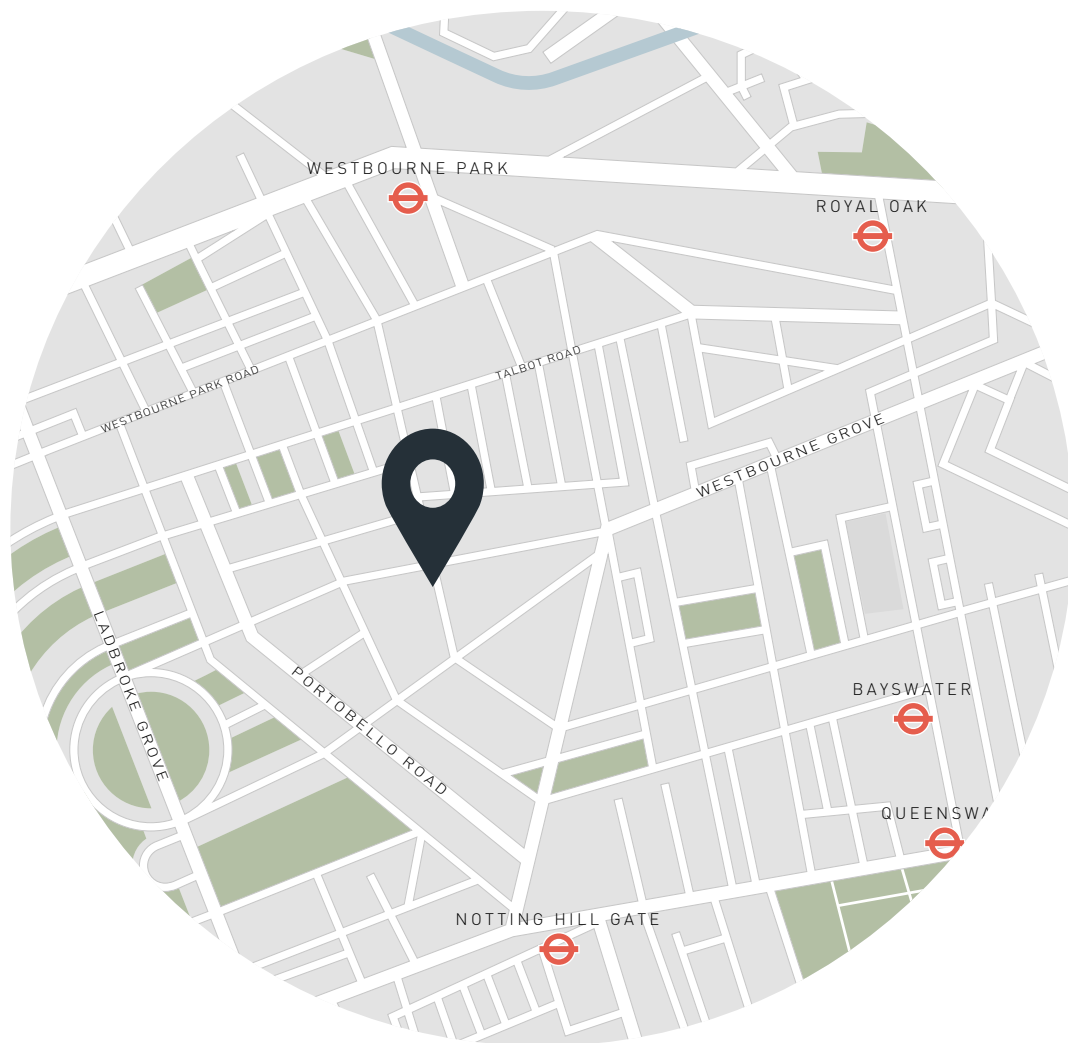
Approx. 2,023 sq ft / 187 sq m

EPC=C

Deposit: £36,000 (LL) / £40,000 (SL)

Council Tax Band: G

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

Ledbury Road is Notting Hill at its most characterful – a run of independent boutiques, galleries and neighbourhood restaurants that draws people from across the city, yet still feels like a village once you settle in. Coffee, lunch and browsing are all on the doorstep; Westbourne Grove and its designer names are a two-minute walk south, and the whole of Portobello Road, with its market and antiques, is close at hand. For green space, Kensington Gardens and the wider expanse of Hyde Park lie to the south. Notting Hill Gate puts the rest of the city within easy reach.

Westbourne Park – 9 minutes (Circle, Hammersmith & City)

Notting Hill Gate – 10 minutes (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
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