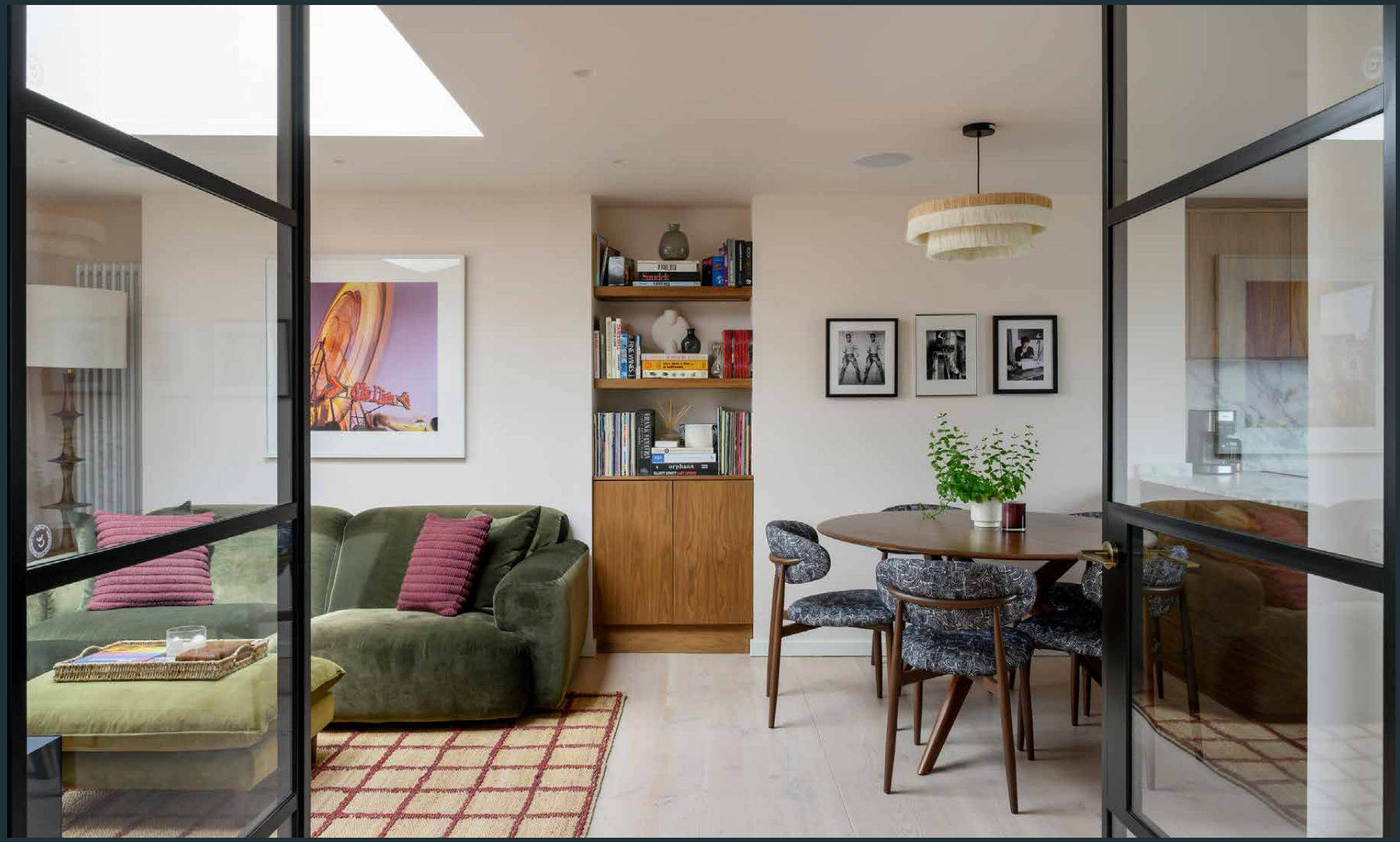
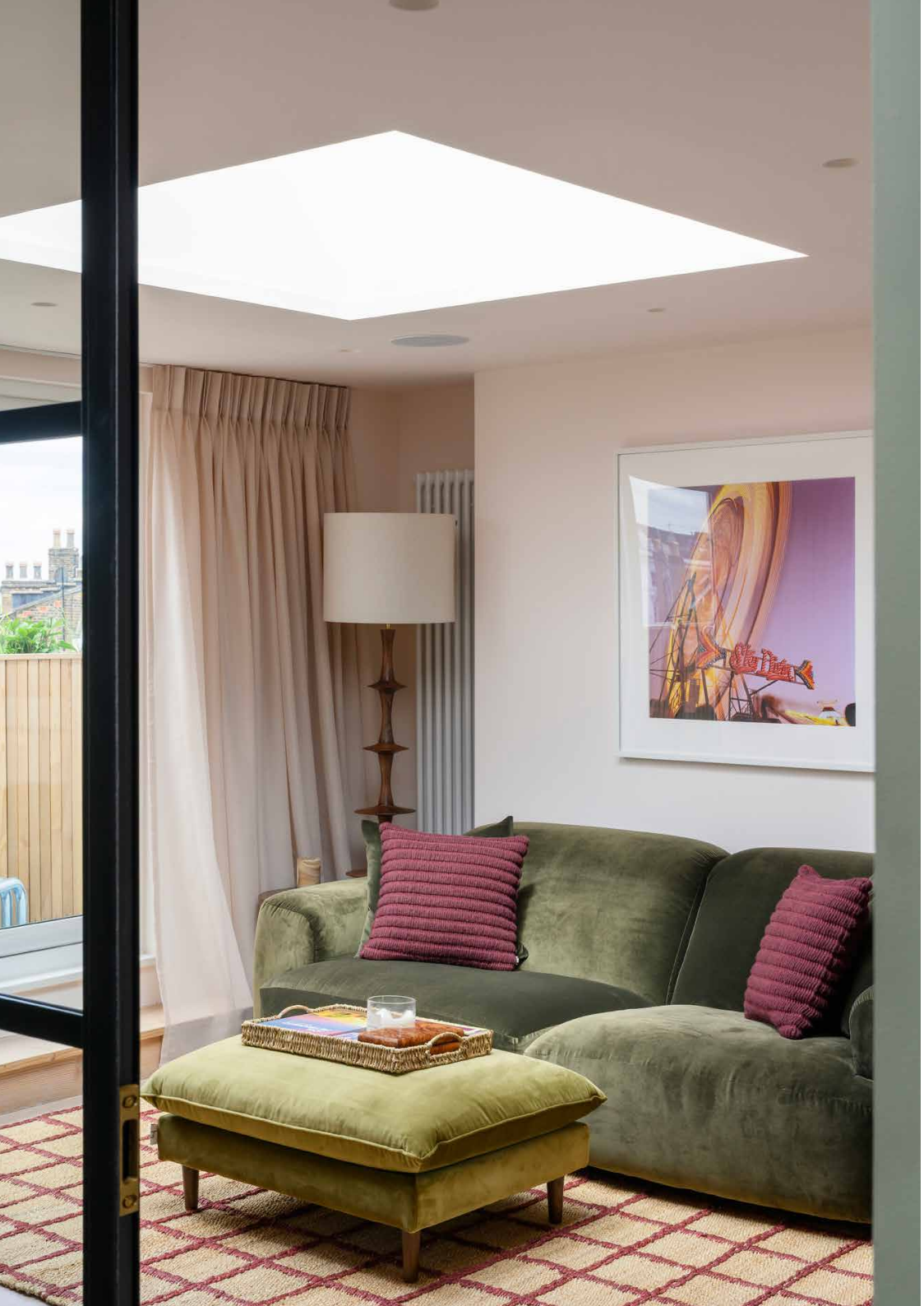
DOMUS NOVA



Pembridge Villas W11 – £1,690,000

In partnership with BARNES INTERNATIONAL REALTY



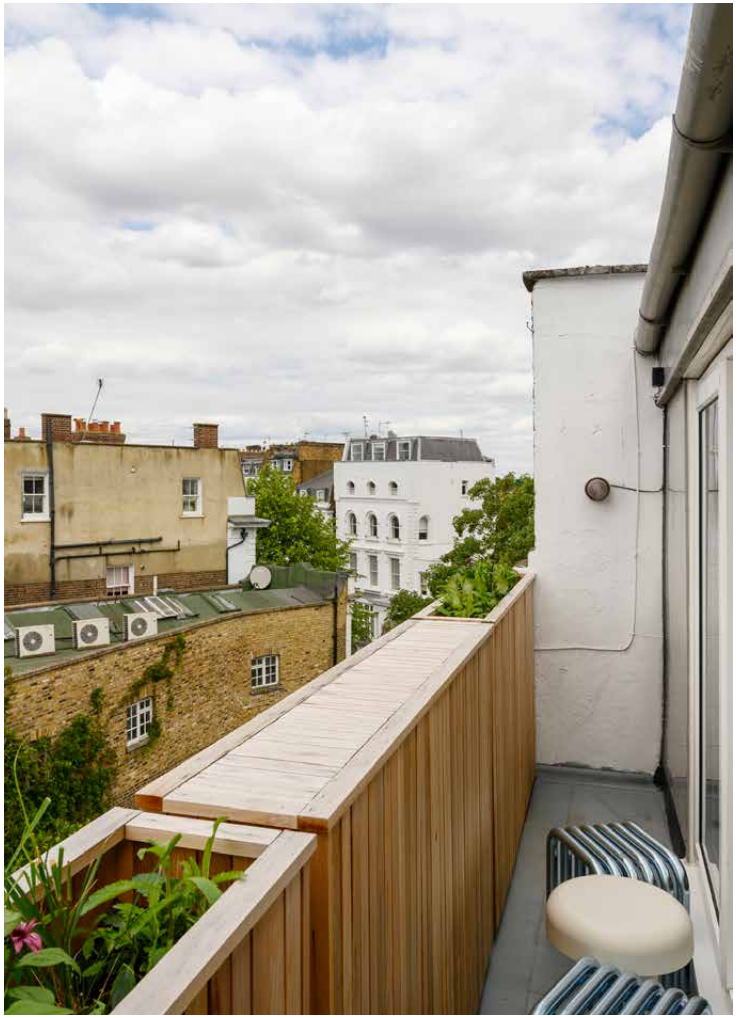
Recently refurbished and thoughtfully reimagined by Studio Fox, this home on Pembridge Villas pairs a prime Notting Hill setting with a calm, carefully considered aesthetic.

Beyond a skylit entrance, double Crittall doors lead into an open-plan kitchen, dining and reception room, where natural materials and generous light define the space. Walnut cabinetry and Arabescato marble worktops shape the kitchen, which is fitted with integrated Neff appliances and a Quooker tap. A large window frames leafy garden views below.

Positioned between the dining and reception areas, a bespoke bar with a CDA wine cooler encourages entertaining. Overhead, a skylight draws daylight deep into the living area, while sliding doors open onto a full-width balcony lined with Siberian larch planters.

DANCEHALL
orphans

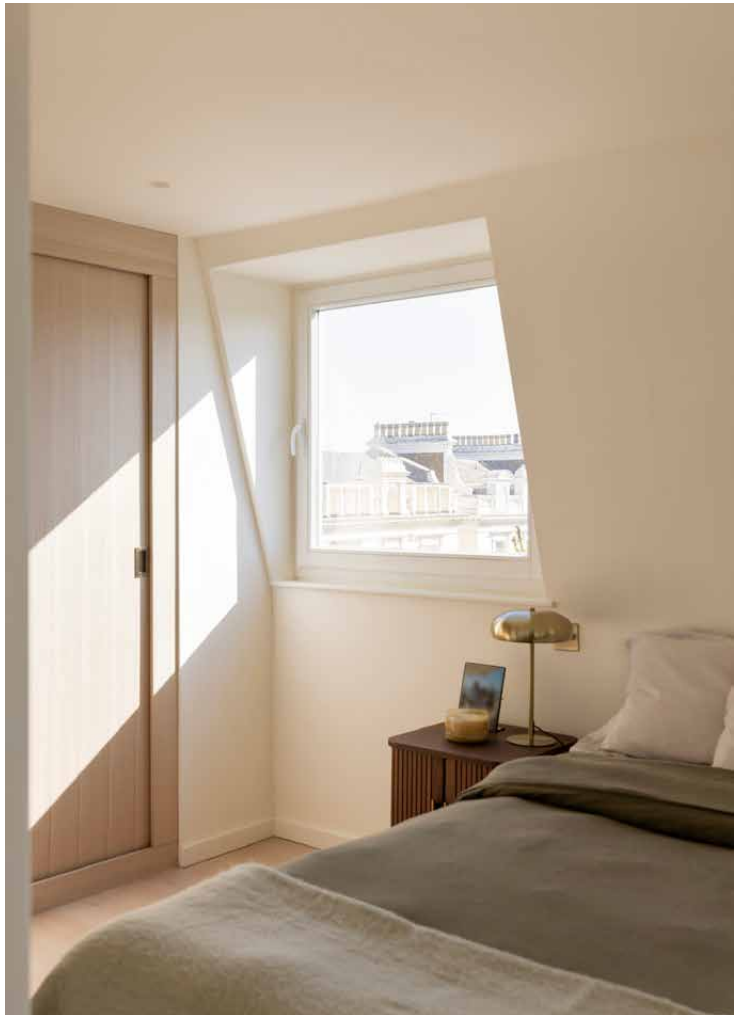
Saudek
orphans

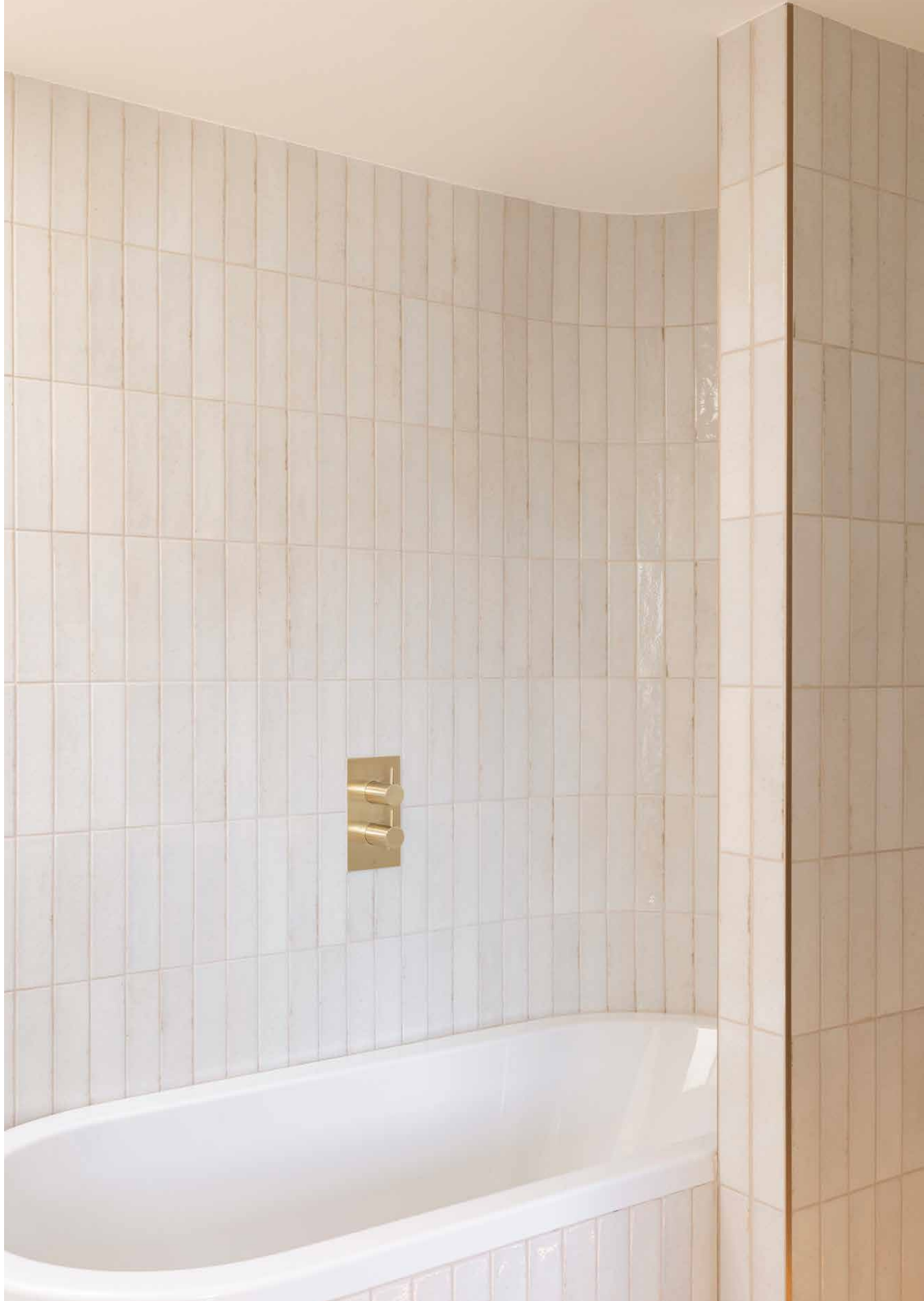


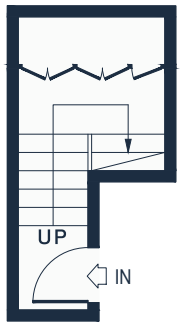
orphans

The principal bedroom continues the home's restrained palette. Pale blush walls sit alongside warm timber cladding, illuminated by light from sliding doors leading to the balcony. Through an arched opening, floor-to-ceiling wardrobes connect to an en suite bathroom finished with terracotta Claybrook tiles and a walk-in shower screened with glass blocks.

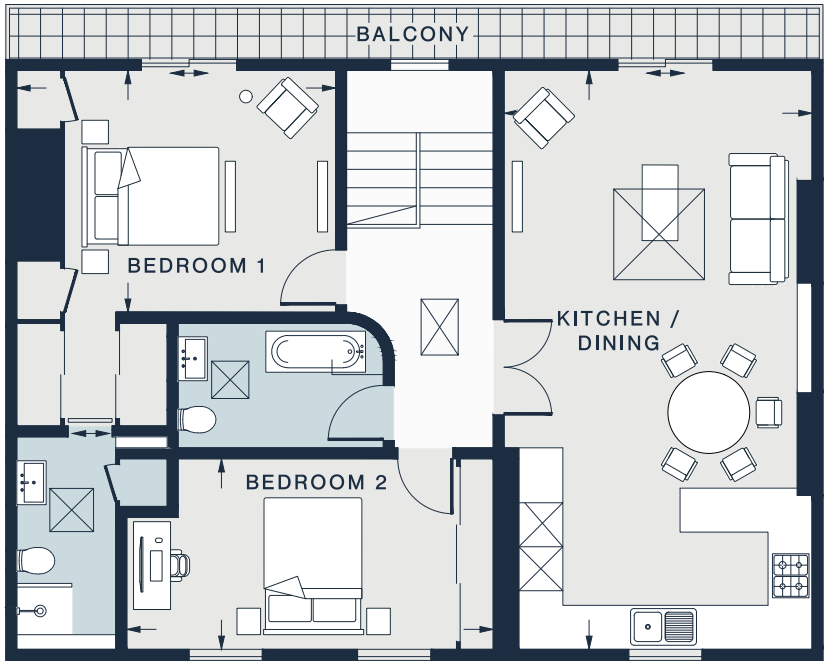
Wood flooring extends into the guest bedroom, where neutral tones and natural light create a similarly tranquil atmosphere. Its en suite bathroom is finished in cream Claybrook tiles, with a roof light above enhancing the serene, spa-like feel.







SECOND FLOOR



THIRD FLOOR

KITCHEN / DINING	BEDROOM 1	BEDROOM 2
25'11 x 13'10 (7.8m x 4.2m)	14'3 x 10'11 (4.3m x 3.3m)	16'8 x 8'8 (5.0m x 2.65m)

Second Floor = 64 sq ft / 6.0 sq m
Third Floor = 922 sq ft / 85.7 sq m
Approx. Gross Internal Area = 986 sq ft / 91.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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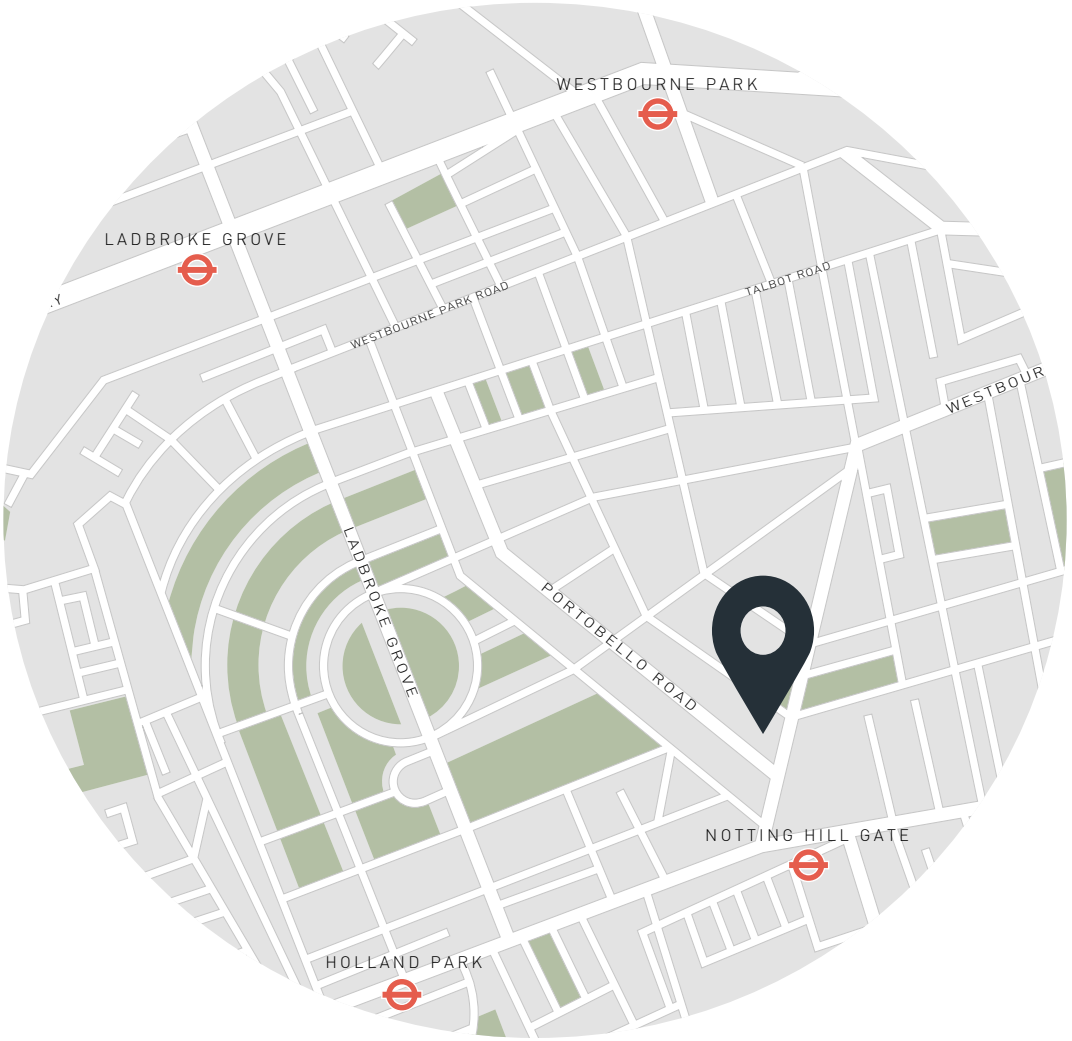
Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom suite
Underfloor heating in kitchen and bathrooms
Bowers and Wilkins built in speakers
Full-width balcony
Access to Pembridge Square communal gardens
Royal Borough of Kensington and Chelsea

Approx. 986 sq ft / 91.7 sq m
EPC=C
Tenure: Leasehold
Lease Length: circa 998 years
Annual Service Charge: Approx. £1,900
Council Tax Band: G



Location

Just a short walk away from the heart of Notting Hill, an easy sense of tranquillity defines Pembridge Villas. Start the day with breakfast or brunch at Farm Girl, then stroll along Portobello Road to browse the vintage stores and antique stalls. Stop by Zephyr for a Grecian inspired lunch, picking up groceries from Daylesford Organic on the way back home. For a relaxed evening out, head to the Electric Cinema, then relish late night drinks at Gold.

Notting Hill Gate – 5 mins (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
020 7221 7817
sales@domusnova.com

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