

DOMUS NOVA



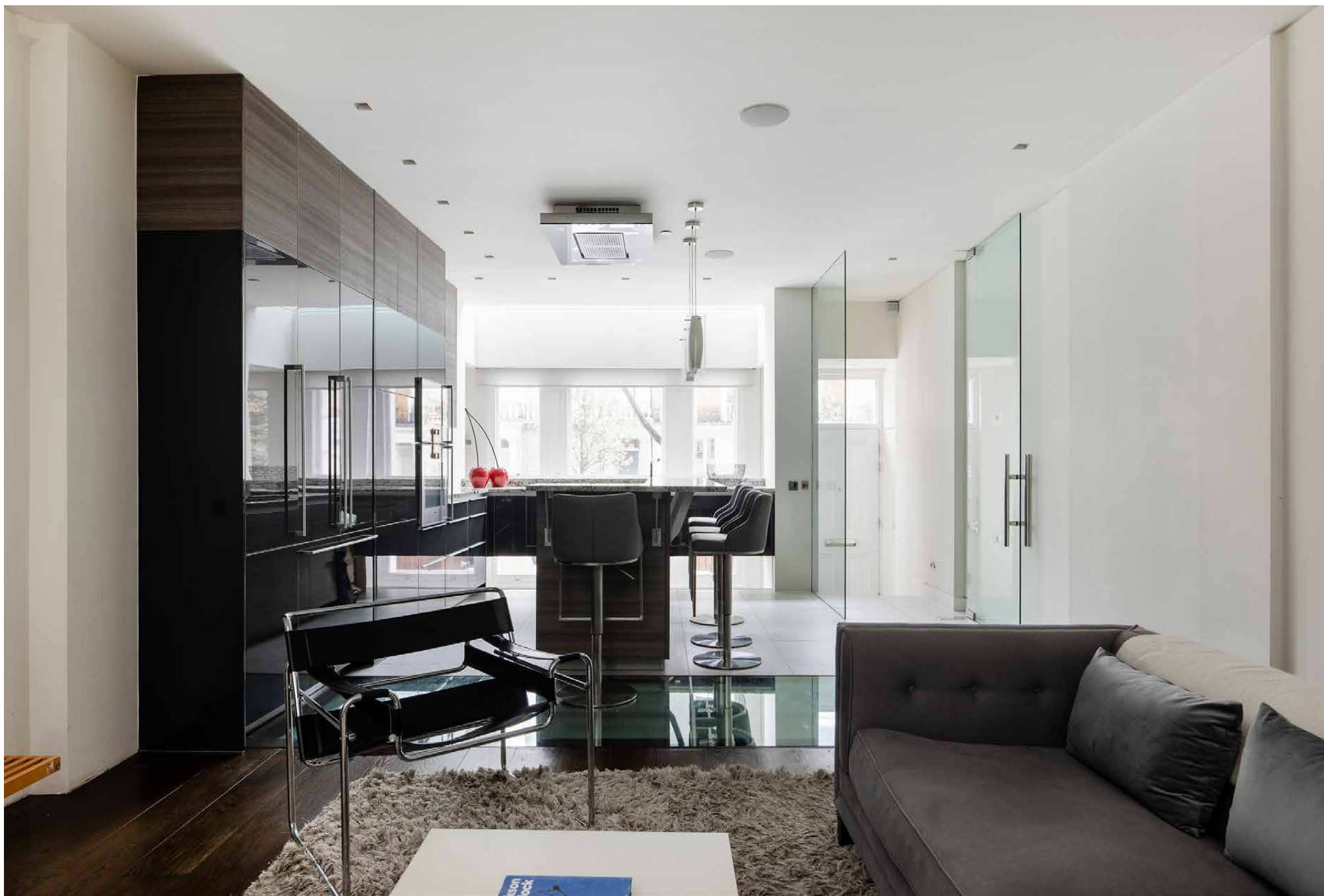
Ledbury Road W11 – £3,950 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



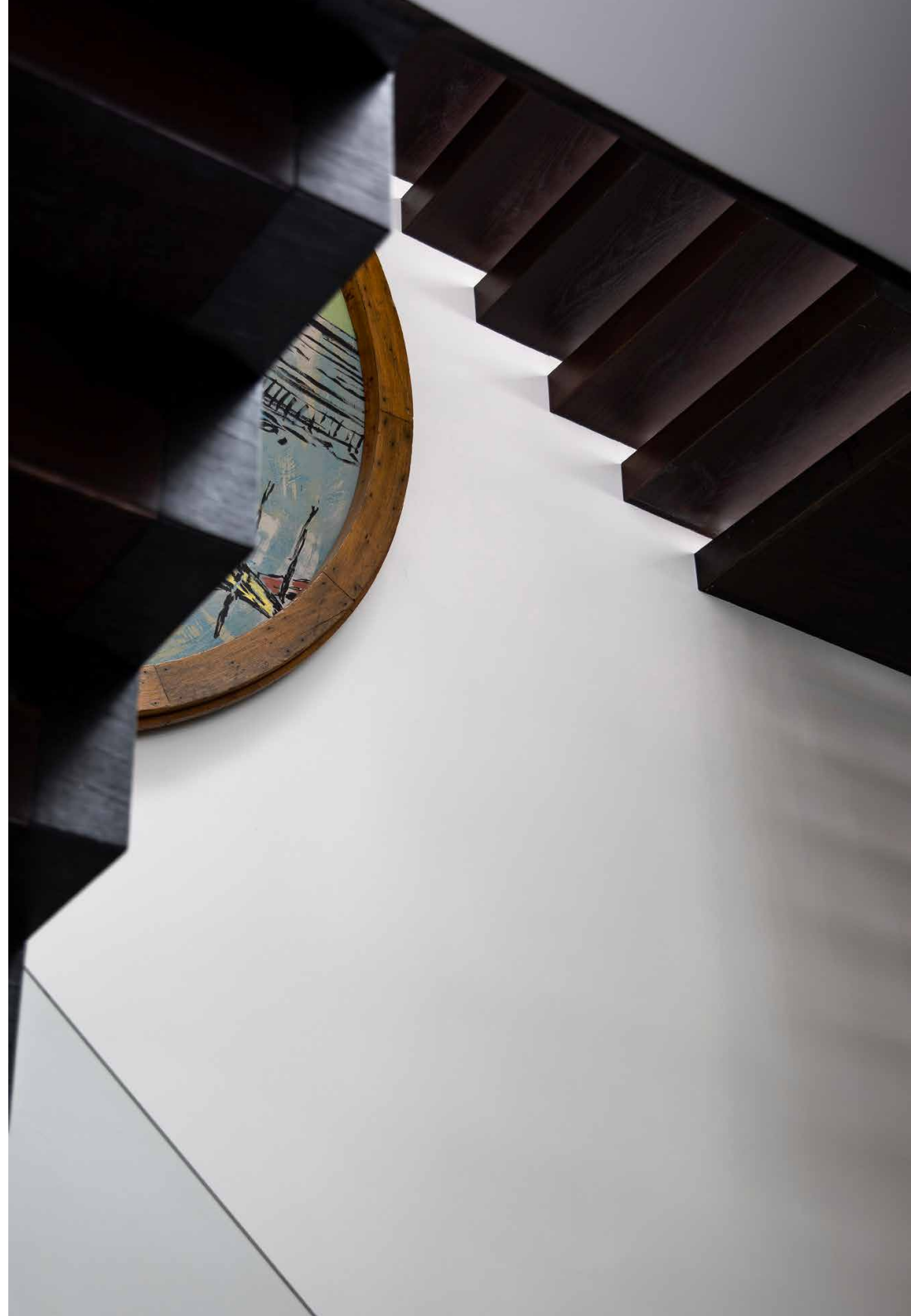
Five floors of intelligent design, state-of-the-art technology and sophisticated interiors – articulated by the pioneers at Clive Sall Architecture. Through the front garden, an entrance hall enclosed in floor-to-ceiling glass sets a sleek tone. A sprawling kitchen and reception room pairs whitewashed walls with dark wood floors; a balanced palette makes for a relaxing atmosphere. A bespoke kitchen by Poggenpohl is complete with Gaggenau appliances – it's a streamlined and stylish culinary space. To the rear, a gallery casts reams of light down to the second reception room below.

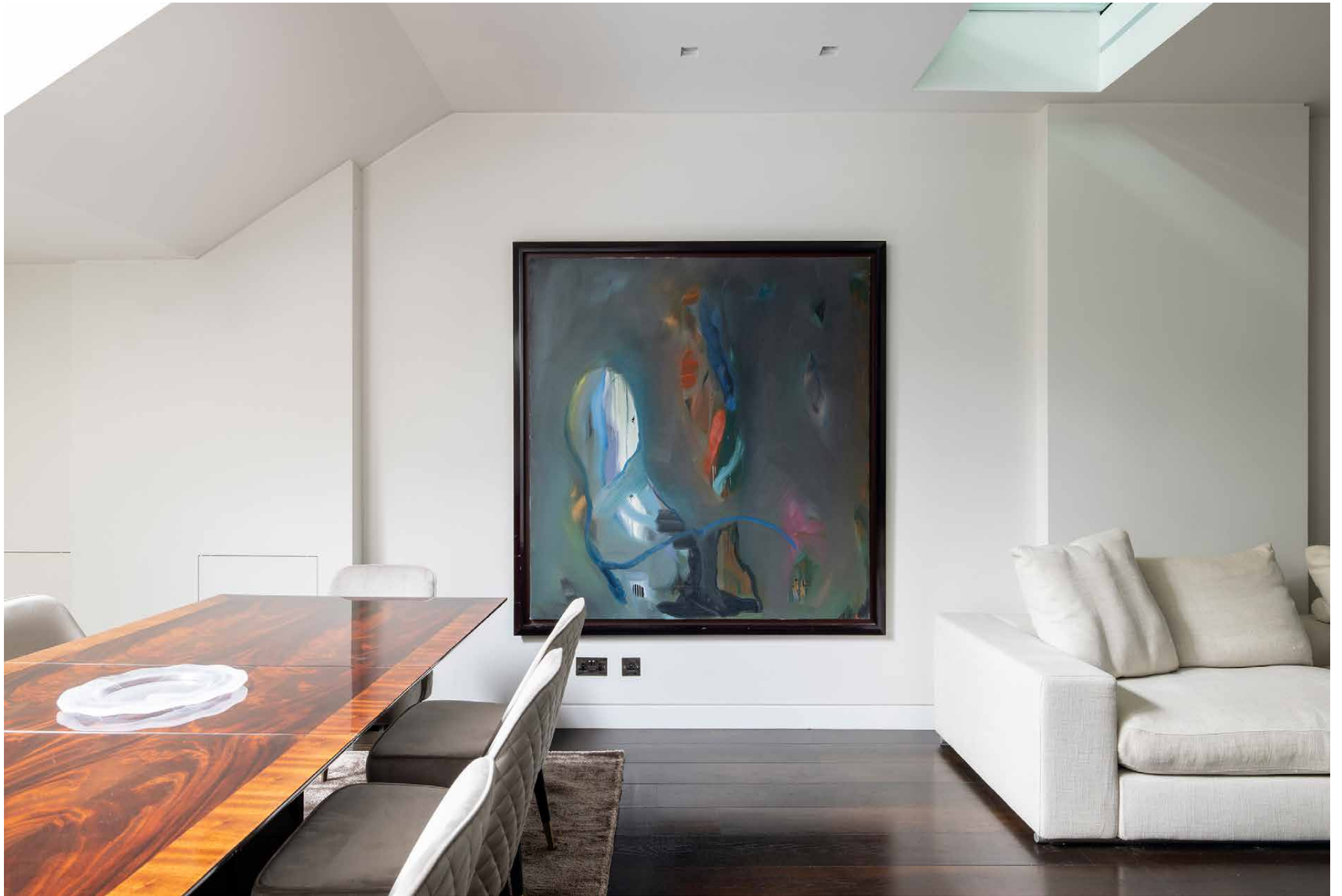
There's a quiet indulgence to its glossy black illuminated shelving, integrated fireplace and cosy television area. A home bar and large dining table is set for entertaining friends and family.









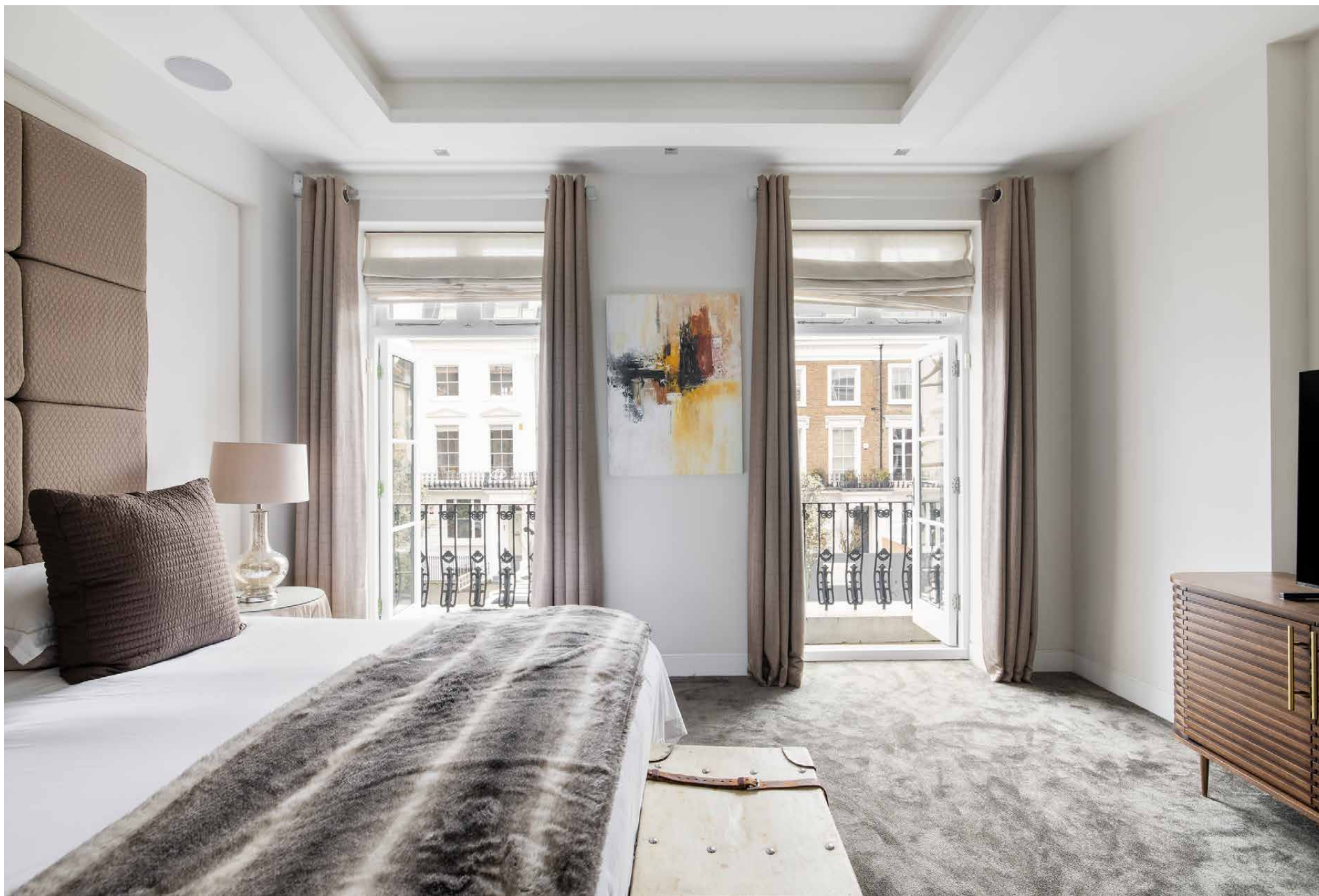




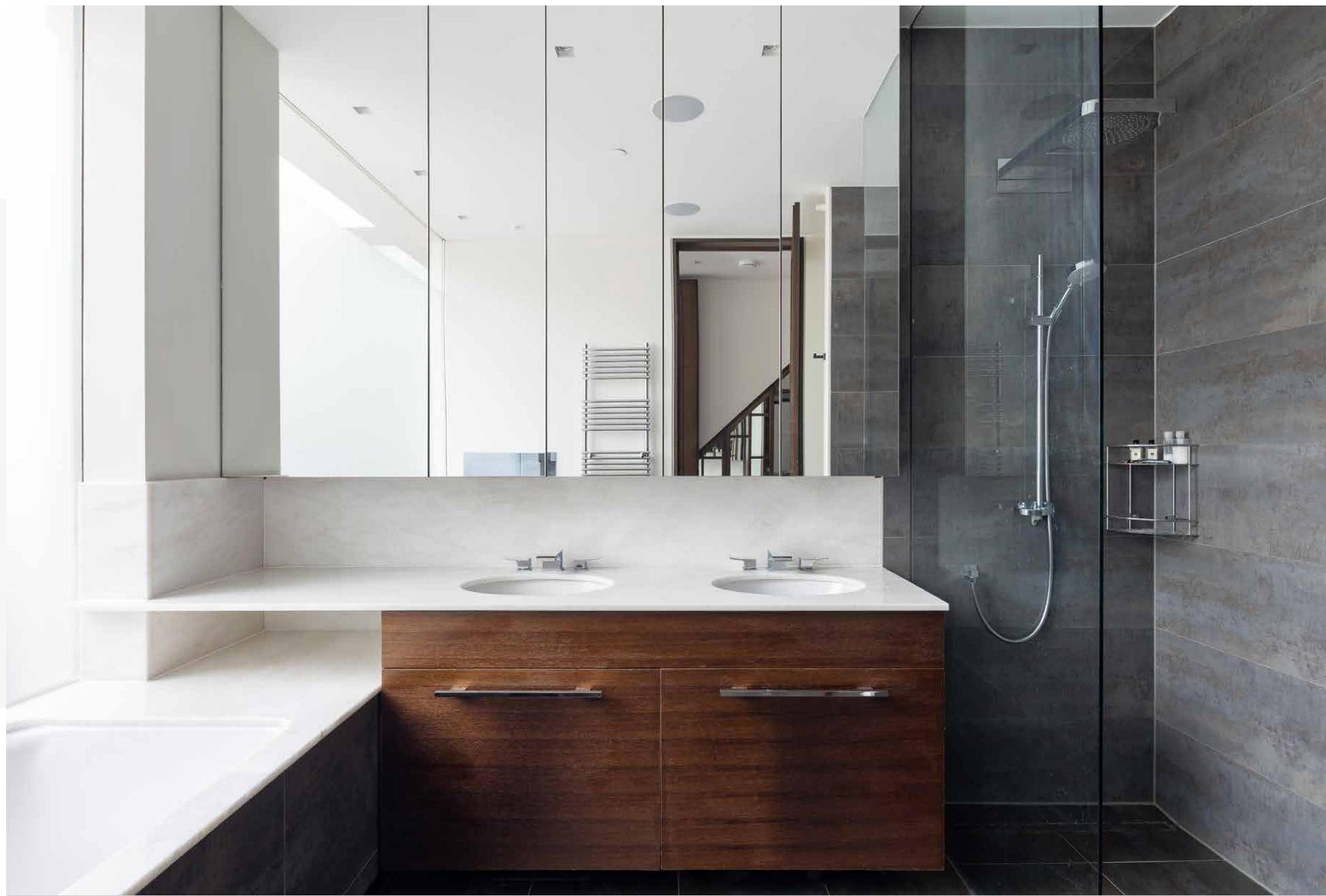
The master bedroom suite is spread across the first floor, where a decadent palette of materials spans from plush carpets to mirrored wardrobes. Light filters through French windows, which open out to a private balcony. The sophisticated character is continued into the ensuite bathroom, featuring a dual vanity, oversized walk-in shower and a tranquil bath. Three further bedrooms are located on the second and third floors, with versatility to be used as serene home offices. At the top of the home, draw back bi-folding doors to the west-facing roof terrace, a suntrap for peaceful alfresco moments.













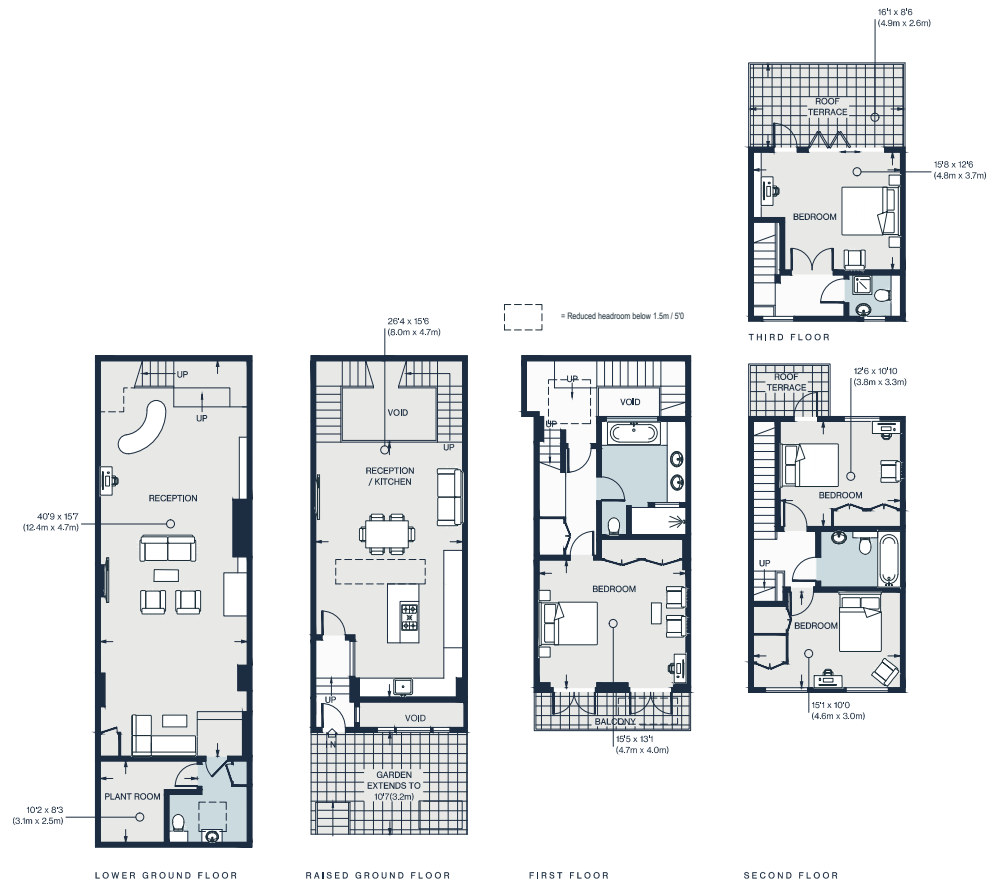












Property Details

4 Bedrooms, 3 Bathrooms
 Designed by Clive Sall Architecture
 Bespoke Poggenpohl kitchen
 Lower-ground living and dining room
 Principal bedroom suite with balcony
 Air-conditioning
 West-facing roof terrace
 Royal Borough of Kensington & Chelsea

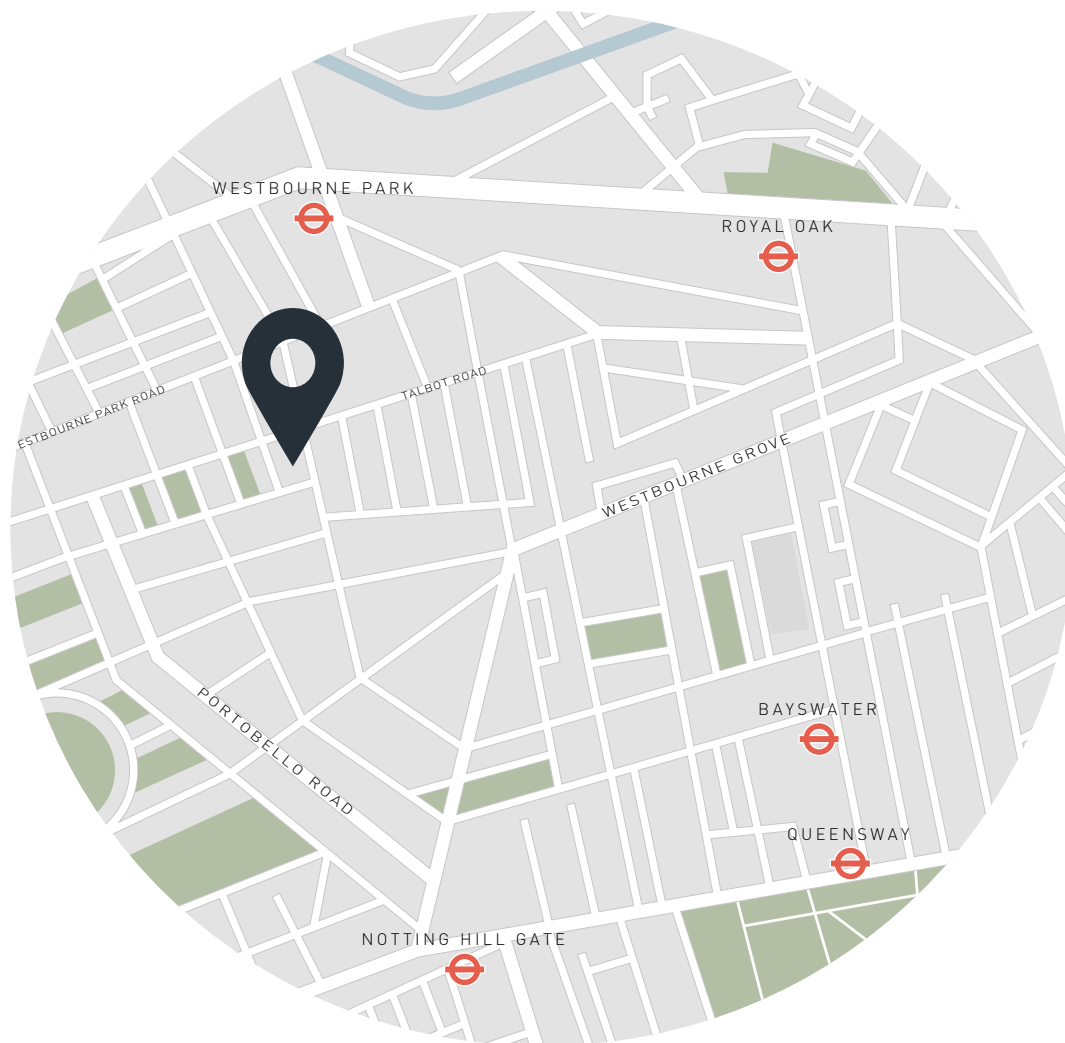
Approx. 2,548 sq ft / 236 sq m

EPC=C

Deposit: £23,700 (SL)

Council Tax Band: H

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Location

A string of upmarket eateries, boutiques and handsome townhouses, Ledbury Road is one of Notting Hill's most desirable streets. Vibrant Portobello Road is five minutes away, lined with vintage shops and global eateries. The manicured lawns of Kensington Gardens are perfect for weekend strolls. Pick up something bright and biodynamic from Ottolenghi or Daylesford on the way back. Or linger over small plates at Caractère before a show at The Tabernacle.

Westbourne Park Station - 9 mins (Circle, Hammersmith & City Lines)

Notting Hill Gate - 11 mins (Circle, District, Central Lines)

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 7727 1717
lettings@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY