

DOMUS NOVA



Pembridge Crescent W11 – £1,000,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Four floors up on Pembridge Crescent, the hum of Notting Hill falls quiet. Crowning a white stucco villa from the 1860s, this lateral apartment has a calm sensibility: finishes are considered, rooms are bright and the sky is never far from view.

Life centres on a single open room of over 21 ft, with light filtering in from either side. The sitting area settles at the far end, its sash window looking to the rooftops of the crescent opposite. The kitchen keeps to one corner in an L: white cabinetry, solid oak worktops and a splashback of glossy handmade tiles. A charcoal-painted alcove frames the dining area, with a bench built in beneath. Here, doors open to the apartment's prized feature – a decked terrace with room to dine outdoors or simply take in the view.

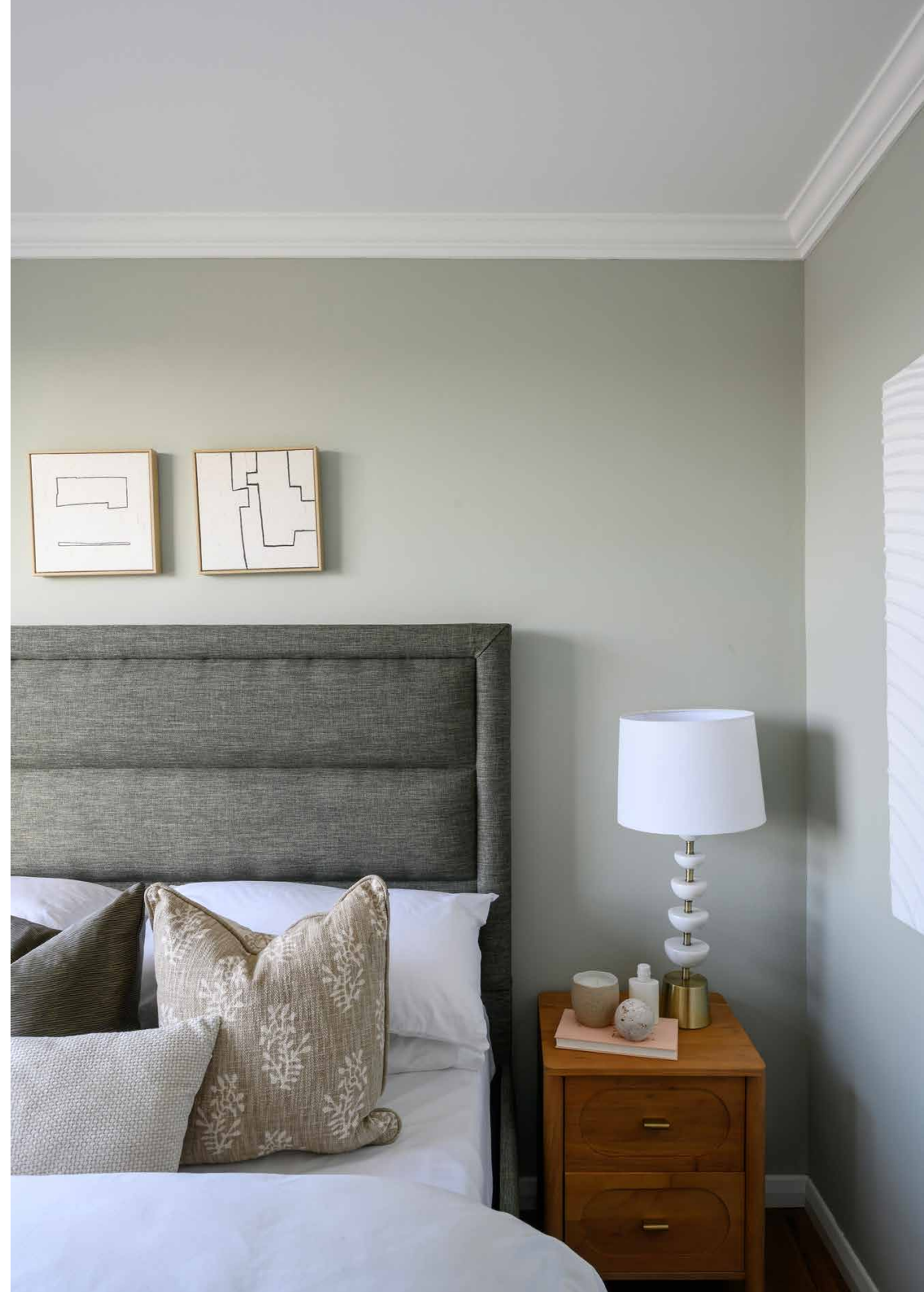






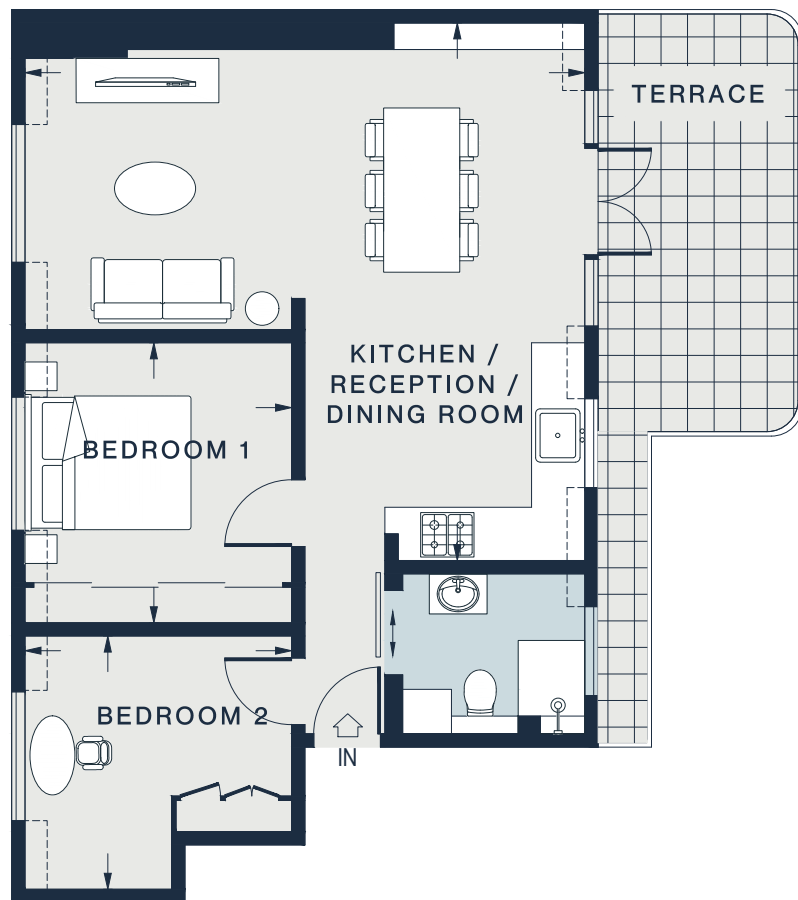


Back inside, a softer palette takes over. Both bedrooms are dressed in sage green and fitted with full-height wardrobes, each drawing in light from a south-facing sash window. Between them, a shower room is wrapped in handmade tiles around a walk-in rainfall shower.









FOURTH FLOOR

RECEPTION / DINING ROOM /
KITCHEN
21'1 x 20'0 (6.4m x 6.1m)

BEDROOM 1
10'4 x 9'10 (3.1m x 3.0m)

BEDROOM 2
9'10 x 9'4 (3.0m x 2.8m)

Approx. Gross Internal Area = 594 sq ft / 55.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Prepared for Domus Nova. Copyright © All Rights Reserved.

Property Details

Top-floor apartment in a c.1860 stucco villa
Open-plan kitchen, dining and reception room
Private decked terrace
Two double bedrooms with fitted wardrobes
Shower room with walk-in rainfall shower
Lift access
Royal Borough of Kensington and Chelsea

Approx. 594 sq ft / 55.2 sq m

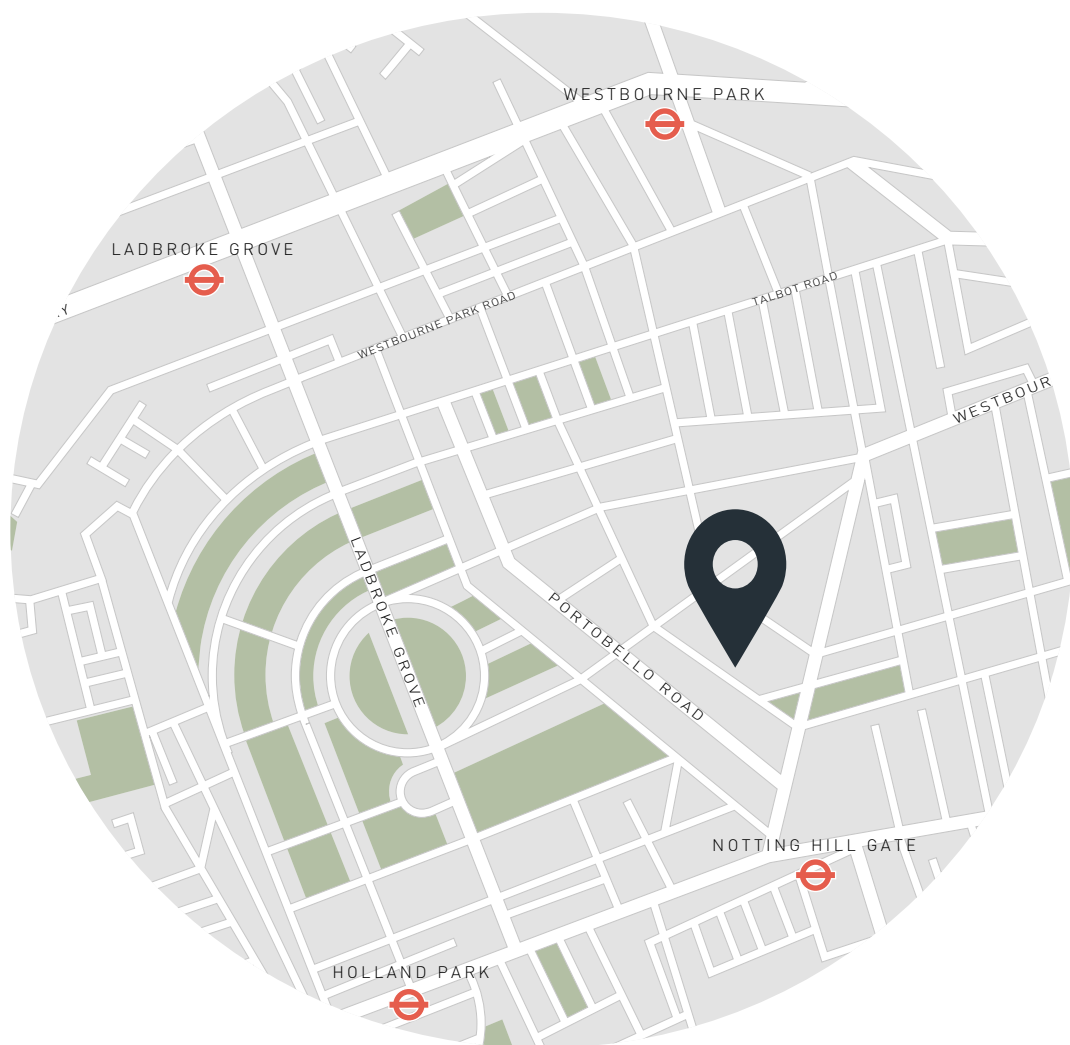
EPC=D

Tenure: Leasehold

Lease Length: circa 72 years

Annual Service Charge: Approx. £10,457

Council Tax Band: E



Location

With enviable proximity to renowned Portobello Road, there's a surprising sense of tranquility to Pembridge Crescent. Wander in search of freshly roasted coffee, grabbing your morning caffeine kick from Amoret. Pick up baked goods from Cheeky Scone, or a bowl of green goodness from Atis. Just a short walk away, Holland Park's Kyoto Garden is a peaceful spot to spend lazy mornings. Complete your afternoon perusing the stalls on Portobello Road, then head to Gold for seasonal plates and late-night drinks.

Notting Hill Gate – 5 mins

Bayswater – 11 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
020 7221 7817
sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2026 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY