

DOMUS NOVA



Portland Road W11 – £1,500 p/w (LL) / £3,000p/w (SL)

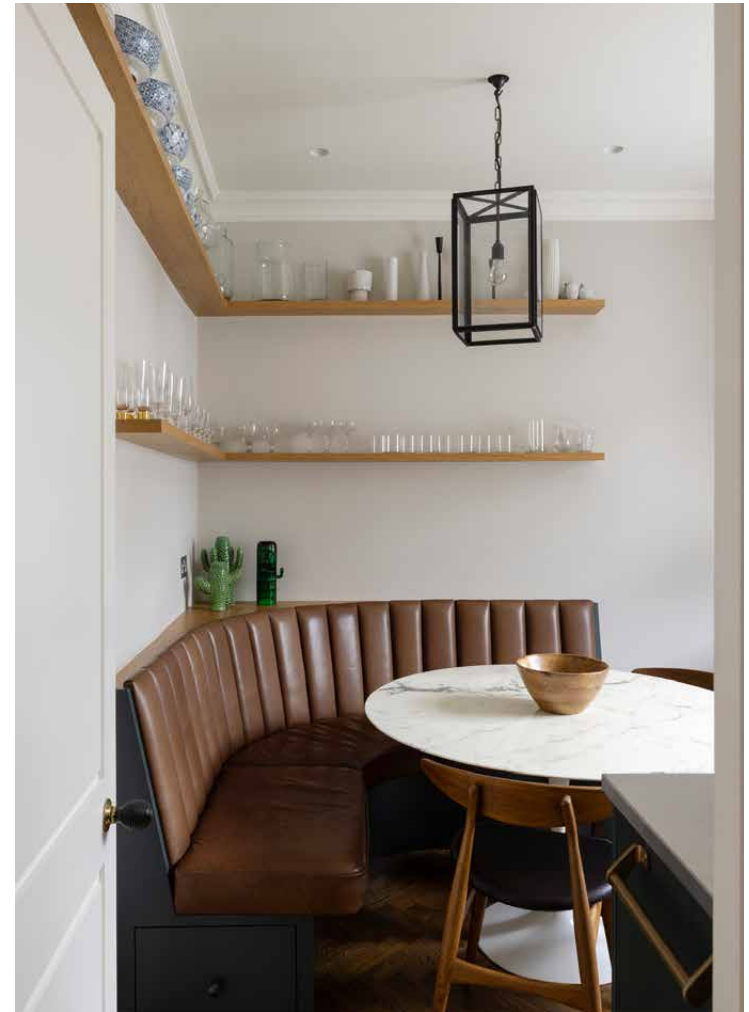
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Tucked above a characterful square, home to cafés and considered boutiques, this peaceful maisonette is a gentle counter to the urban energy of its setting. Accessed from a private entrance, steps ascend to the first floor. All about light and flow, the reception room is anchored by herringbone floors and a cast-iron fireplace. Navy furnishings and neutral tones soften the feel, while artwork nods to pastoral landscapes.

The kitchen takes a similar aesthetic approach, with shaker cabinetry and stainless steel counters grounded by a Miele oven. A curved banquette in deep brown leather hugs the corner, centred on an oval dining table that invites sociable meals. Overhead, floating storage keeps everyday essentials within reach.

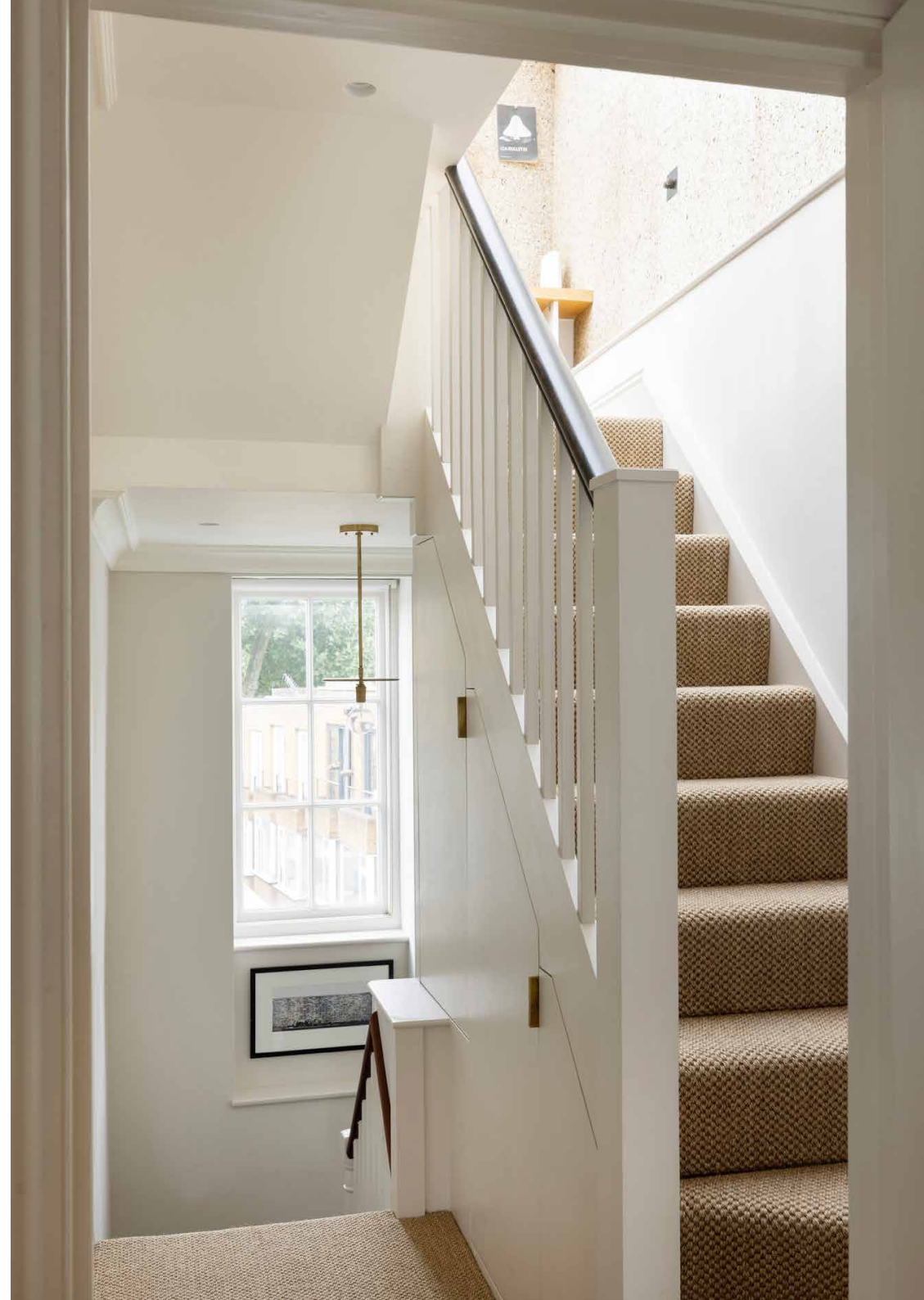




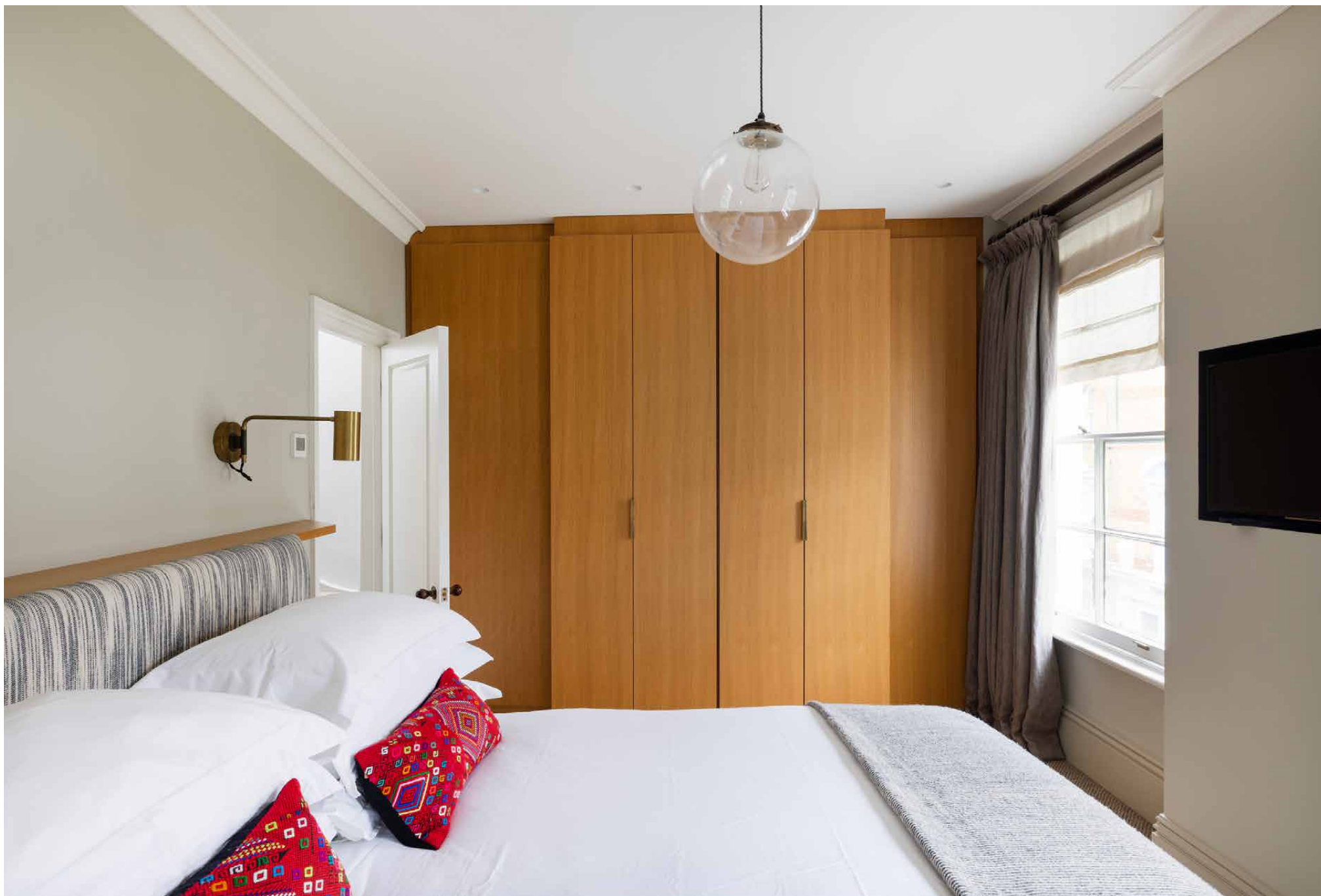


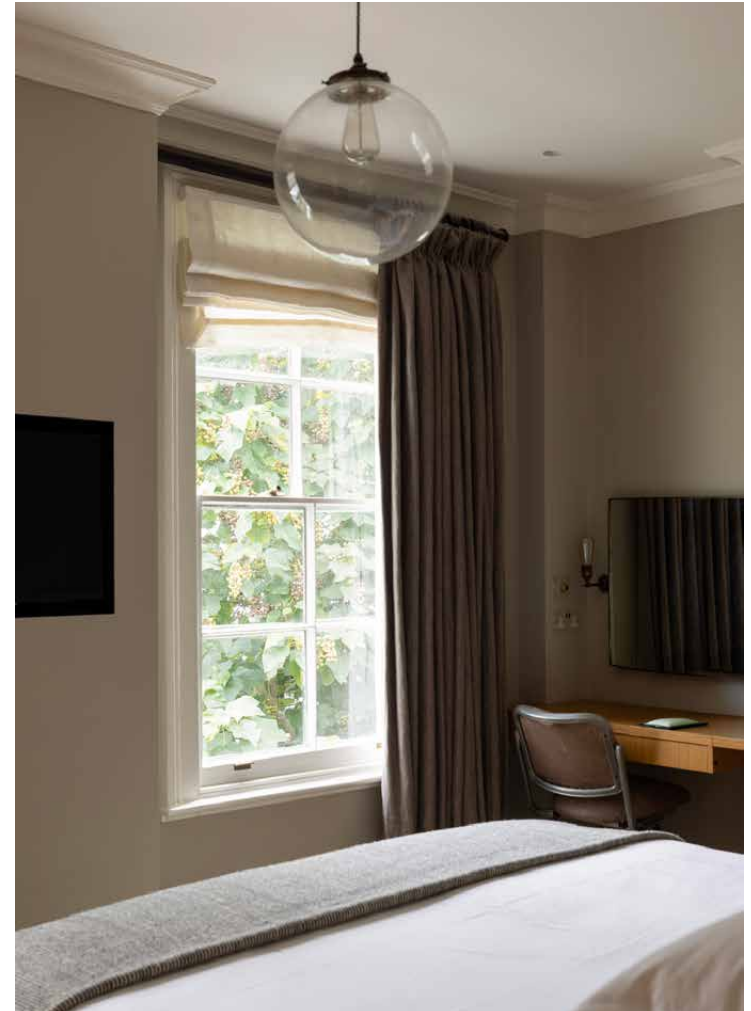
Upstairs, the principal bedroom dials up the serenity with floor-to-ceiling wardrobes, an integrated vanity and soft beige walls. The second bedroom opts for restraint – a minimal backdrop given character by a wide west-facing sash window. A contemporary family bathroom ties the two together.

Crowning it all, a decked roof terrace serves up uninterrupted rooftop views. Just inside, a glass-walled study makes clever use of space – a compact, light-filled nook that turns the top floor into a versatile escape or workplace.









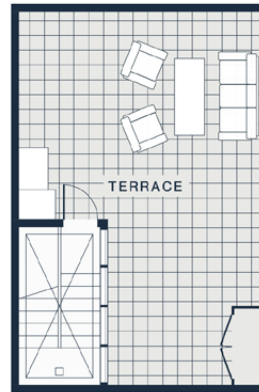




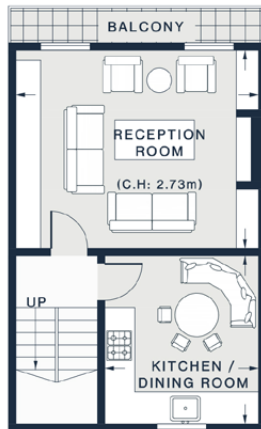




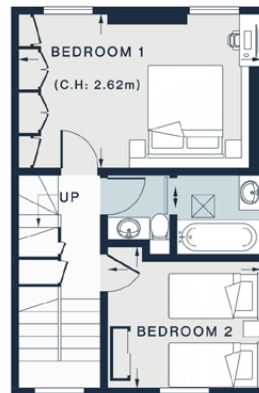
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

RECEPTION ROOM
15'10 x 12'10 (4.8m x 3.9m)

KITCHEN / DINING
11'1 x 9'10 (3.3m x 2.9m)

BEDROOM 1
15'11 x 10'6 (4.8m x 3.2m)

BEDROOM 2
10'2 x 9'1 (3.0m x 2.7m)

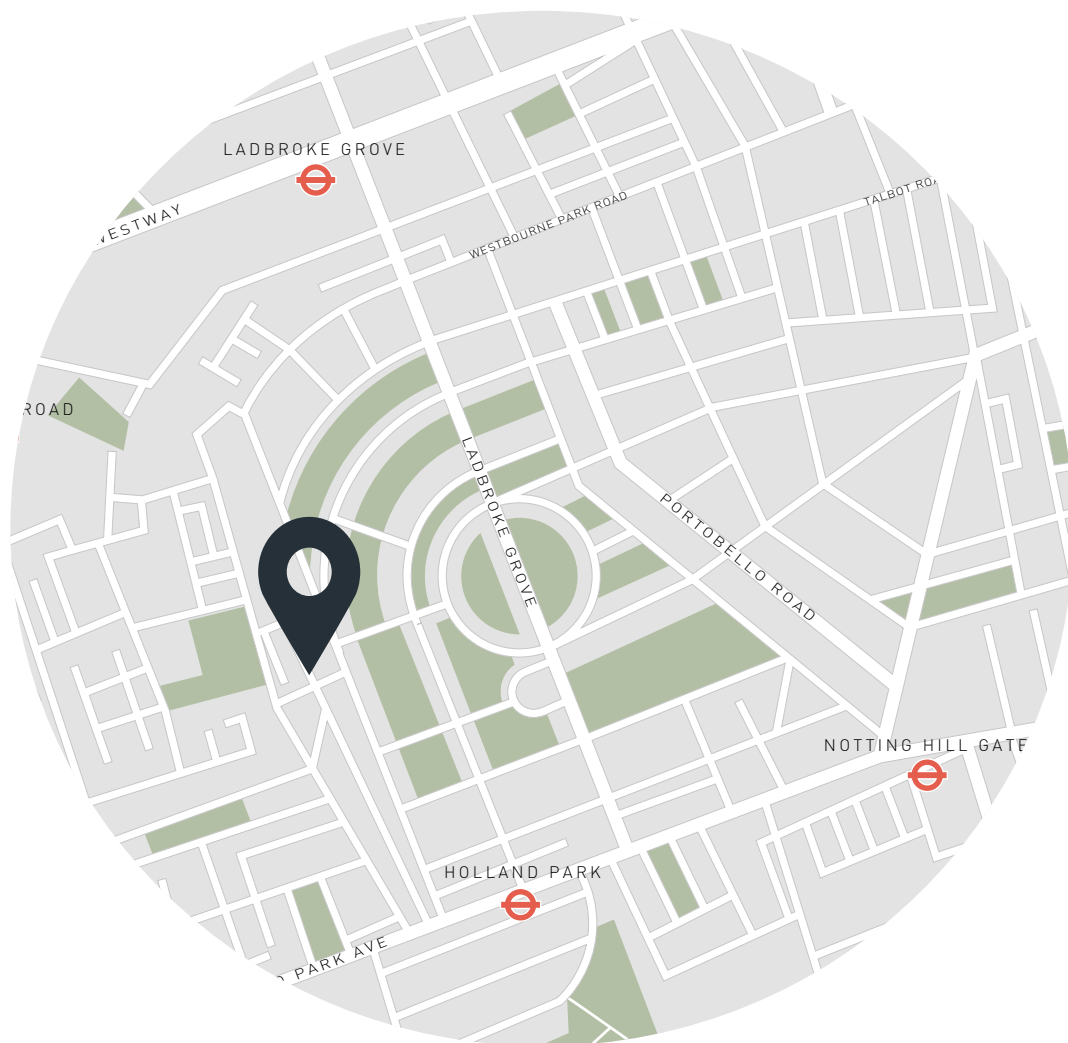
Approx. Gross Internal Area = 883 sq ft / 82.1 sq m

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

2 Bedrooms, 1 Bathrooms
Contemporary kitchen and dining room
Bright reception room
Principal bedroom with fitted storage
Guest bedroom
Family bathroom
Roof terrace
Study nook
Royal Borough of Kensington & Chelsea

Approx. 883 sq ft / 82.1 sq m
EPC=D
Deposit: £9,000 (LL) / £12,000 (SL)
Council Tax Band: E



Location

Immerse yourself in all Portland Road and its surroundings has to offer – a springboard to Holland Park and Notting Hill. There's everything you could need on the doorstep here: coffee from St Clair Cafe, charcuterie from C Lidgate, wine at Jeroboam and baked treats from Buns at Home. Pick up a paperback from Daunt Books and spend a leisurely afternoon in Holland Park or Kensington Gardens. Stretch your legs further with a stroll to Portobello Road, stopping for a drink at The Hillgate on the way. For an evening closer to home, head to local favourite Six Portland Road and be home in two minutes.

Holland Park - 8 mins (Central)

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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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

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