DOMUS NOVA

Porchester Road, W2 – £2,600 p/w (LL)

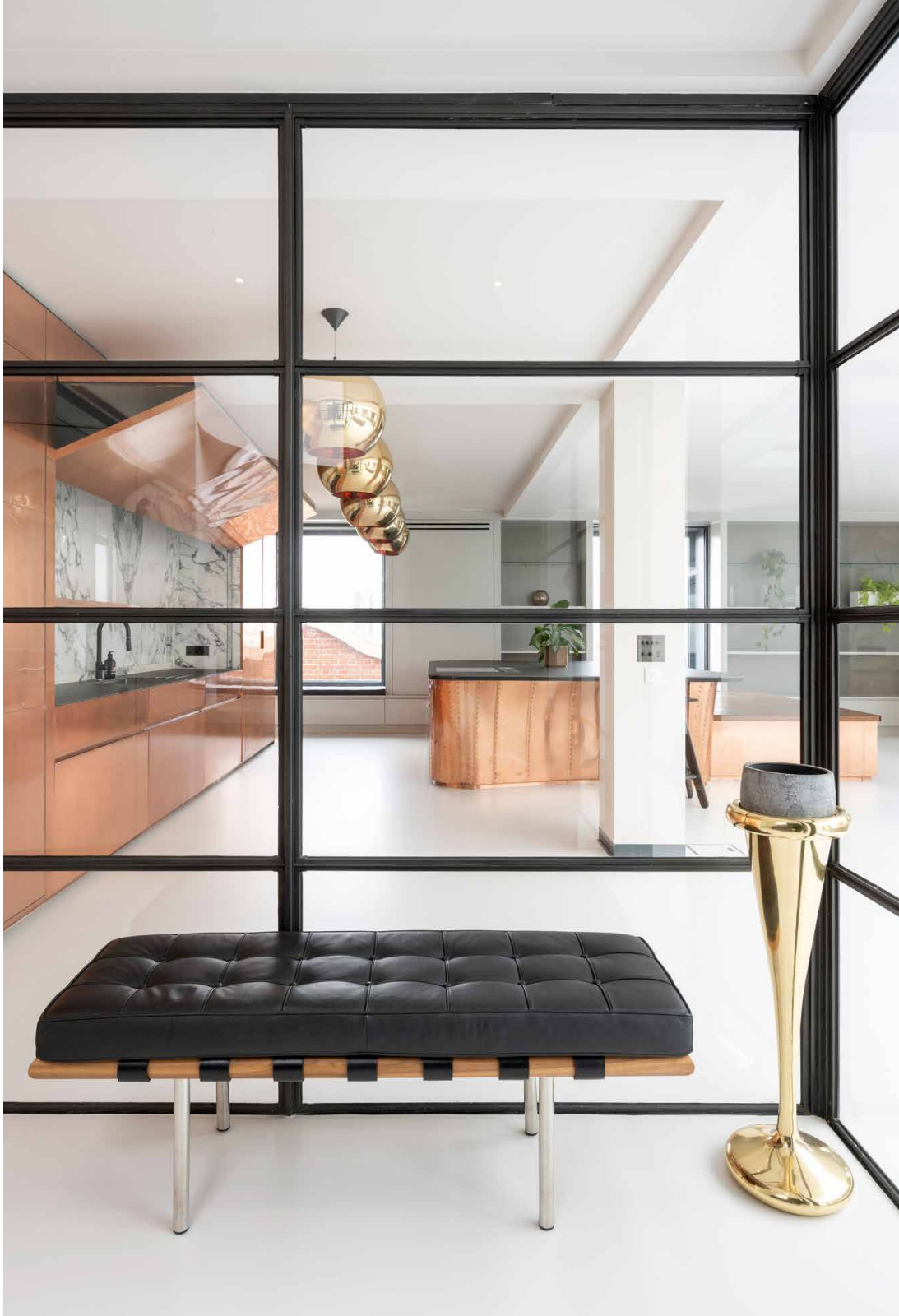
In partnership with BARNES INTERNATIONAL REALTY

A Victorian warehouse elevated with exceptional style, this three-bedroom duplex apartment lives up to its penthouse hallmark.

Behind a striking red-brick exterior, exquisite modern design and aesthetic persuasion awaits. Alongside contemporary interiors – a 24-hour concierge, plus a lift.

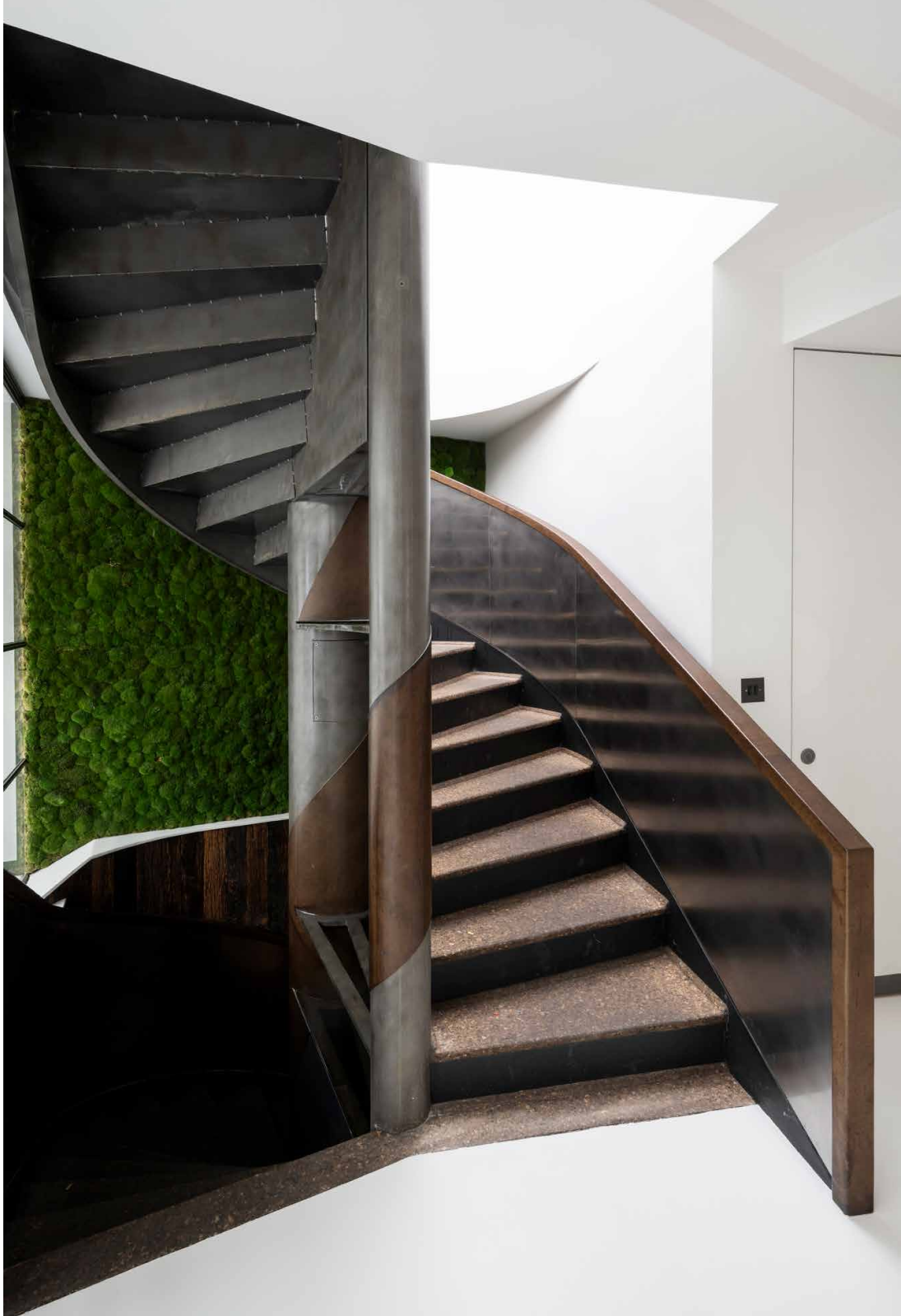
An innovatively inverted home, Crittall glass doors open into the social heart of the apartment – an expansive open-plan kitchen and reception room. Making the most of its fifth-floor positioning, a striking skylight illuminates the room's sleek lines and poured latex floors.

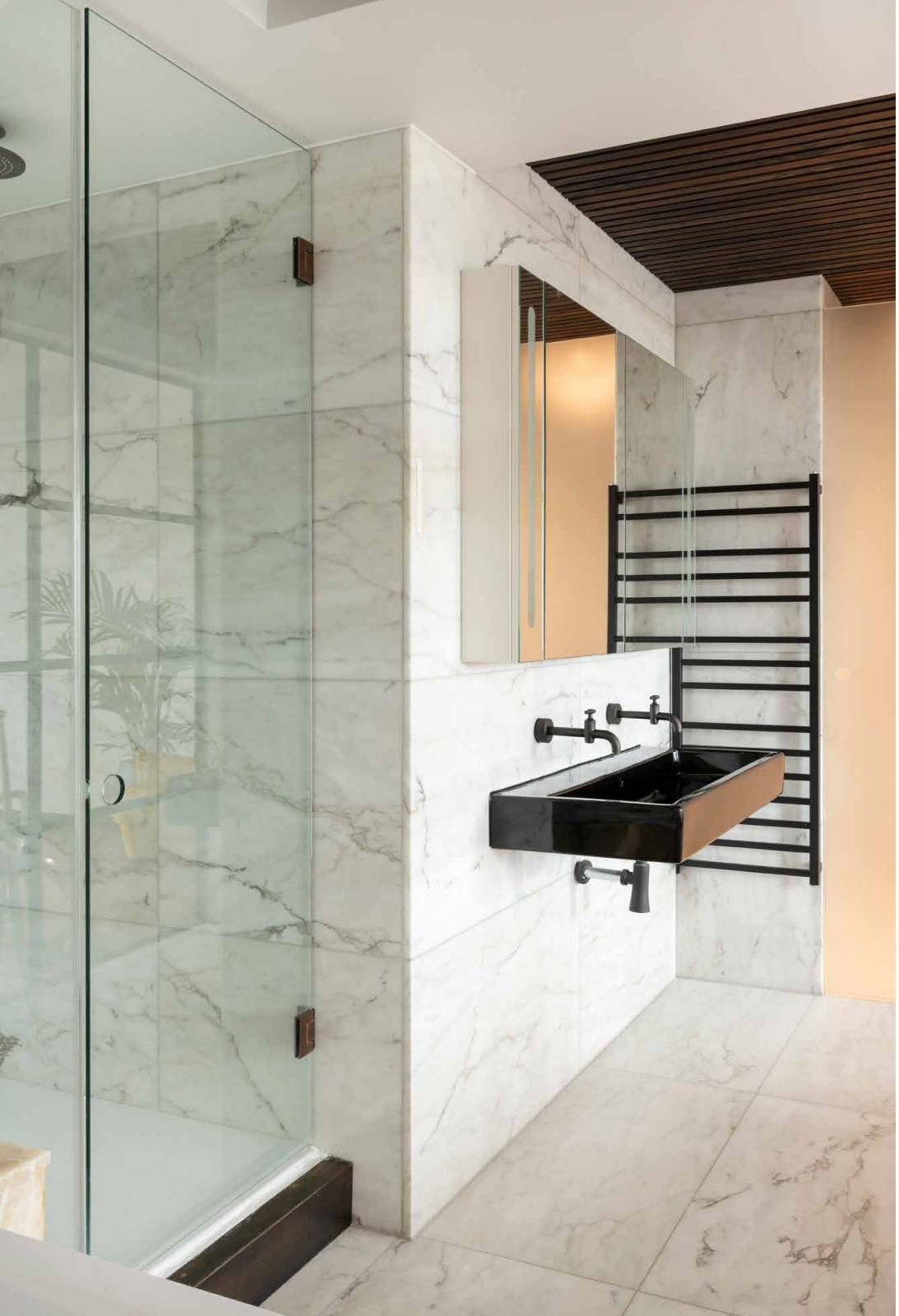
> A spectacle of reflection and materiality, a hand-crafted copper kitchen makes a bold statement.

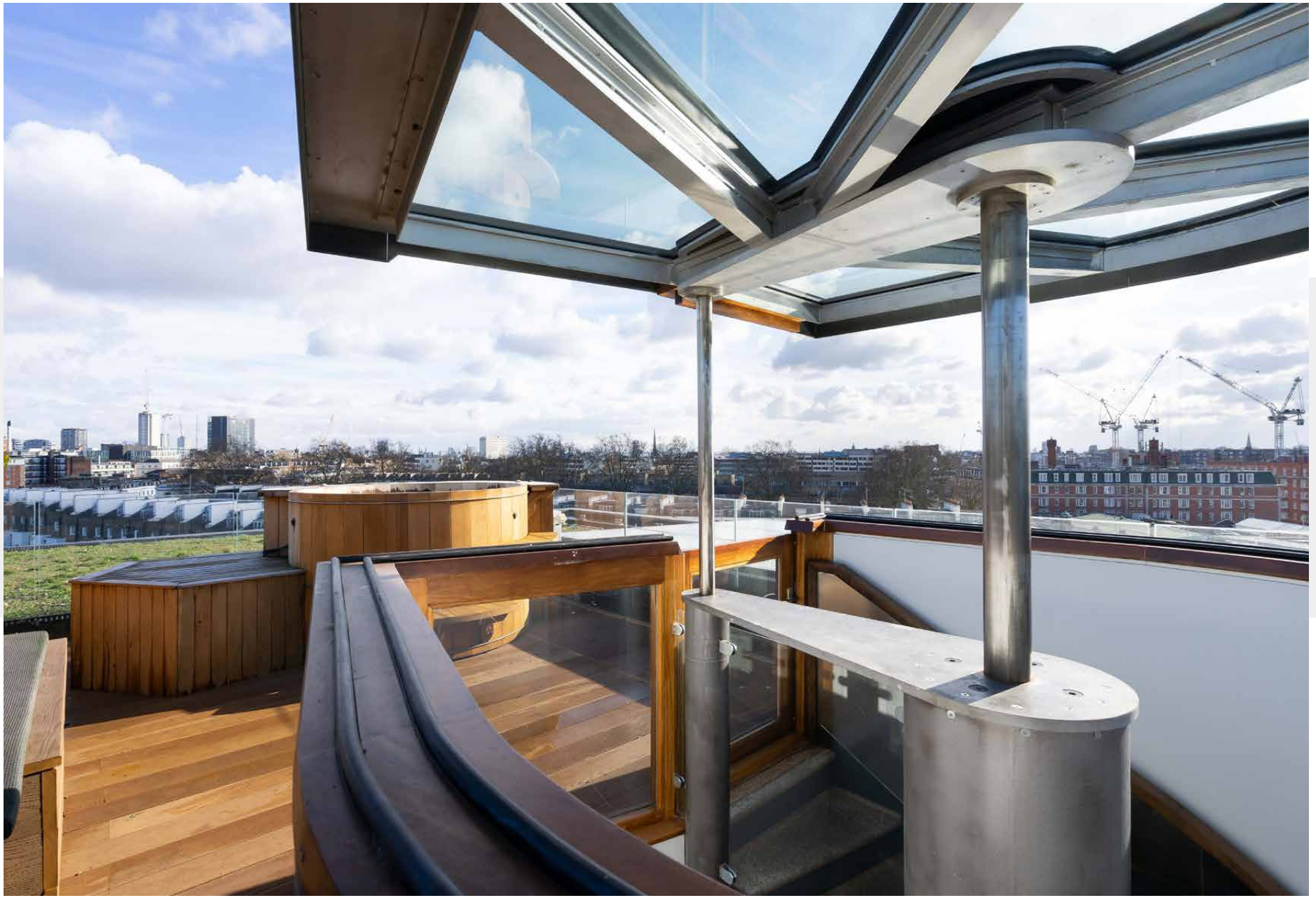


Downstairs, spacious sleeping quarters are dispersed across the fourth floor. A haven of minimalist serenity, the principal bedroom suite features leather parquet flooring and considerately placed skylights. Positioned at the room's entrance, a dedicated dressing space leads to an immaculately-designed en-suite bathroom. Revel in the Philippe Starck steam shower or indulge in long soaks in the marble bathtub. Two further bedrooms share a stylish yet serene atmosphere, each with sleek en-suite bathrooms.

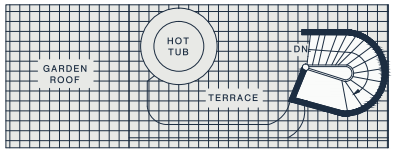
At the top of the home, ascend a spiral staircase to the roof terrace. From the cedar-clad hot tub, take in panoramic views of the London skyline. With studio-grade sound insulation, underfloor heating and air conditioning throughout, this home has been designed with year-round socialising in mind.



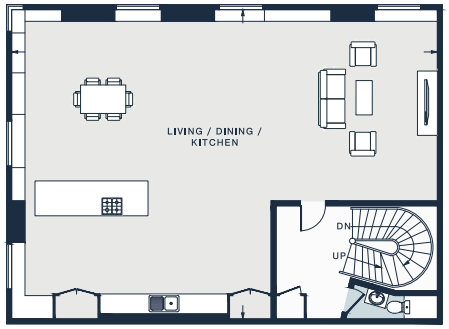




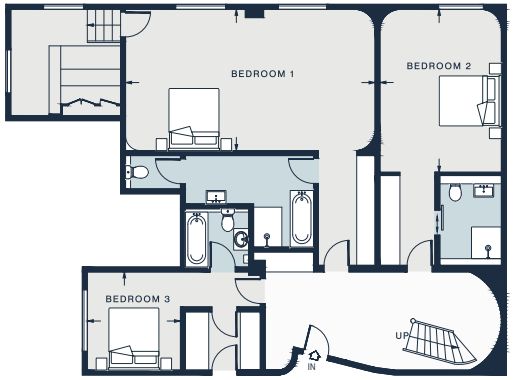
DRAWN
TOGETHER



ROOF TERRACE



FIFTH FLOOR



FOURTH FLOOR

LIVING / DINING / KITCHEN
42'0 x 30'6 (12.8m x 9.3m)

BEDROOM 2
16'0 x 12'0 (4.8m x 3.6m)

BEDROOM 1
24'8 x 14'0 (7.5m x 4.2m)

BEDROOM 3
9'5 x 9'3 2.8m x 2.8m)

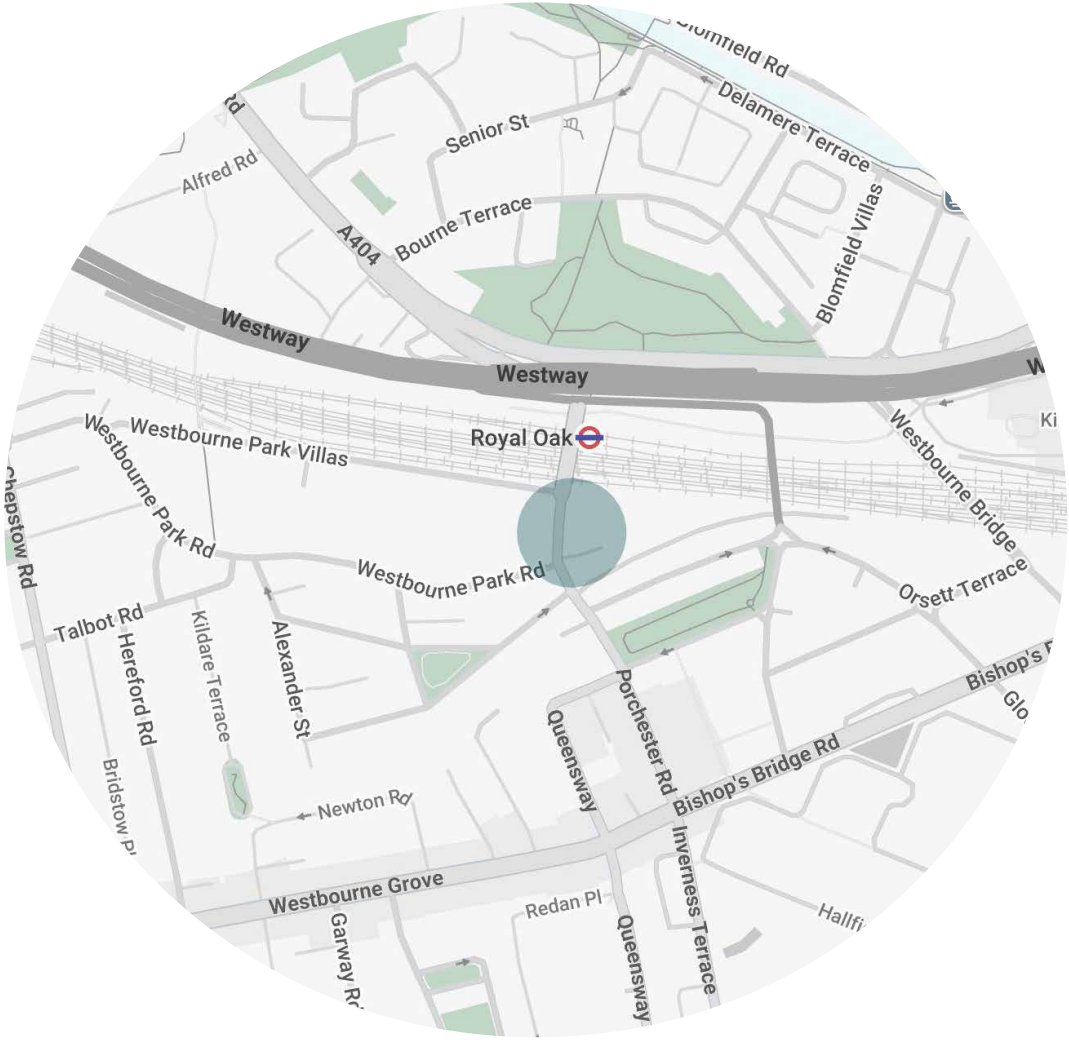
Approx. Gross Internal Area = 2,741 sq ft / 255.0 sq m

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.

Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite
Two further guest bedrooms suites
Roof terrace
24-hour concierge
City of Westminster
Approx 3,113 sq ft / 289 sq m

Council Tax Band - G
Deposit Payable - £15,600
EPC - C



Location

Just moments away from the enclaves of Westbourne Grove, and with excellent proximity to Paddington and Marylebone too, Porchester Road is perfectly situated to enjoy Notting Hill's best offerings. Enjoy brunch at Beam or Granger & Co., or head to SoulCycle or Bodyism for an uplifting workout. From here, wander around the vibrant antique shops that characterise Portobello Road, or head to Hyde Park for a breath of fresh air. Dinner at gastropub The Cow – home in 2.

Royal Oak - 1 min (Hammersmith & City, Circle)

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 7727 1717
lettings@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our Privacy Policy is shown on our website

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with

BARNES
INTERNATIONAL REALTY