

DOMUS NOVA



Portobello Road W11 – £1,400,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Facing the Electric Cinema, first opened in 1911 with its iconic blue façade, this two-bedroom apartment is perfectly positioned to soak up the atmosphere of Portobello Road. Spread across the upper two floors of a classic Notting Hill townhouse, the home offers a calmer counterpoint to the buzz below: expect a neutral interior palette, abundant sunlight and streamlined, voluminous architecture.

Capitalising on its elevated position, the open-plan kitchen, dining and reception room occupies the fourth floor. Windows are integrated into the vaulted ceiling on either side, illuminating whitewashed walls and pale wood floors. The modern kitchen is finished with glossy stone worktops, while the generous footprint accommodates separate breakfast and dining areas, creating a versatile setting for entertaining. Three metallic pendant lights add a sculptural note above the dining table.

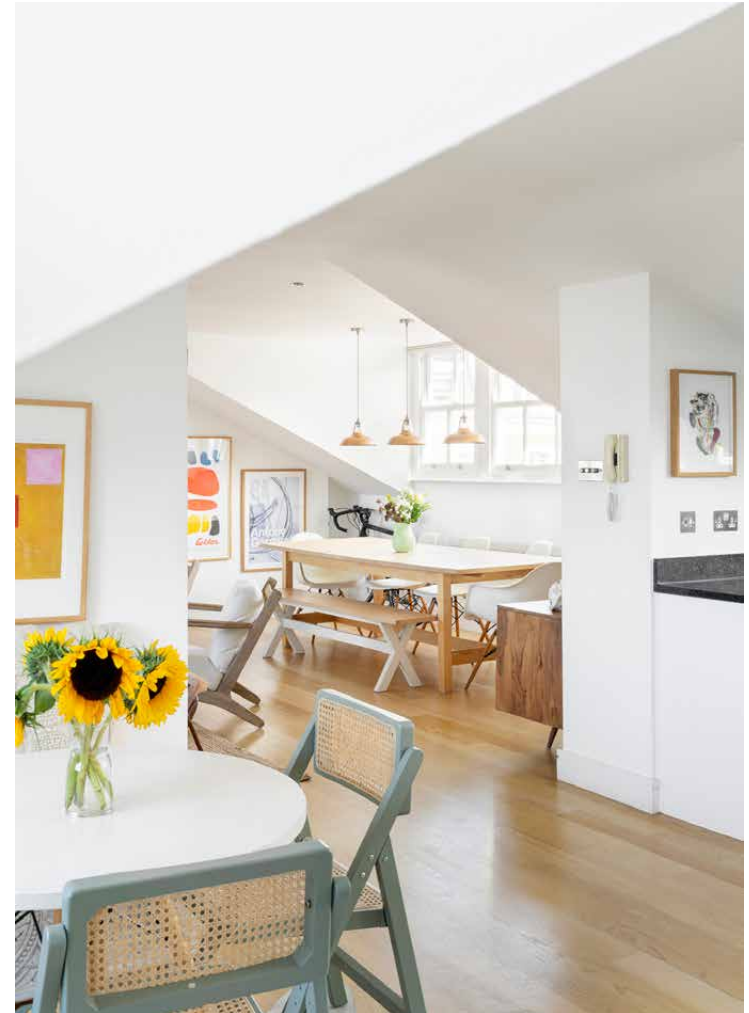






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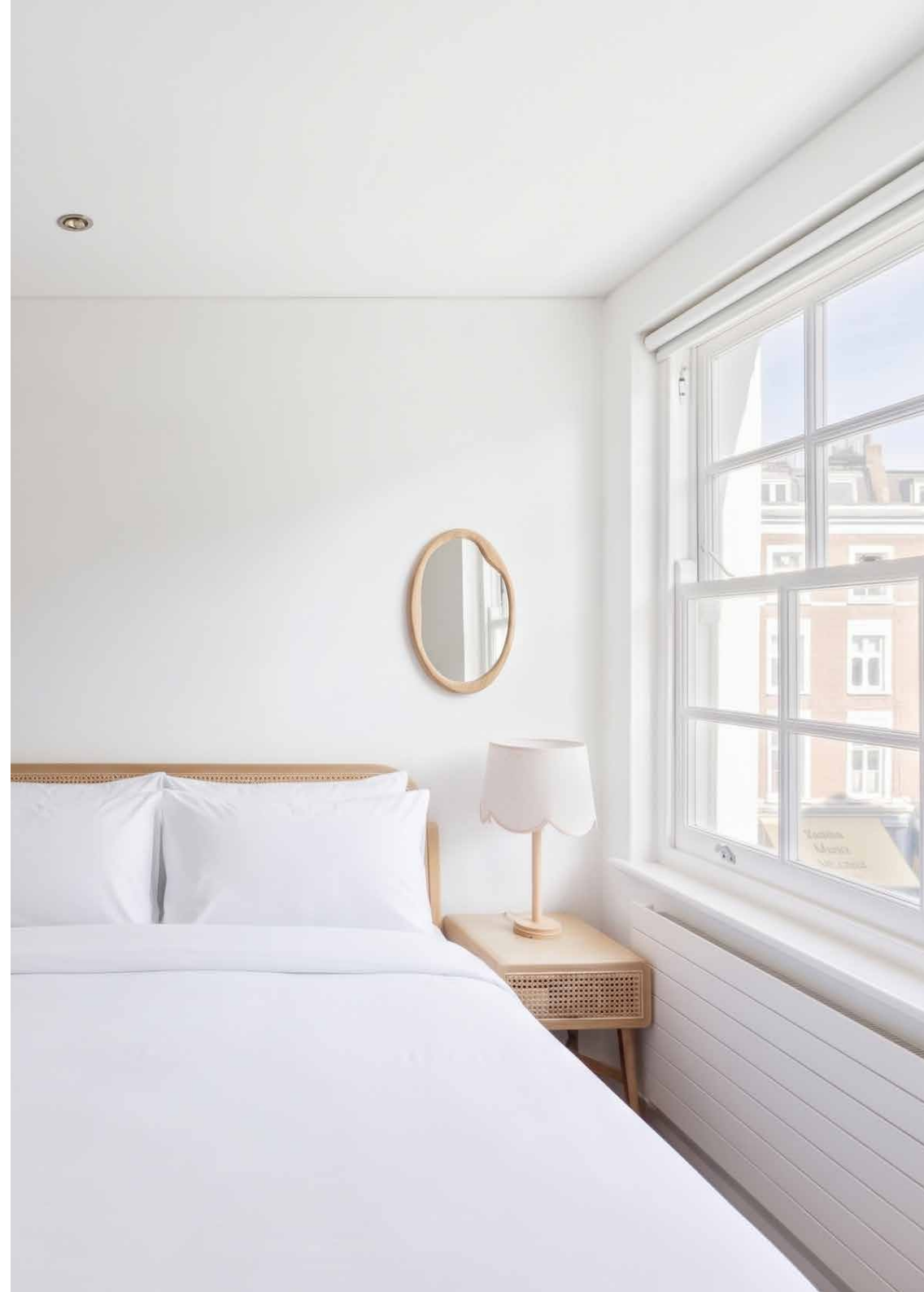






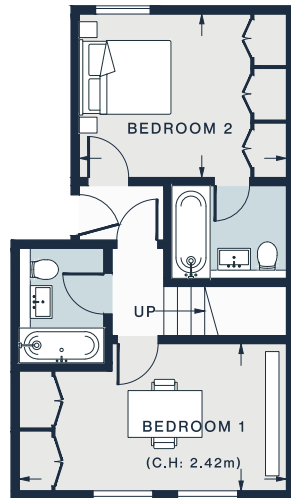


Downstairs, minimalism ensues in the principal bedroom. Sisal carpets and pale walls set the scene for a row of integrated wardrobes, while the en suite bathroom is pared-back and contemporary, with sleek metro tiling and a bathtub. Currently imagined as a serene office, the guest bedroom sits across the hallway and features built-in storage, alongside an additional bathroom.

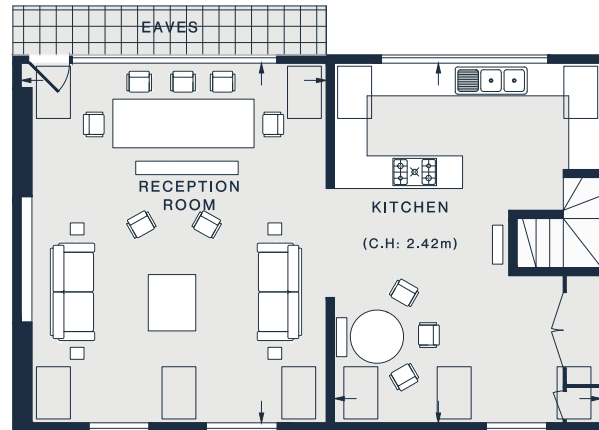








THIRD FLOOR



FOURTH FLOOR

RECEPTION ROOM
21'8 x 18'4 (6.6m x 5.6m)

KITCHEN
21'8 x 15'9 (6.6m x 4.7m)

BEDROOM 1
16'2 x 8'11 (4.9m x 2.7m)

BEDROOM 2
12'9 x 9'11 (3.8m x 3.0m)

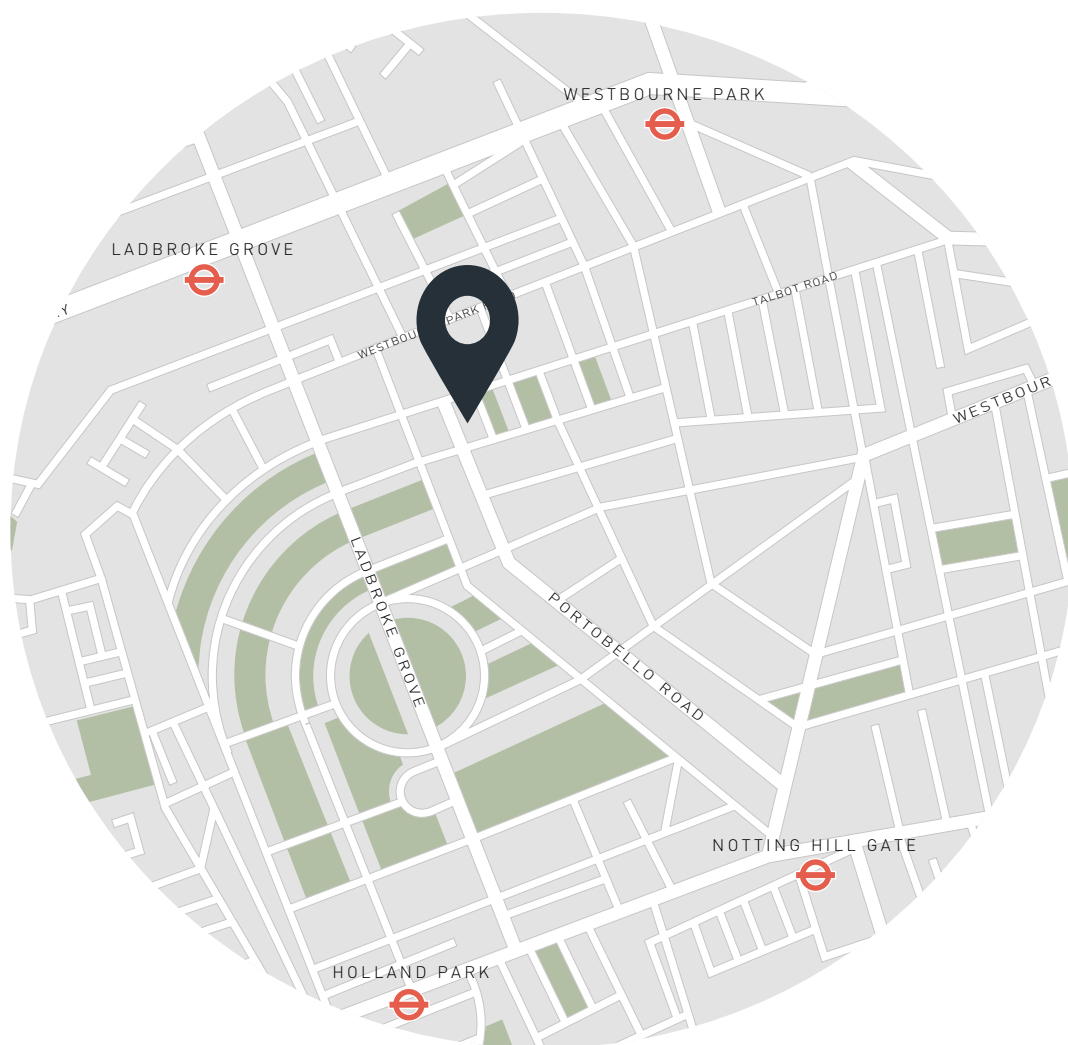
Third Floor = 410 sq ft / 38.1 sq m
Fourth Floor = 757 sq ft / 70.3 sq m
Approx. Gross Internal Area = 1167 sq ft / 108.4 sq m

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
One guest bedroom
One guest bathroom
Royal Borough of Kensington & Chelsea

Approx. 1,167 sq ft / 108.4 sq m
EPC=TBC
Tenure: Leasehold
Lease Length: circa 111 years
Annual Service Charge: Approx. £5,338
Ground Rent: £350 p/a
Council Tax Band: G



Location

A centre for antiques traders, vintage boutiques and global eateries, Portobello Road is the beating heart of this west London neighbourhood. Eclectic eateries are in plentiful supply here. Grab a sweet treat and caffeine kick from Chai Guys Bakehouse, or head to Holy Carrot for a plant-based brunch. Venture up to Golborne Road for Moroccan fish grills and acclaimed local bakeries. Refresh your wardrobe at Sézane or Reformation on Westbourne Grove or browse the market for vintage treasures. Fine dining is in abundance, from Michelin starred Core by Clare Smyth to local gastropub The Cow. One of the oldest working cinemas in Britain, the Electric Cinema takes you back in time with its leather armchairs and tables for food and drink.

Ladbroke Grove - 8 mins (Circle, Hammersmith & City)

Notting Hill Gate - 14 mins (Circle, Central, 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

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and Ibiza's design-led homes

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