

DOMUS NOVA



Pember Road NW10 – £1,650,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Behind a black-painted brick frontage on Pember Road, this heritage home has been shaped with a collector's eye. Three floors unfold in ochre, blue and soft plaster pink, with design curated by Lucy Enfield.

An entrance at street level leads up to the first floor, given over entirely to a reception space that runs over 30 feet. The kitchen lies to the left, configured with the feel of a working cook's kitchen. Bespoke crafted by Goldman and Rankin: solid maple cabinetry, marble countertops and a splashback of handmade Moroccan zellige. A wine fridge, filtered Quooker tap and a deep ceramic sink complete it, with space between for an island and dining table.

At the rear, the sitting room gathers around a Charnwood burner, with French doors opening out to a tucked away south-facing terrace.

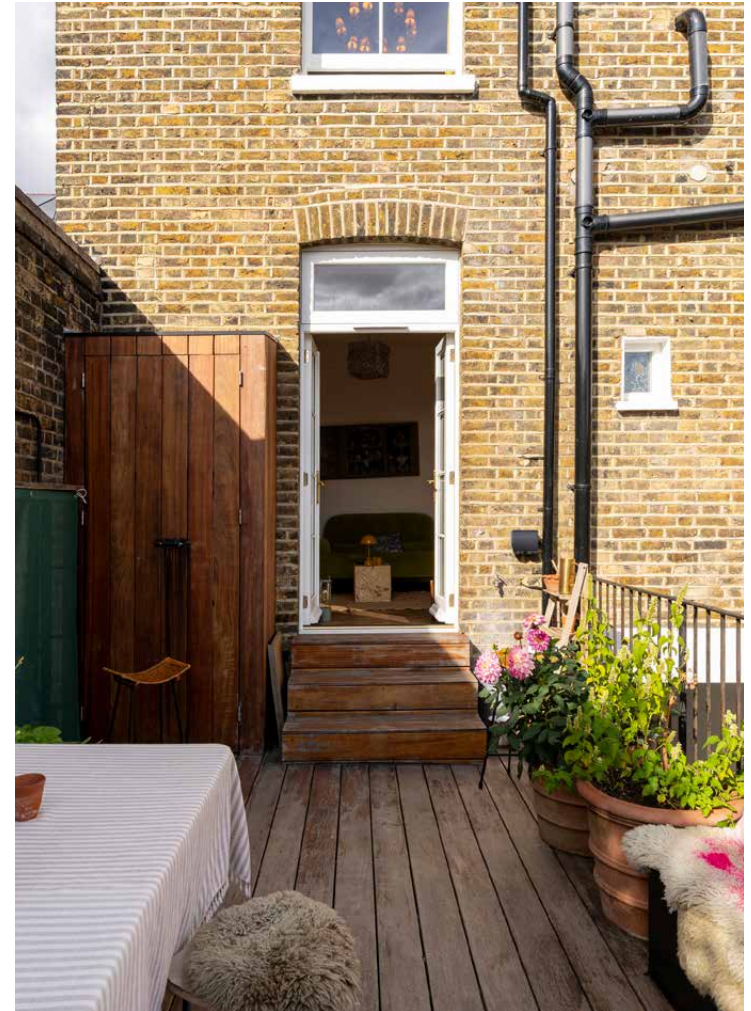










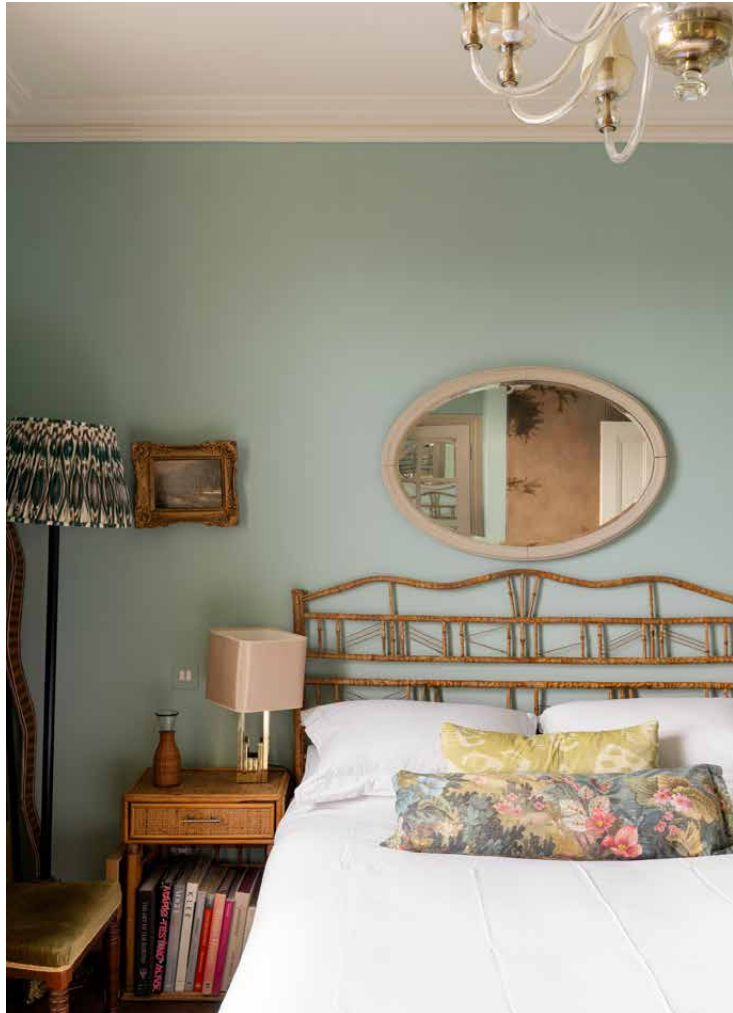


Sleeping quarters span the upper levels – the principal suite occupying the entire top floor. Here, the space is a hideaway in its own right. Twin skylights are set into the sloped ceiling; an original reclaimed Crittall door opens to a Juliet balcony with rooftop views. A Neville Stephens fireplace, walk-in wardrobe and an en suite bathroom lend practicality. Two further bedrooms are thoughtfully styled – one in sunny yellow, the other in duck-egg blue – each with en suite bathrooms and views out to the treetops.





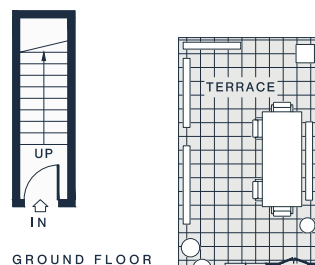




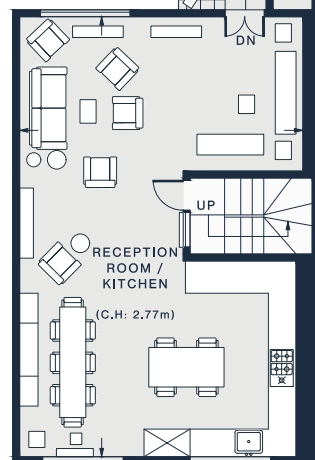




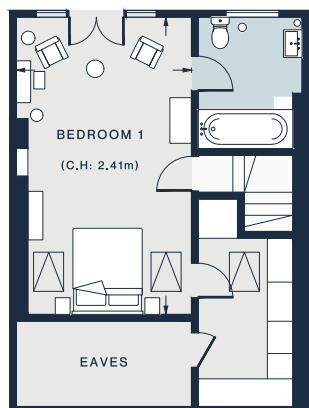




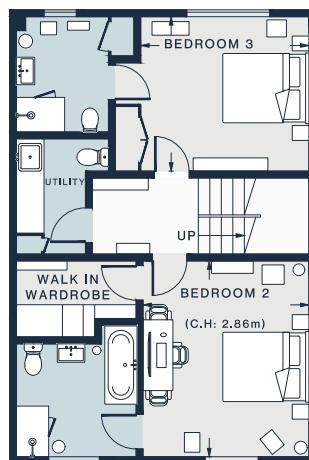
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



Property Details

Generous three-bedroom triplex
 Interiors by Lucy Enfield
 Open-plan kitchen and dining area
 Reception space
 Principal bedroom suite with walk-in wardrobe
 Guest bedroom suite with dressing room
 One further bedroom suite
 Utility and cloakroom
 South-facing decked terrace
 Hik-Connect smart intercom system
 Residents parking available

Approx. 1,789 sq ft / 166.2 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 122 years

Annual Service Charge: nil

Council Tax Band: D

RECEPTION ROOM/ KITCHEN

31'3 x 20'3 (9.5m x 6.1m)

BEDROOM 1

21'4 x 13'0 (6.4m x 3.9m)

BEDROOM 2

14'1 x 11'5 (4.2m x 3.4m)

BEDROOM 3

12'0 x 11'2 (3.6m x 3.4m)

Ground Floor = 44 sq ft / 4.1 sq m

First Floor = 629 sq ft / 58.4 sq m

Second Floor = 652 sq ft / 60.6 sq m

Third Floor = 464 sq ft / 43.1 sq m

Approx. Gross Internal Area = 1789 sq ft / 166.2 sq m (Excluding Eaves)



Location

A neighbourhood renowned for its sense of community, there's a welcoming feel surrounding Pember Road. Start your day with coffee from Wildcard, followed by a leisurely walk through verdant Queen's Park. Don't miss the weekend farmers' market for an array of seasonal produce. Explore Brooks for premium meat and fish, indulge in brunch at Parlour or savour pizza at Sacre Cuore along Chamberlayne Road. Make The Island your neighbourhood haunt, or unwind at The Lexi, a cherished independent cinema. Your springboard to the city, Kensal Green station is 10 minutes' walk away.

Kensal Green – 7 mins

Kensal Rise – 10 mins

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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