

DOMUS NOVA



Portobello Road W10 – £1,825,000

In partnership with **BARNES**
INTERNATIONAL REALTY



With pioneering vision by architecture studio Cubic Studios, this two-bedroom triplex apartment is awe-inspiring in its spatial innovation, tactile material palette and plethora of light channels.

Enter the first-floor living space, where sash windows have been deftly engineered into triple-height ceiling voids. Reams of light pour in, accentuating the concrete walls with stainless steel wainscoting that lead into the kitchen beyond. Vertical timber cabinets juxtapose with stone worktops and laser-cut metal shelving; this industrial body of materials is softened with light that filters through a skylight and trio of black-framed windows.

A three-metre-high stairwell sets the scene for bold urban engineering. Oversized copper pipes and a black steel beam stretch upwards, emphasising the voluminous aspect. The staircase's concrete treads are paired with a clean-line glass balustrade, making a striking impression as you head to the bedrooms upstairs.







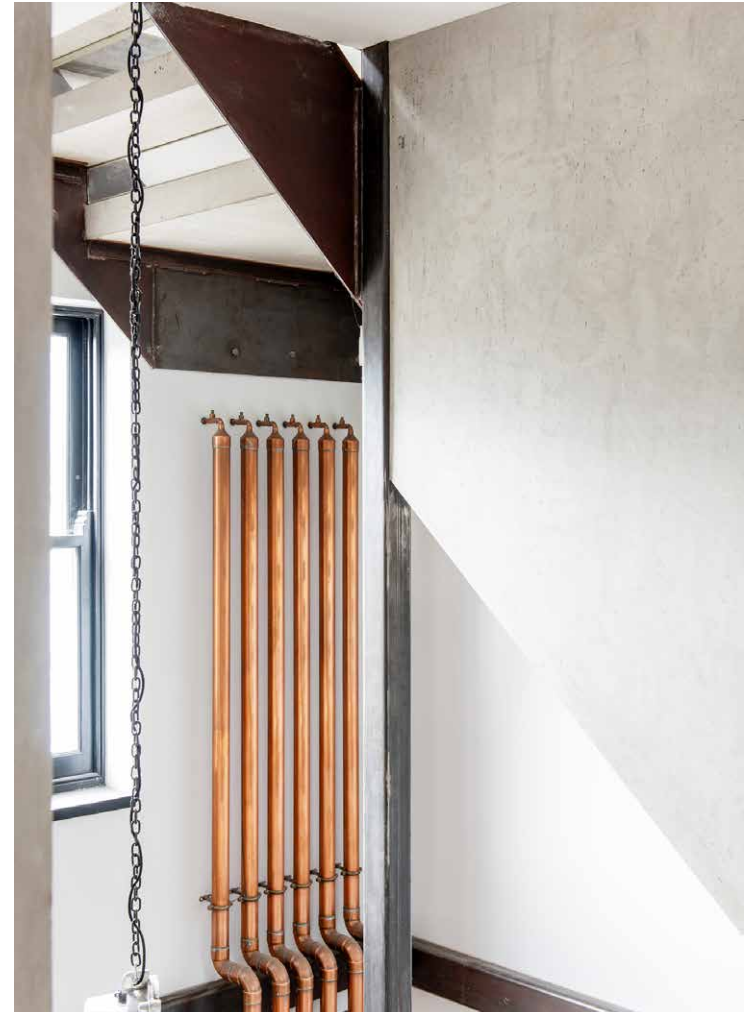


The principal bedroom suite capitalises on its third-floor vantage point, illuminated through a series of rooflights and sash windows. Its pared-back tones lend attention to considered design details – a wall of bespoke storage and metallic radiators. Behind a sliding door, an en suite bathroom is defined by its free-standing copper bath, complete with warm LED underlighting. Minimalism ensues in the guest bedroom whilst attention is drawn to its fenestration: in the ceiling, glazing stretches upwards through a void; in the floor, a steel and glass-framed prism allows sunlight from the below storey's sash window to brighten the room.





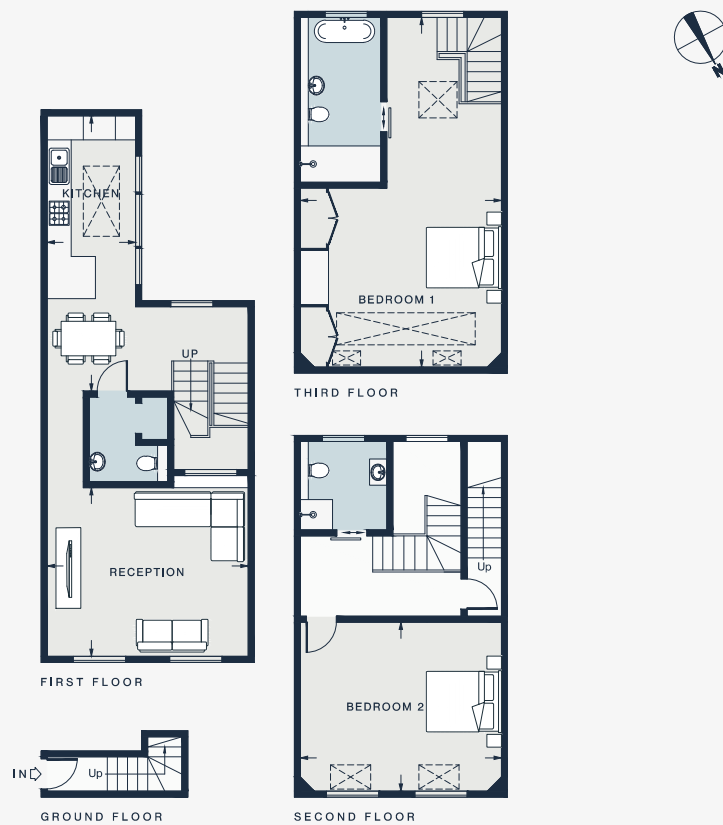












RECEPTION
16'5 x 13'10 (5.0m x 4.2m)

KITCHEN
22'6 x 7'3 (6.8m x 2.2m)

BEDROOM 1
28'8 x 16'3 (8.7m x 4.9m)

BEDROOM 2
16'8 x 13'10 (5.0m x 4.2m)

Approx. Gross Internal Area = 1,561 sq ft / 145.0 sq m

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

Property Details

Architecture by Cubic Studios

Reception room

Contemporary kitchen and dining room

Principal bedroom suite

Guest bedroom

Additional shower room

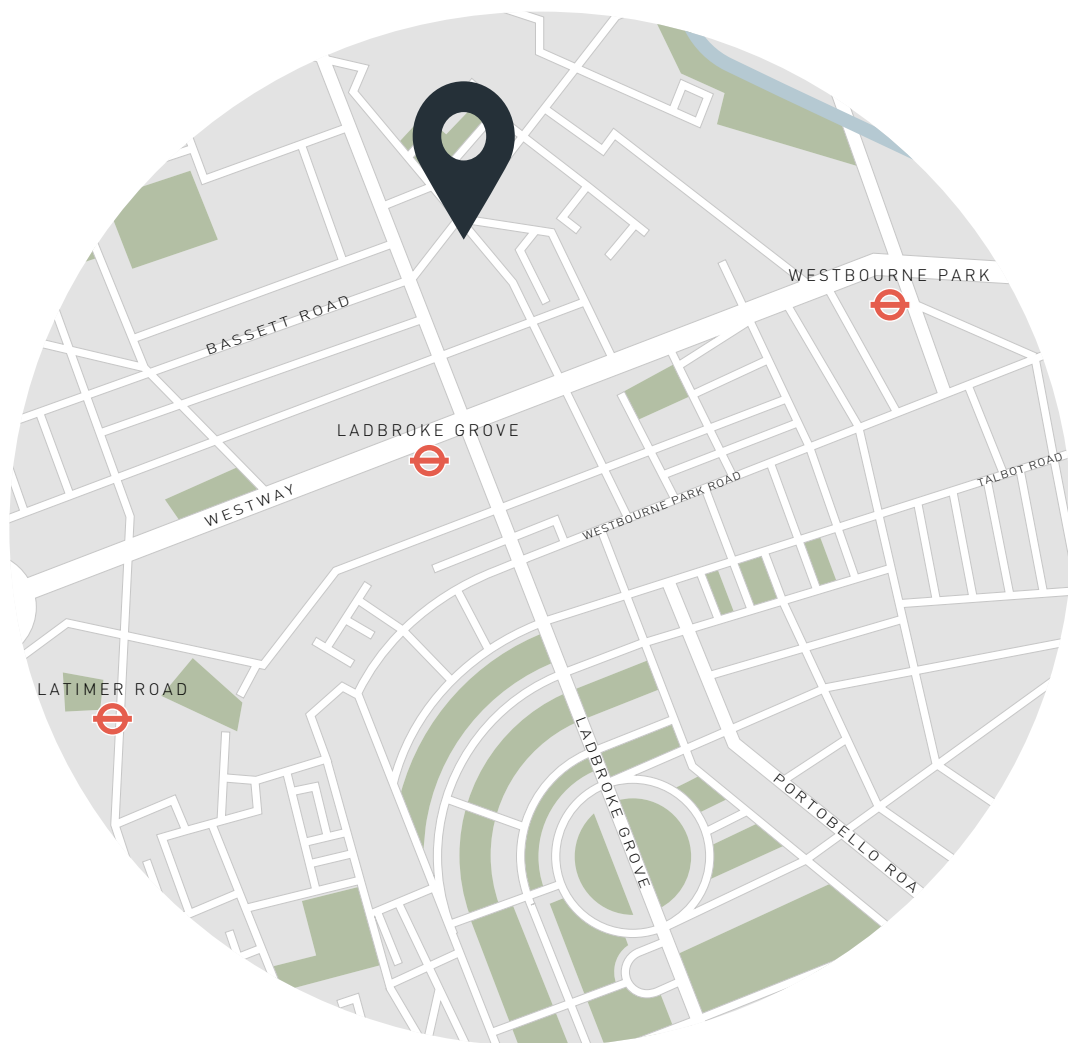
Royal Borough of Kensington & Chelsea

Approx. 1,561sq ft/145 sq m

EPC=B

Tenure: Leasehold

Council tax: E



Location

At the intersection of Portobello and Golborne Road, this home is in the heart of the vibrant and community-orientated character of its postcode. Start your morning with a pastry from Portuguese favourite Lisboa. For evening ventures, book a dinner at one of Layla's Bakery's supper clubs or head to the Elgin for a drink. Wormwood Scrubs is tailor-made for a weekend strolls, followed by a traditional roast and live music at Laylow. Ladbroke Grove is a stone's throw away for easy access into central London and beyond.

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

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and Ibiza's design-led homes

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