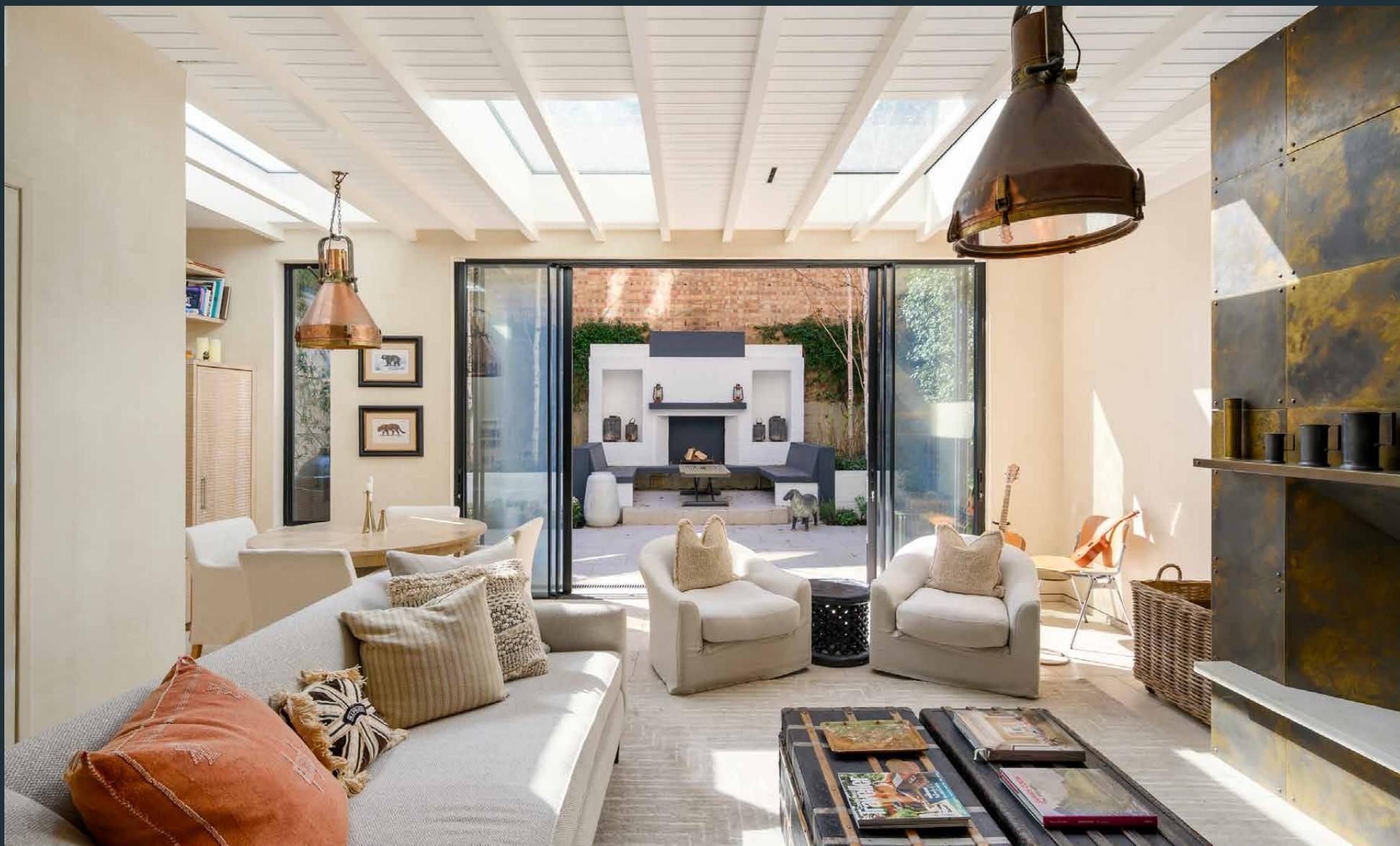


# DOMUS NOVA



Pembridge Crescent W11 – £3,795,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Running parallel to Notting Hill's most recognised street, there's a quietude to Pembridge Crescent that belies its vibrant setting. Behind a familiar façade, this design-led apartment shifts the focus to light.

The primary reception space unfolds in one continuous sweep – from the sleek wooden kitchen to a lounge and dining area that opens to the garden. The former is set up with white stone worktops and a built-in dining nook, plus integrated Fisher & Paykel appliances. The space transitions seamlessly into the reception room – cream tiling underfoot, exposed beams overhead and a metal-clad fireplace that makes for a striking focal feature. The south-facing patio garden extends living outward, with doors that slide open for easy movement between inside and out.



The central feature is a white brick fireplace with a dark grey mantel. The mantel holds two lanterns. The fireplace is flanked by two built-in shelves, each holding two decorative metal containers. The fireplace opening contains a small stack of firewood.

The seating area consists of a dark grey L-shaped bench built into the white brick structure. In the center of the bench is a wooden table with a dark metal base. The entire area is elevated on a light-colored stone or concrete base.









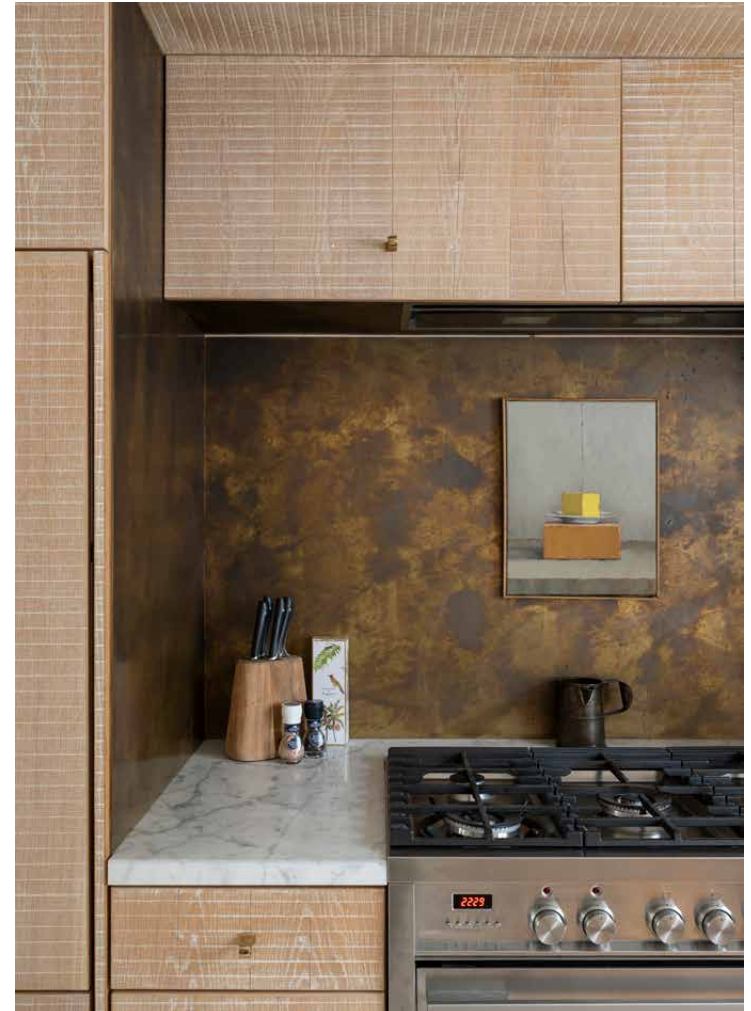






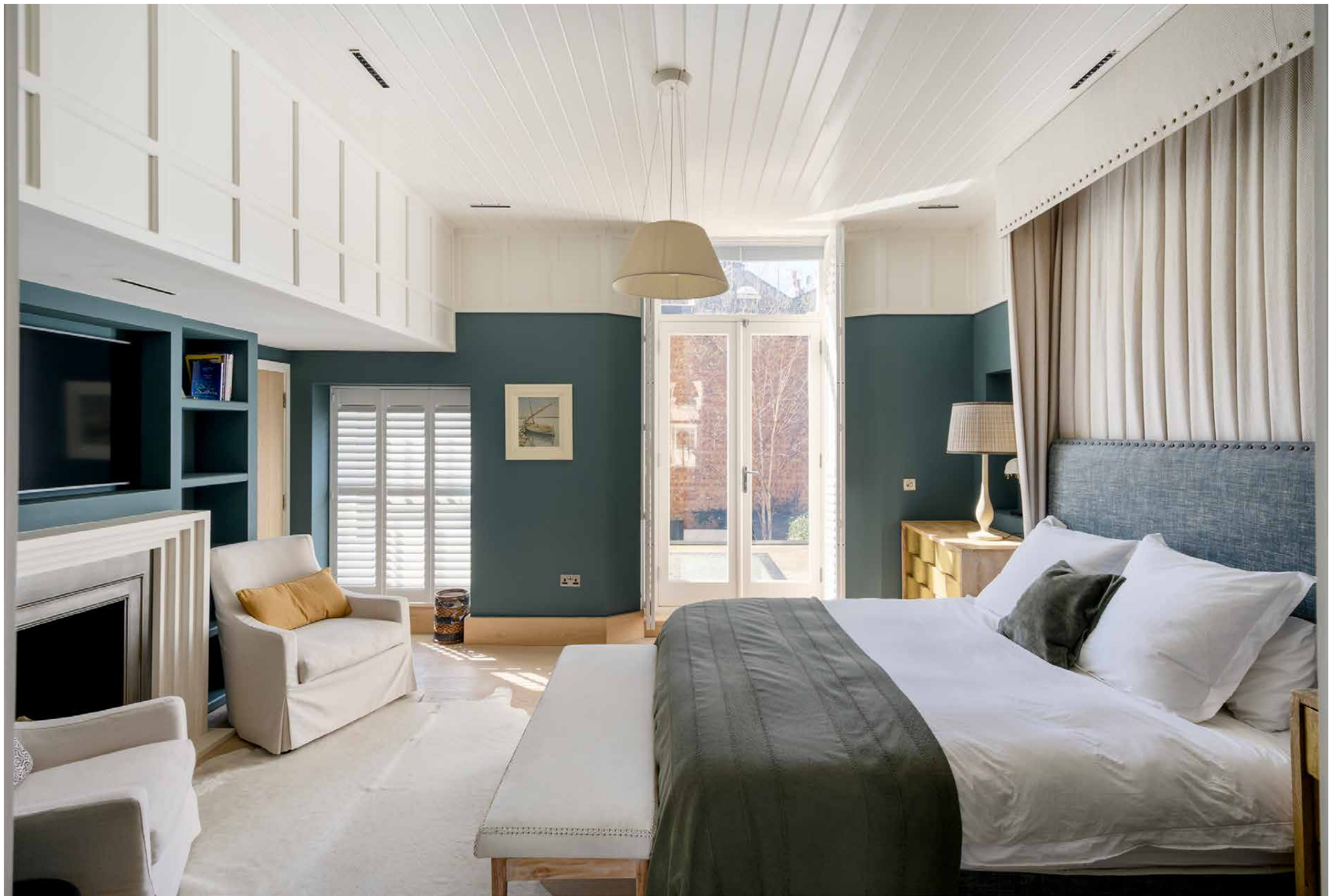
The former is set up with white stone worktops and a built-in dining nook, plus integrated Fisher & Paykel appliances.





Both bedrooms are calm, enclosed spaces that prioritise rest. The principal suite sits on the upper floor, where teal walls and tailored joinery create a more cocooned feel. Past a walk-in wardrobe, the en suite centres around a freestanding rolltop tub, with a separate rainfall shower set beyond Crittall glass. A second bedroom is found on the lower level, served by an en suite bathroom.

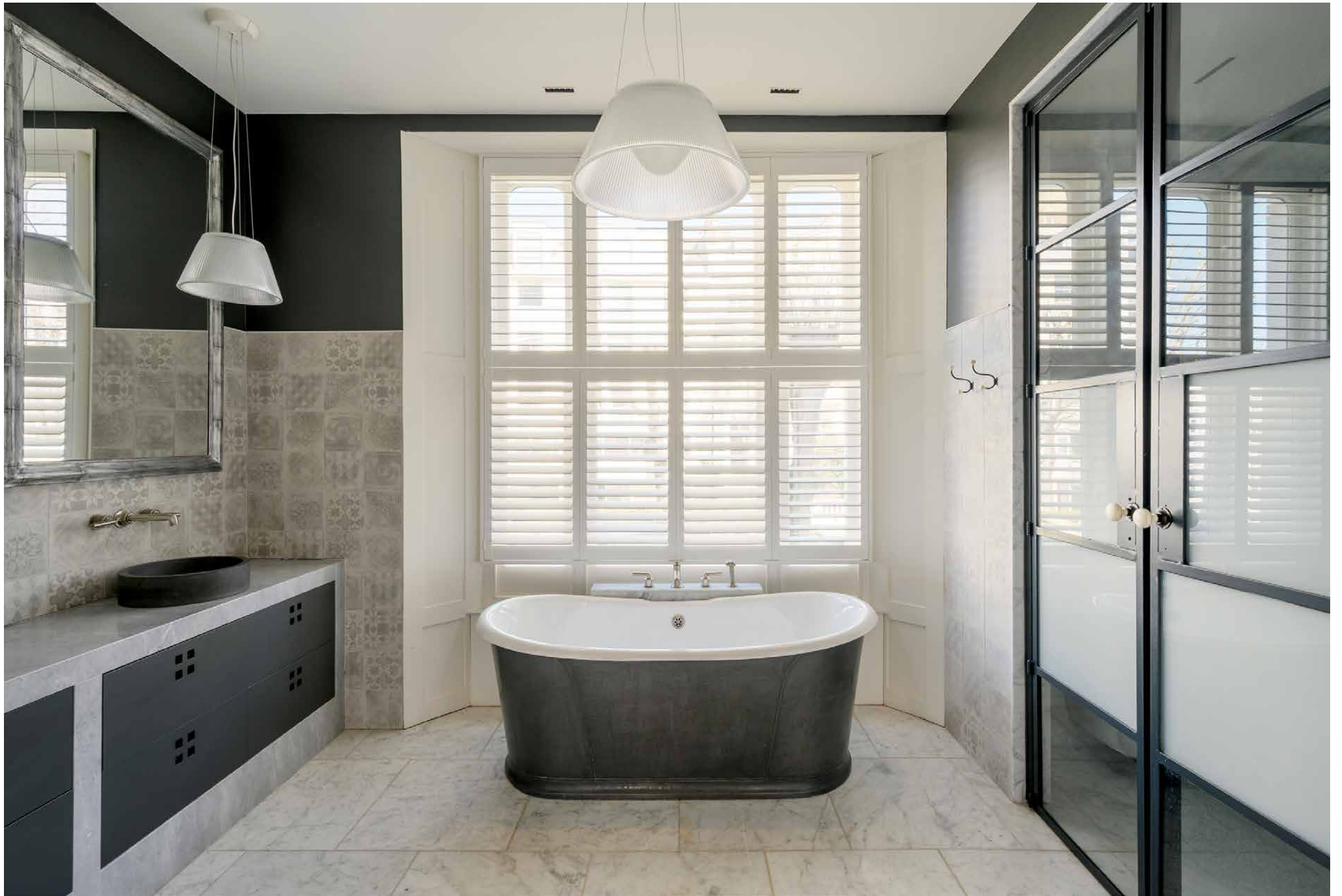




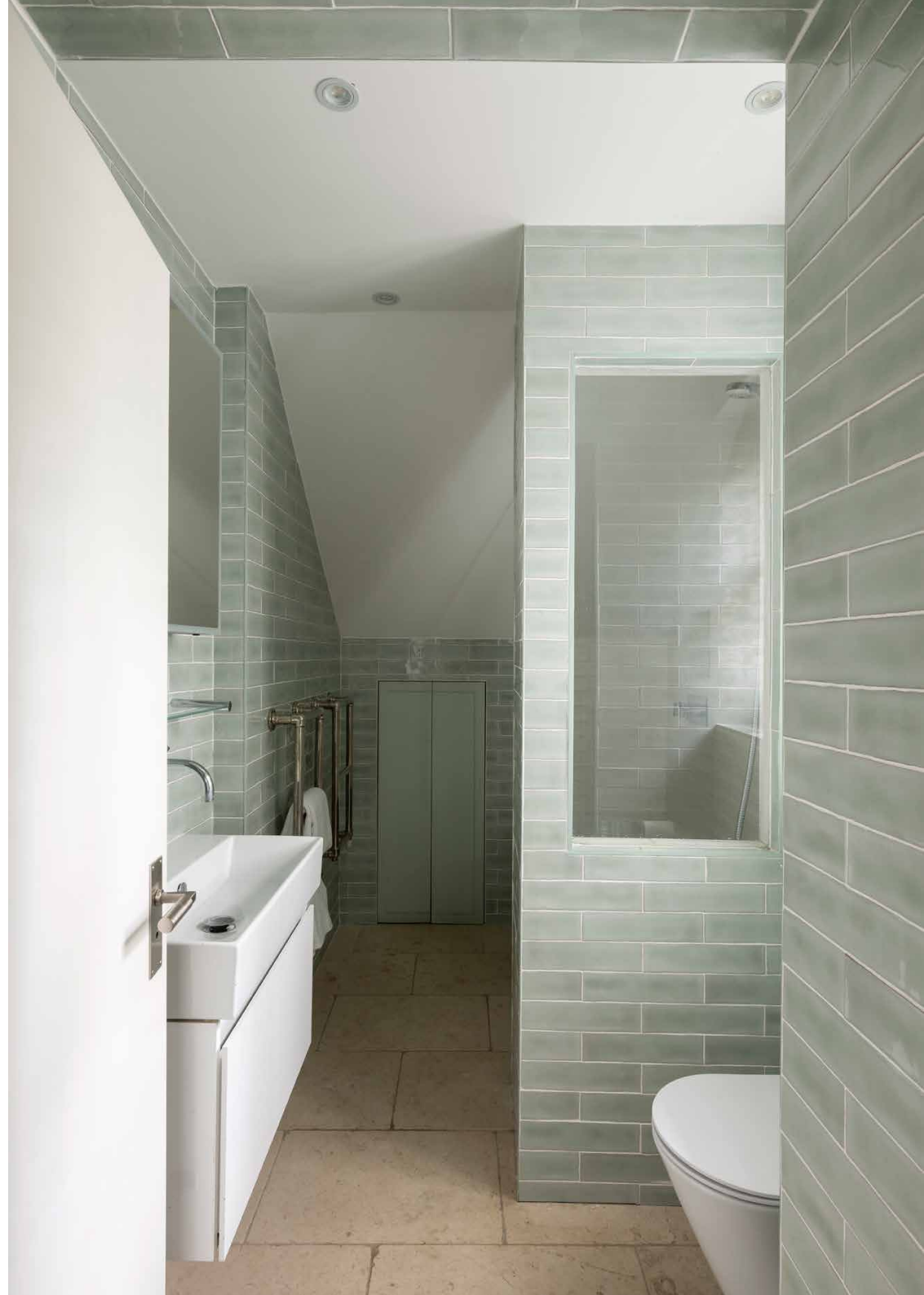


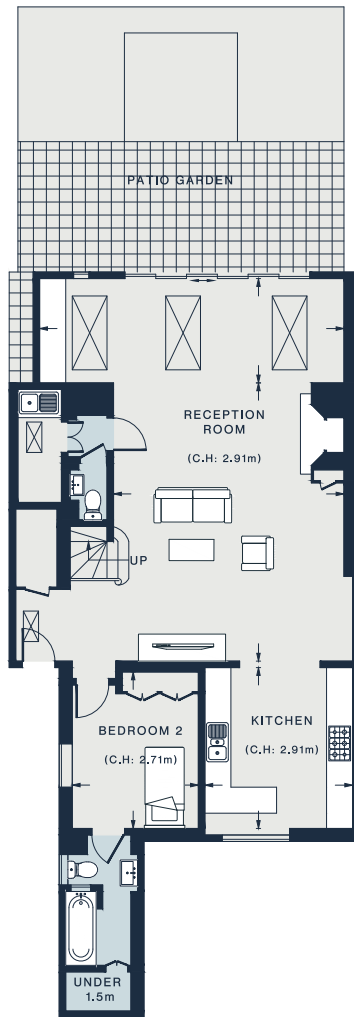












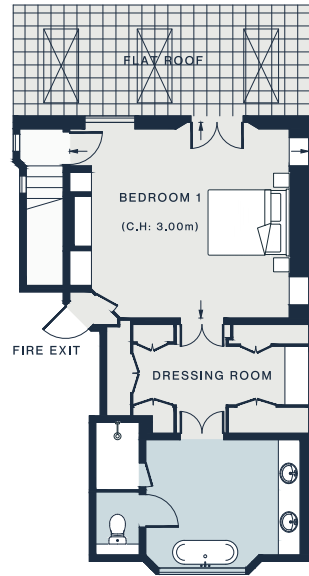
LOWER GROUND FLOOR

RECEPTION ROOM

20'11 x 16'11 (6.4m x 5.2m)

KITCHEN

12'3 x 11'1 (3.7m x 3.4m)



RAISED GROUND FLOOR

BEDROOM 1

17'7 x 14'10 (5.4m x 4.5m)

BEDROOM 2

11'11 x 9'8 (3.6m x 2.9m)

Approx. Gross Internal Area = 1648 sq ft / 153.1 sq m  
(Including Under 1.5m)

## Property Details

- Open-plan dining and reception room
- Contemporary kitchen
- Principal bedroom suite with dressing room
- Guest bedroom suite
- South-facing landscaped patio garden
- Cloakroom and utility room

Approx. 1,648 sq ft / 153.1 sq m

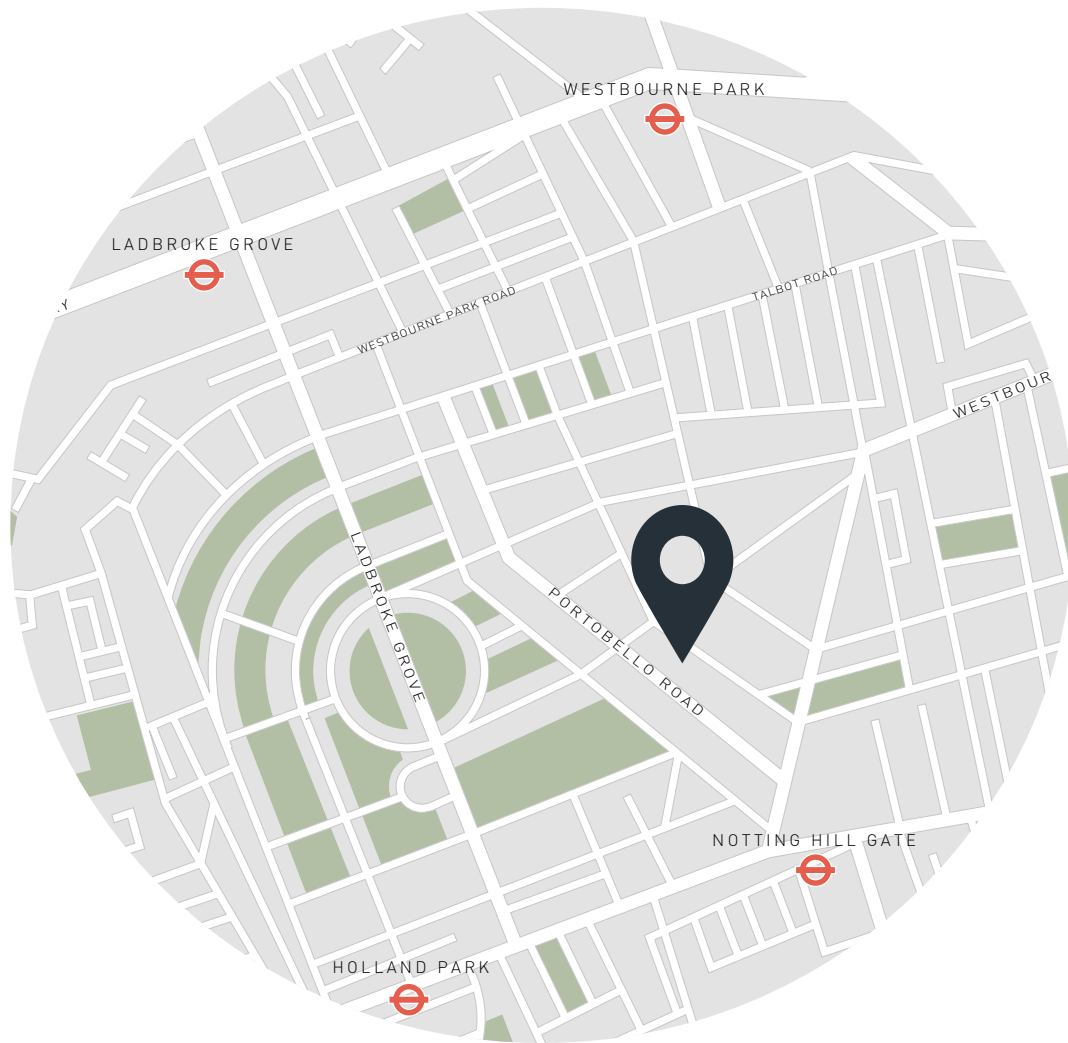
EPC=D

Tenure: Share of Freehold

Lease Length: circa 976 years

Annual Service Charge: TBC

Council Tax Band: G



## 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 - 7 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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