

# DOMUS NOVA



Pembridge Road, W11 – £1,300 p/w (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



At the intersection of two iconic roads, this lateral home is a stepping stone to Notting Hill's hustle and bustle. Bakeries, classic cafés and antique offerings are merely moments away; inside, bespoke interior design shapes a setting that soothes.

Vaulted ceilings create breathing room throughout, drawing daylight across the living area's lime plaster walls. Composed rather than styled, built-in joinery allocates areas with purpose. Contrast comes into play in the kitchen: a Calacatta Viola worktop lends drama to the clean-lined cabinetry, while contemporary appliances are neatly fitted. A built-in banquette offers a relaxed backdrop for dining, while two tall sash windows bring a convivial air to the lounge.











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A focus on texture ensues in the principal bedroom: bespoke wardrobes are thoughtfully integrated, vaults lift the ceiling line and the atmosphere remains hushed. In summer, integrated air conditioning keeps things cool. A stylish shower room completes the plan, finished with limestone floor tiles, soft tones and a walk-in shower backdropped by Calacatta Viola porcelain.











LIVING / DINING  
13'4 x 12'2 (4.0m x 3.7m)

BEDROOM  
12'9 x 8'9 (3.8m x 2.6m)

KITCHEN  
9'0 x 5'1 (2.7m x 1.5m)

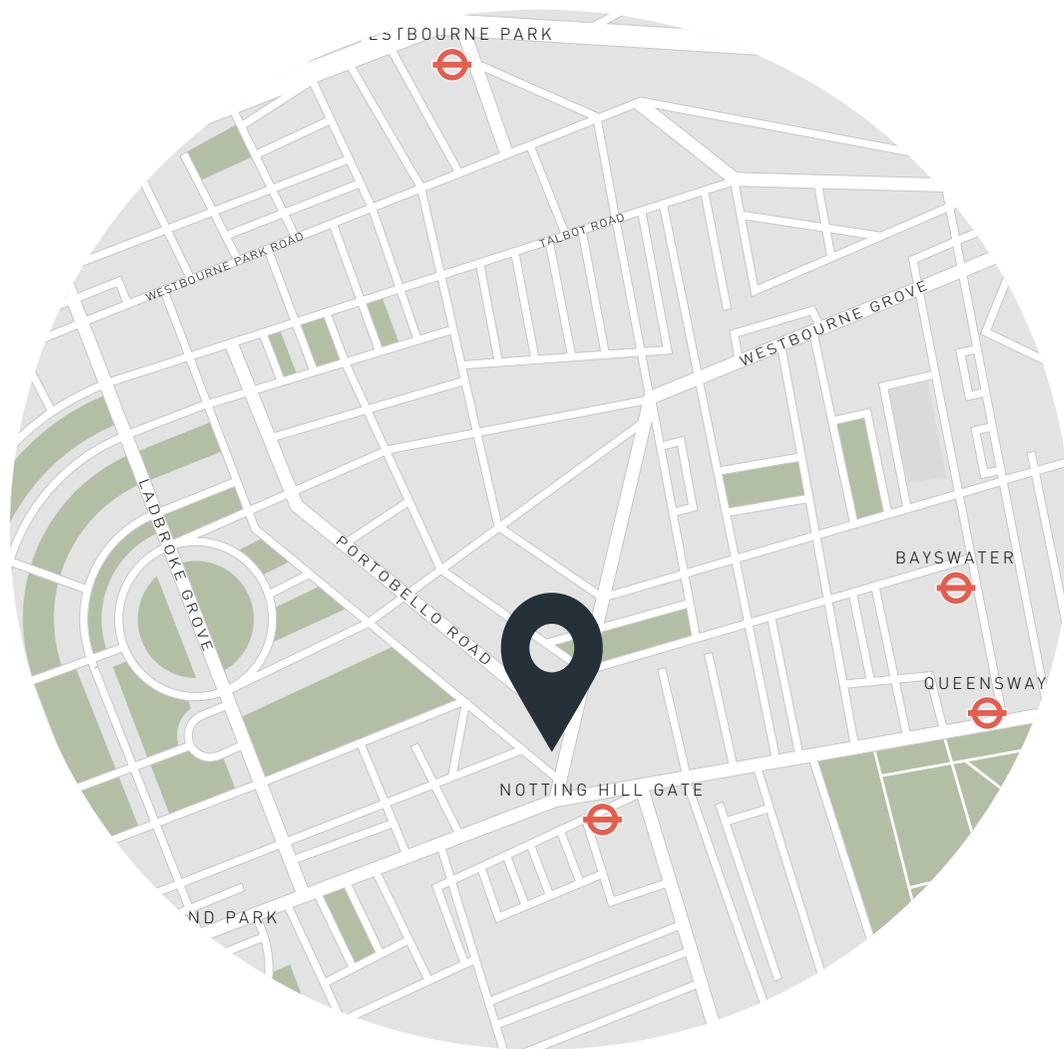
Approx. Gross Internal Area = 464 sq ft / 43.1 sq m

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.  
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## Property Details

1 Bedroom, 1 Bathroom  
Bespoke interior design  
Contemporary kitchen  
Open-plan dining and reception room  
Principal bedroom with built-in storage and AC  
Shower room  
Royal Borough of Kensington and Chelsea

Approx. 464sq ft / 43.1 sq m  
EPC=C  
Deposit: £5,200  
Council Tax Band: C



## Location

Perfectly located to enjoy the buzz of Notting Hill and the calm of Kensington Gardens and Hyde Park, Pembridge Road has a best-of-both-worlds feel. Cafés and coffee shops line the streets nearby – stop by Amoret for a quick caffeine kick or start the day well with a green bowl from atis. Wander along to Westbourne Grove for lunch at Beam, Sumi or the Barbary. In the other direction, the ever-popular Portobello Road awaits. Browse the market, catch a film at the Electric Cinema or dine at Gold.

Notting Hill Gate – 4 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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