

DOMUS NOVA



Portland Road, W11 – £3,500/ £6,000 p/w (LL/SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Streamlined simplicity plays out across the four floors of this calm-inducing home, awash with mid-century design classics. From its cast-iron railings to its light-filled interiors, everything is tuned towards balance and ease.

In the double reception room, high ceilings are accentuated with warm white tones, establishing a blank canvas for artwork to pop. Natural light streams through the south-facing sash window, keeping the backdrop bright. A Georgian fireplace grounds the space; mid-century silhouettes in warm browns and teal bring personality. The room flows naturally into a dining area, where doors open onto the garden and tulip chairs in white and red gather around the table for long, convivial evenings.







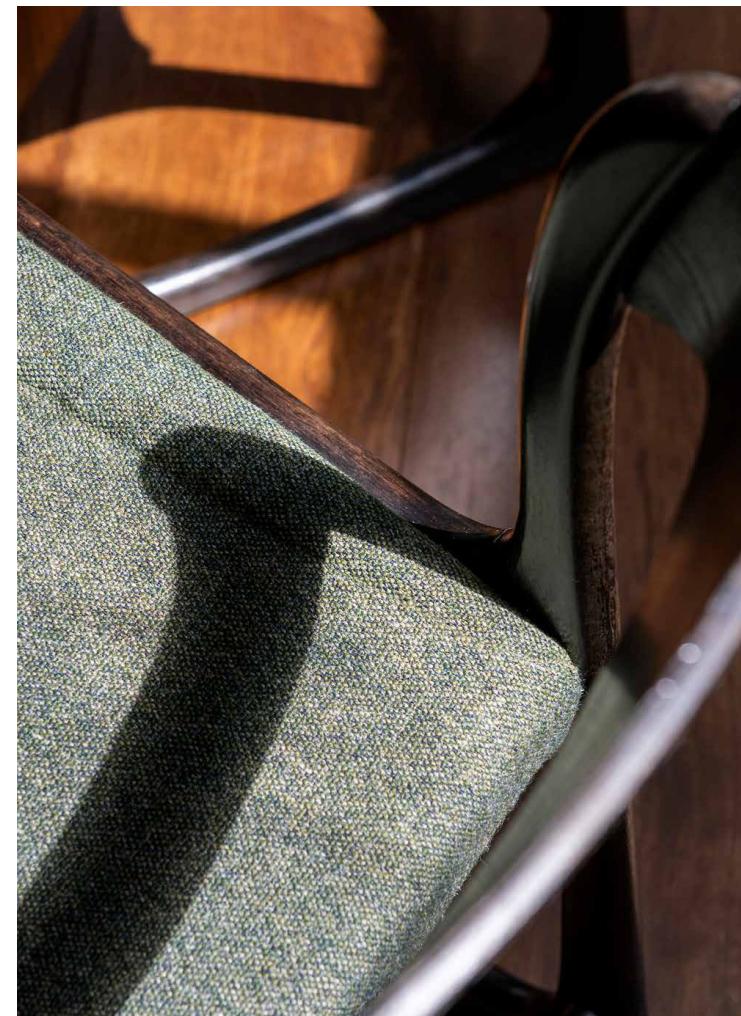
Form meets function in the considered kitchen. Marble surfaces, clean lines and careful detailing give it a tailored feel, with a range cooker prepped for keen cooks. Beyond, a dramatic double-height dining space opens to the garden through French doors. Clerestory windows lift the setting with light, while a sculptural bubble chandelier hangs above a round table for six. Above, a picture window in the upstairs library looks out over the space, emphasising the volumes at play. Painted in a dramatic red with an Eames lounge chair, it's an intimate perch for reading and retreat.



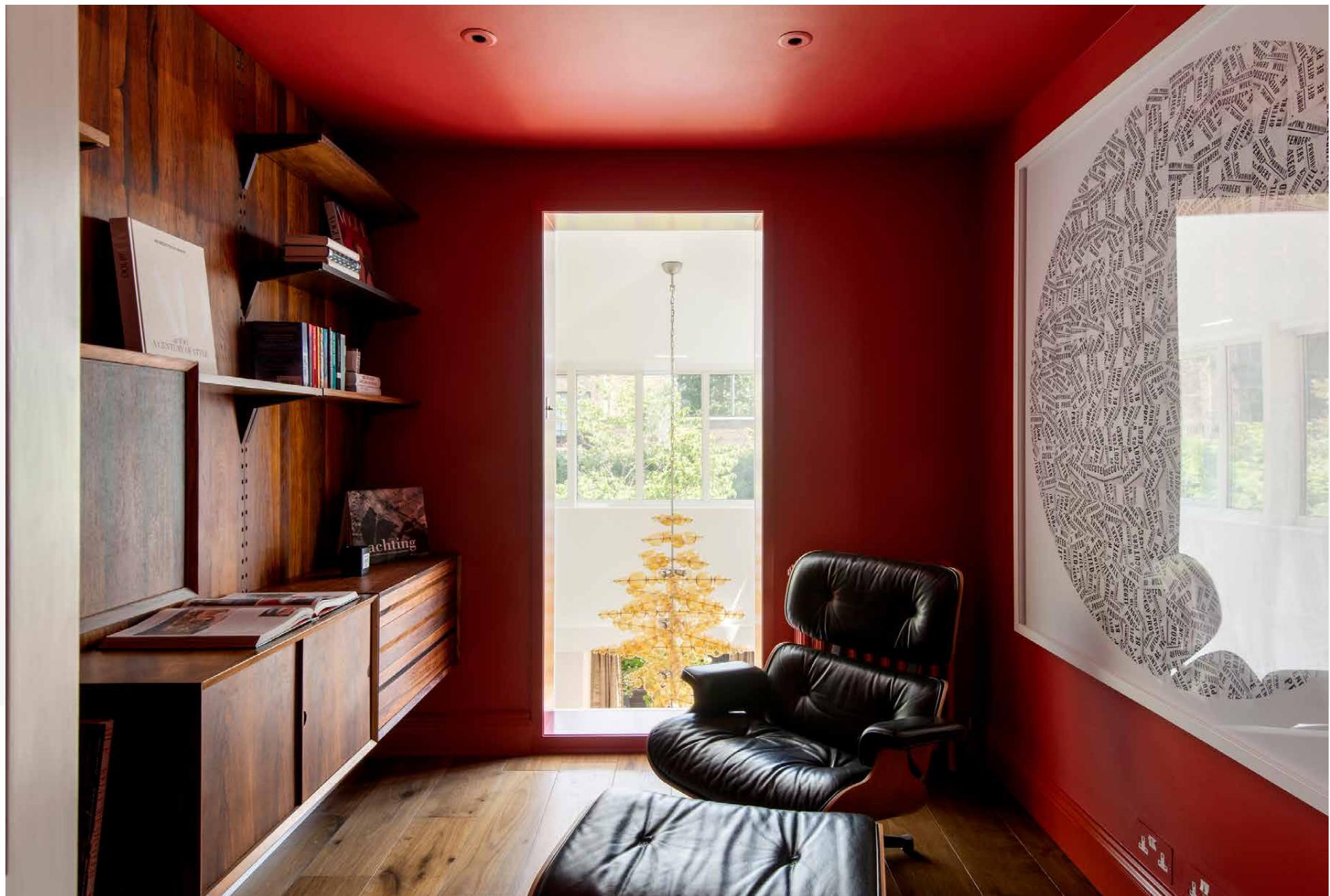


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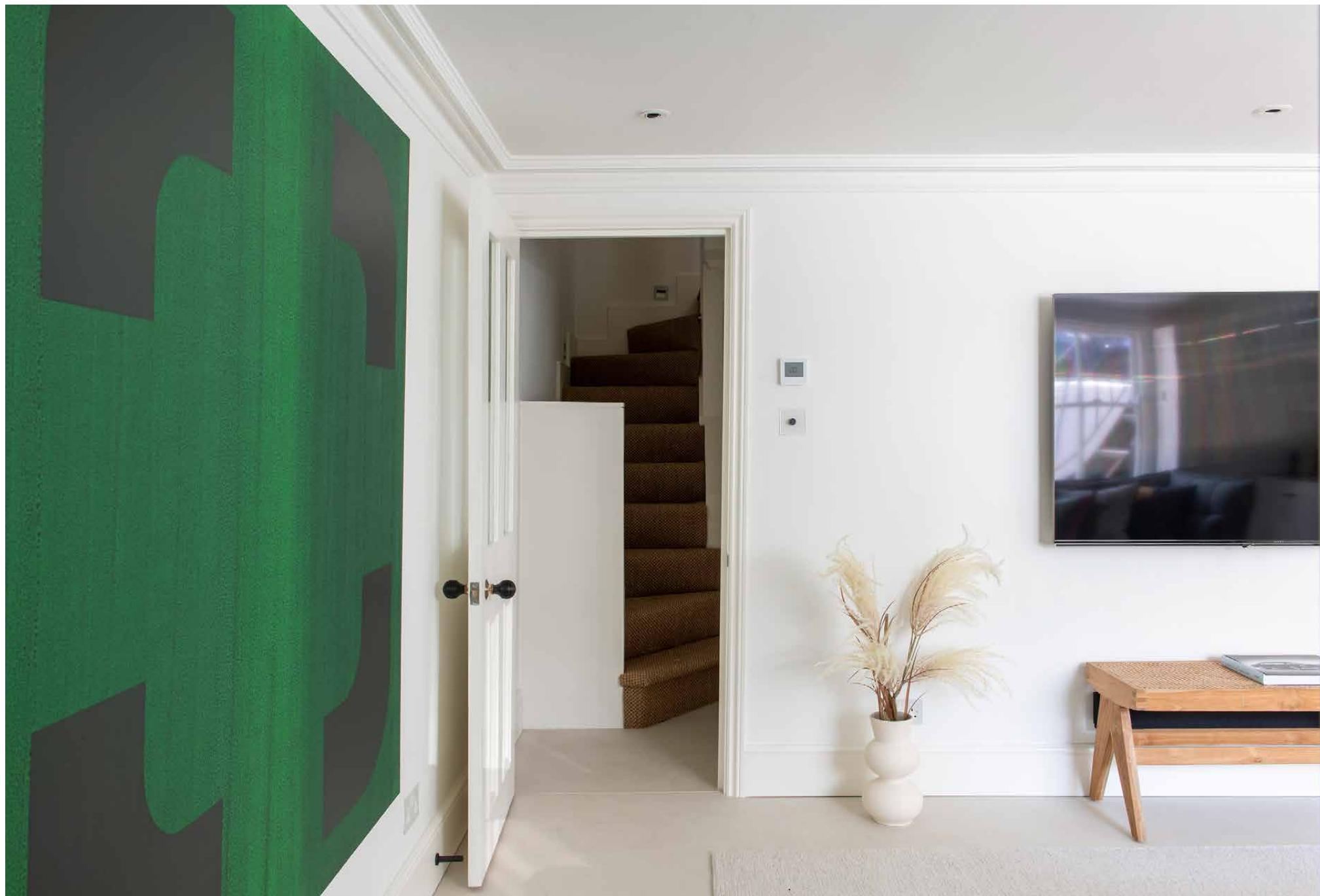






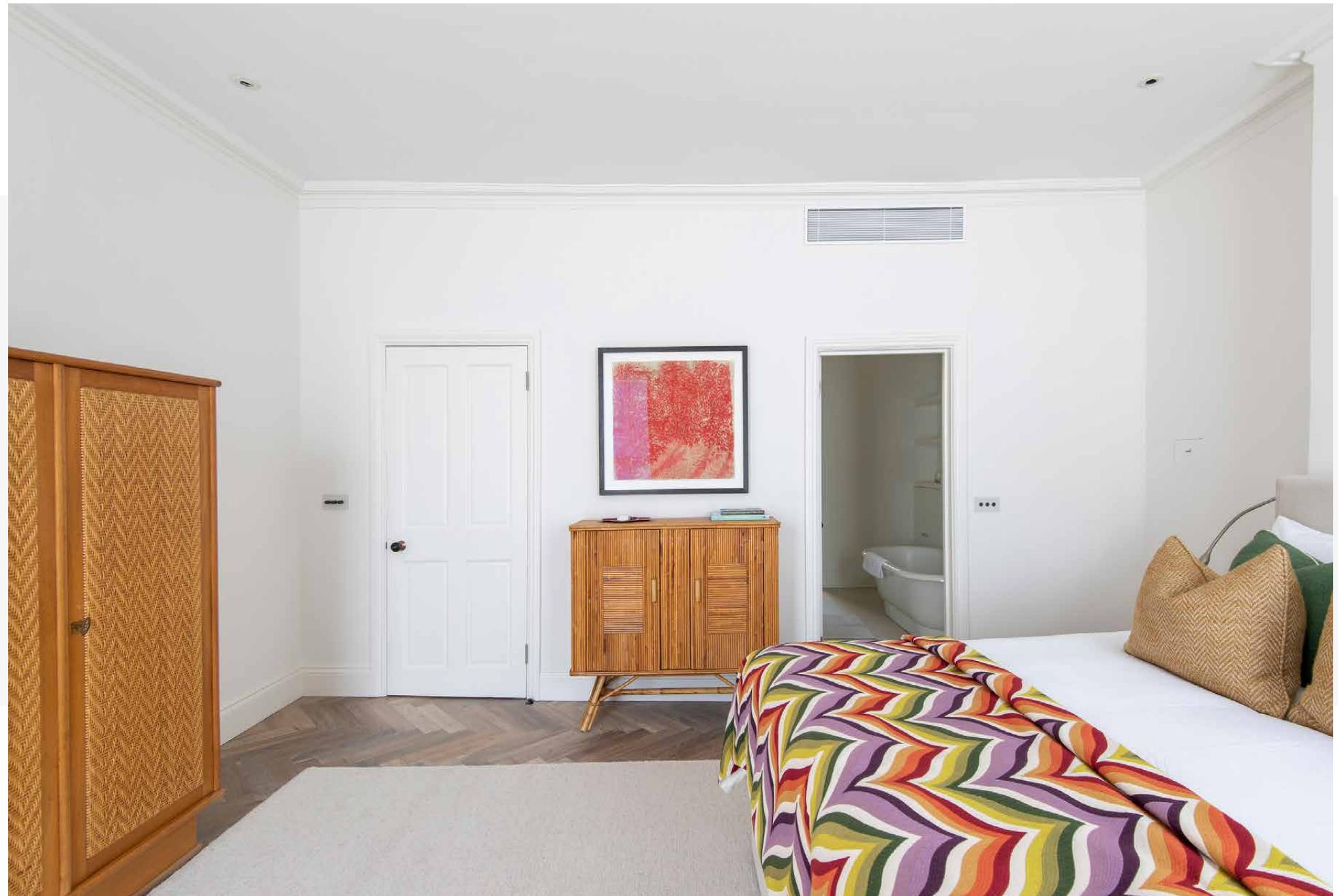




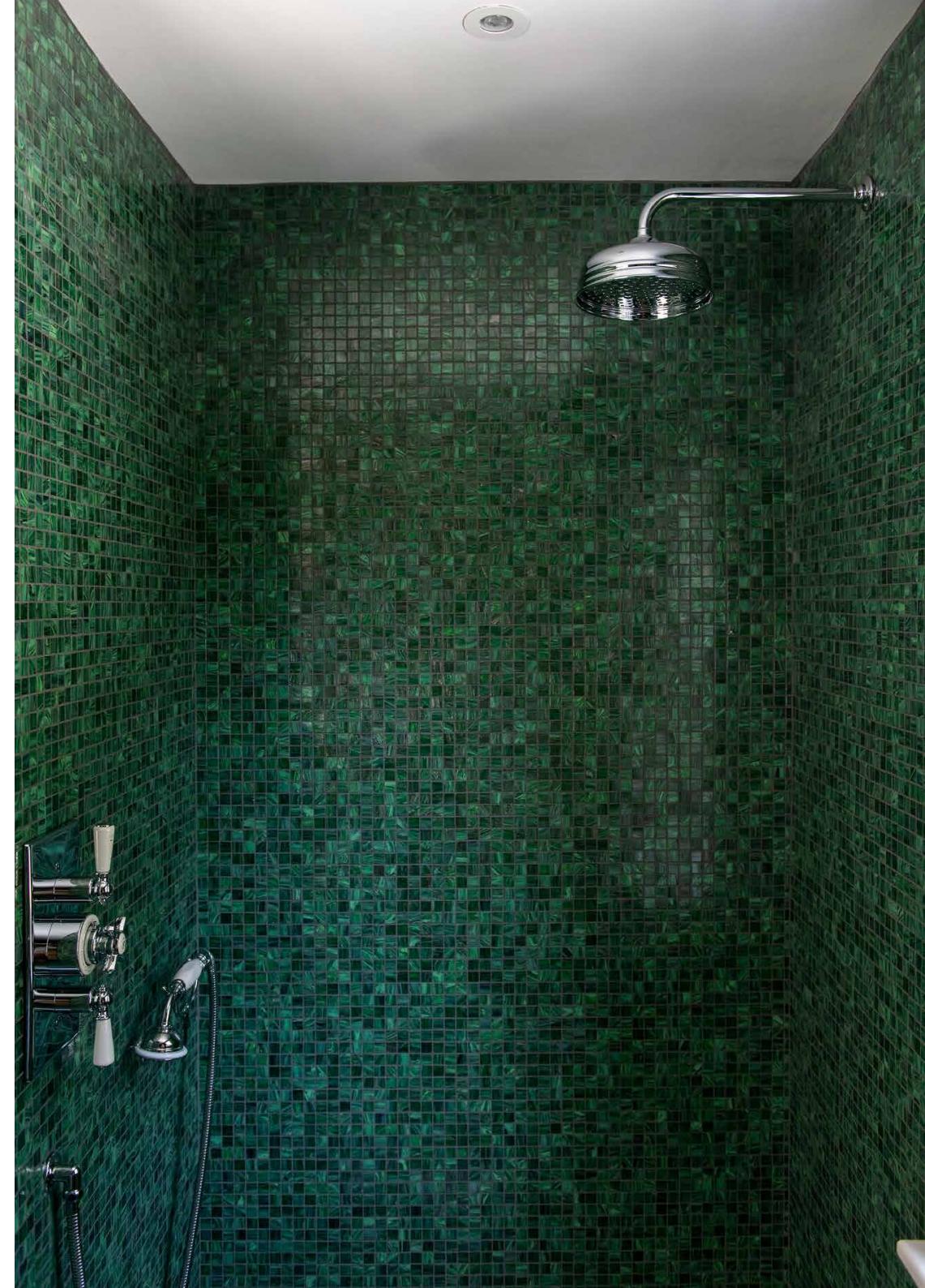


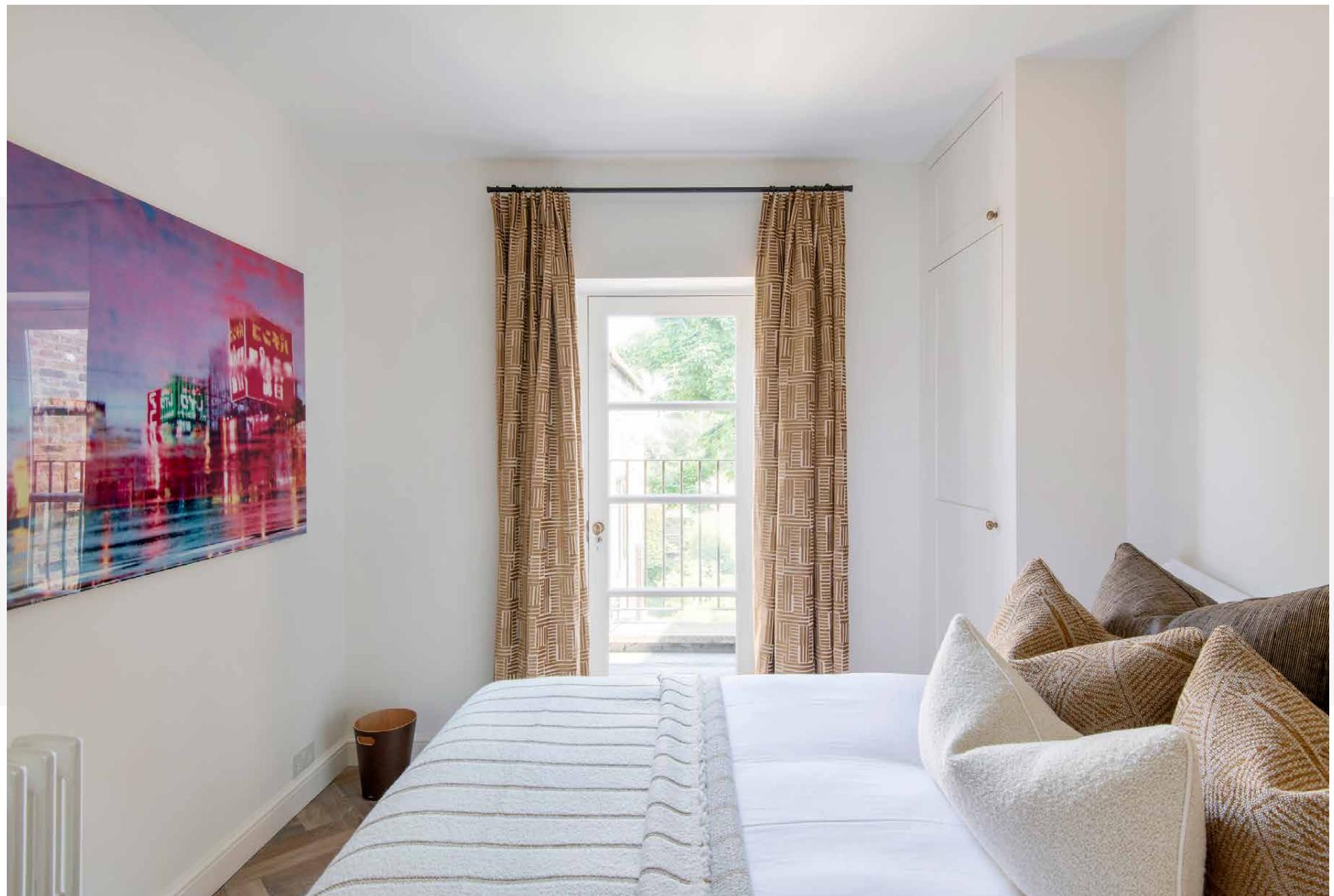
Bedrooms shift into softer territory. The principal suite is calm and warm, with a streamlined en suite featuring a crisp white roll top bath and walk-in shower. Two further bedrooms are found on the top floor – one with access to a balcony – served by a shower room complete with an inviting sauna. At lower-ground level, a separate reception room and en suite bedroom enjoy their own entrance – ideal for guests, teenagers or a live-in nanny.









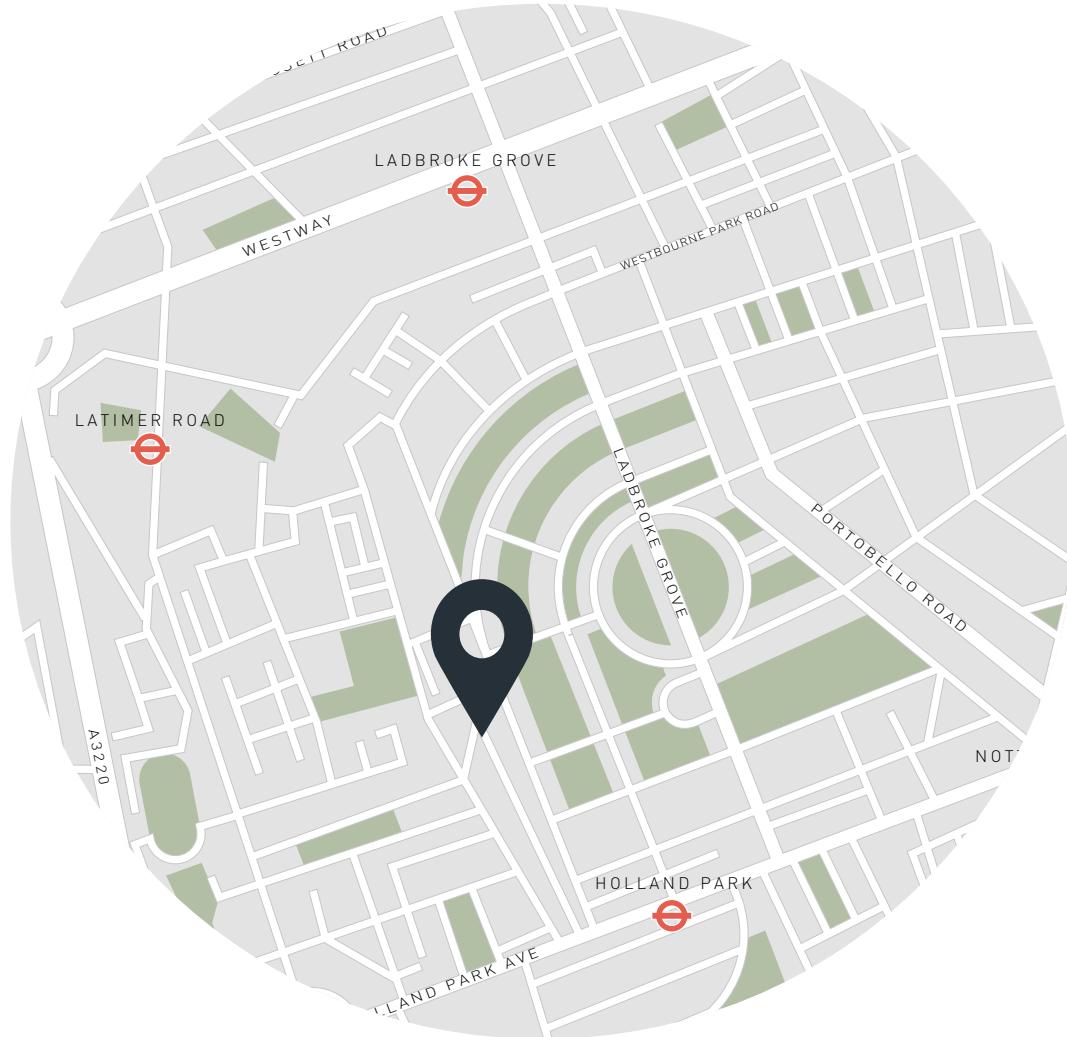




Property Details

4 Bedrooms, 3 Bathrooms
 Double reception room
 Separate kitchen
 Double-height dining room
 Second reception room
 Principal bedroom suite
 Guest bedroom suite
 Two further bedrooms
 Shower room with sauna
 Garden
 Royal Borough of Kensington & Chelsea

Approx. Approx 2,209 sq ft / 205.2 sq m
 EPC=E
 Deposit: £21,000 (LL) / £24,000 (SL)
 Council Tax Band: H



Location

Immerse yourself in all the neighbourhood has to offer at Portland Road, a springboard to Holland Park and Notting Hill. Round the corner from Holland Park Avenue's string of independent retailers, there's everything you could need on the doorstep here: charcuterie from C Lidgate, wine at Jerobaom 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 (Central) - 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
020 7727 1717
lettings@domusnova.com

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