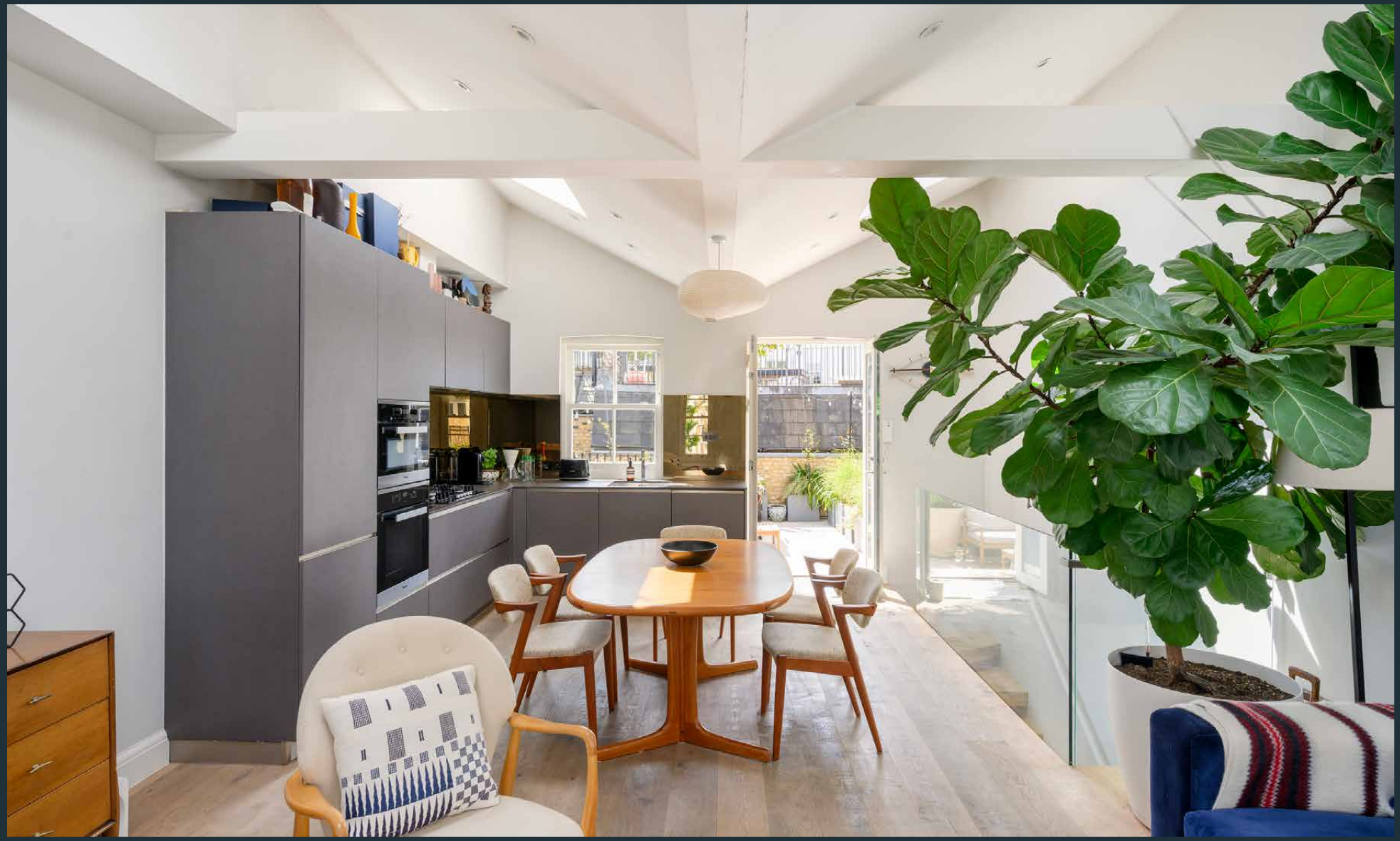
DOMUS NOVA



Portobello Road, W11 – £2,750 p/w (LL) / £3,750 (SL)

In partnership with BARNES INTERNATIONAL REALTY

On the antique-lined stretch of Portobello Road, this duplex occupies a category of its own. Designed by the creators of Chateau Marmont & Chiltern Firehouse, interiors carry the same instinct for atmosphere that defines their hospitality work: double-height ceilings, a glass-balustrade staircase and well-placed skylights that uplift throughout.

The open-plan kitchen and reception room is the heart of the second floor – a generous, high-ceilinged social space that earns its keep. On one side, a bespoke kitchen in graphite cabinetry impresses with Miele appliances and an antiqued mirrored splashback; on the other, a lounge furnished with collectible pieces features a Hans Wegner dining table, Conran sofa and vintage Scandinavian armchairs.

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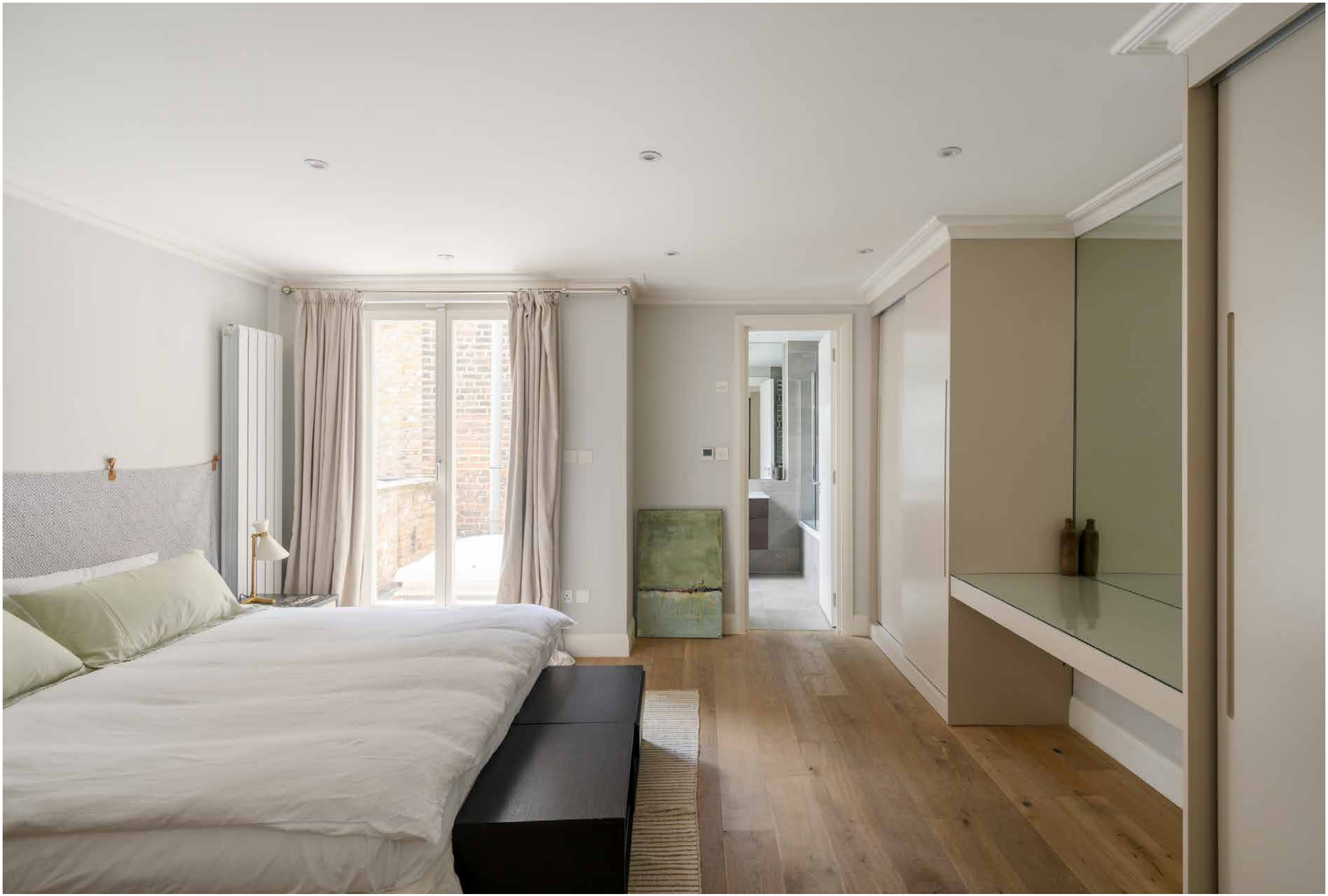
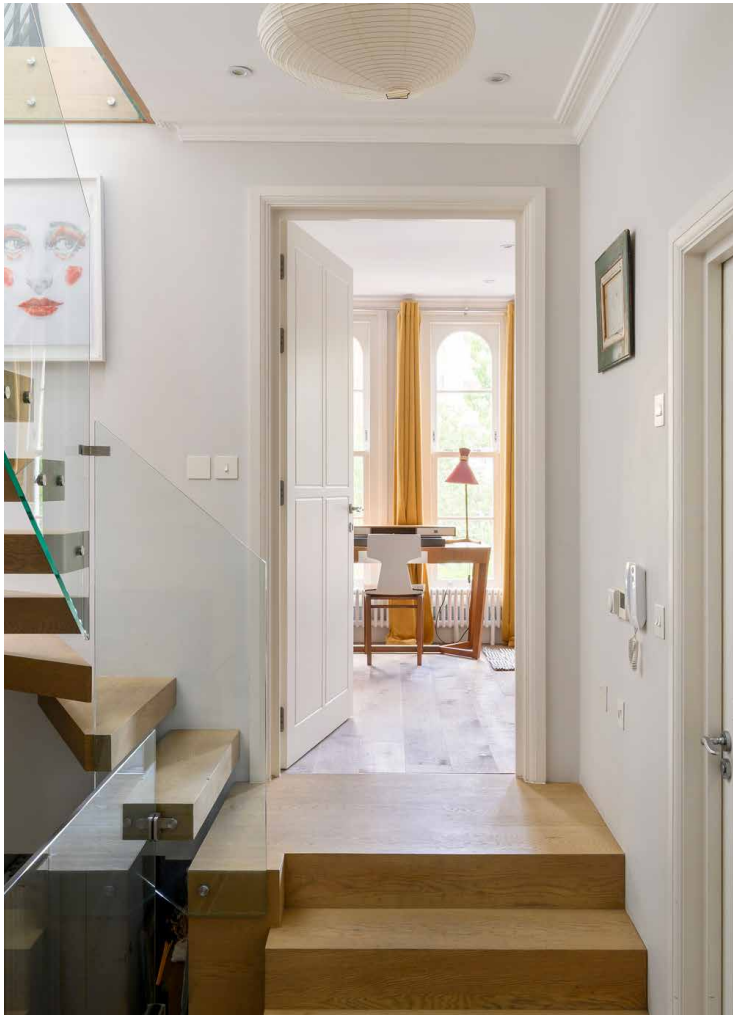
Char-Broil

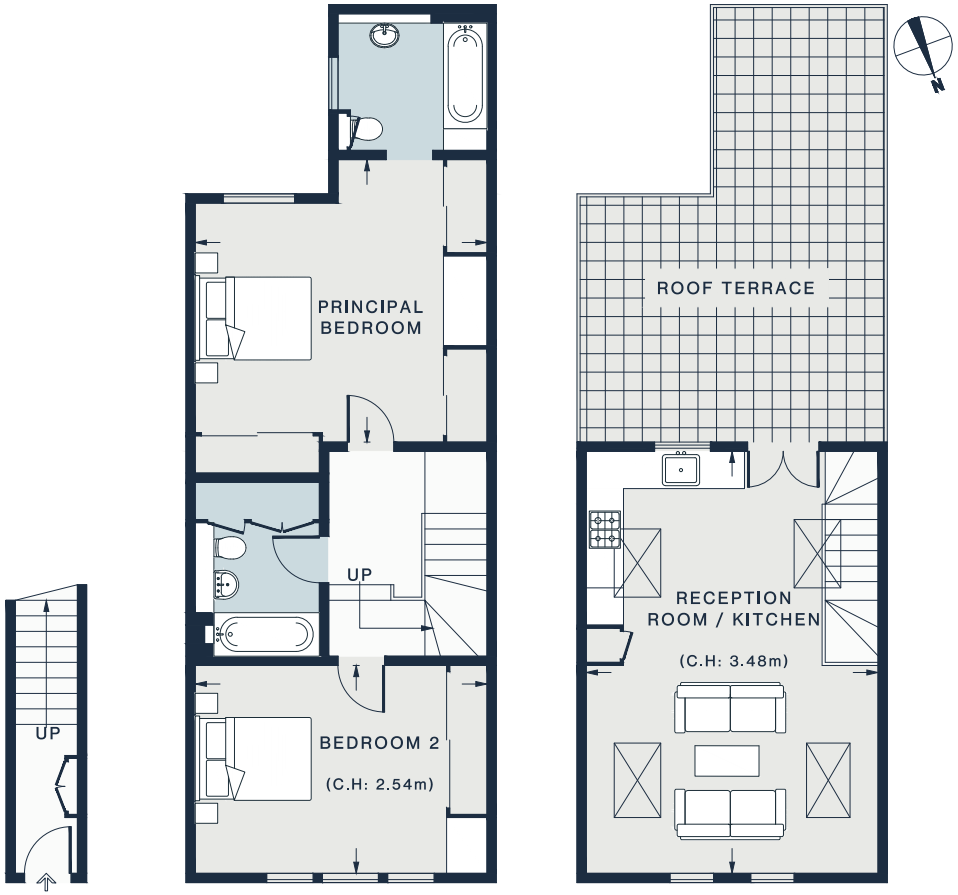
Accessed from this floor, bi-fold doors connect a private paved terrace, a setting to make the most of in summer. Sink back on the teak outdoor daybed; the terracotta fringe parasol provides shade when needed.

The open-tread staircase connects the bedrooms below, lit from above by a skylight. The principal suite is calm and well-proportioned, with glass doors, a built-in vanity and fitted wardrobes, plus a stylish en suite. The guest bedroom sits opposite, served by a generous family bathroom. Both bathrooms benefit from underfloor heating and integrated shower filters.





CAFE DE ESPECIALIDAD COLOMBIANO
COLOMBIAN SPECIALTY COFFEE
JOVONNA
LONDON
THE BLUE DOOR



RECEPTION ROOM / KITCHEN	PRINCIPAL BEDROOM	BEDROOM 2
22'2 x 15'7 (6.7m x 4.7m)	15'6 x 14'11 (4.7m x 4.5m)	15'6 x 10'11 (4.7m x 3.3m)

Approx. Gross Internal Area = 1,027 sq ft / 95.4 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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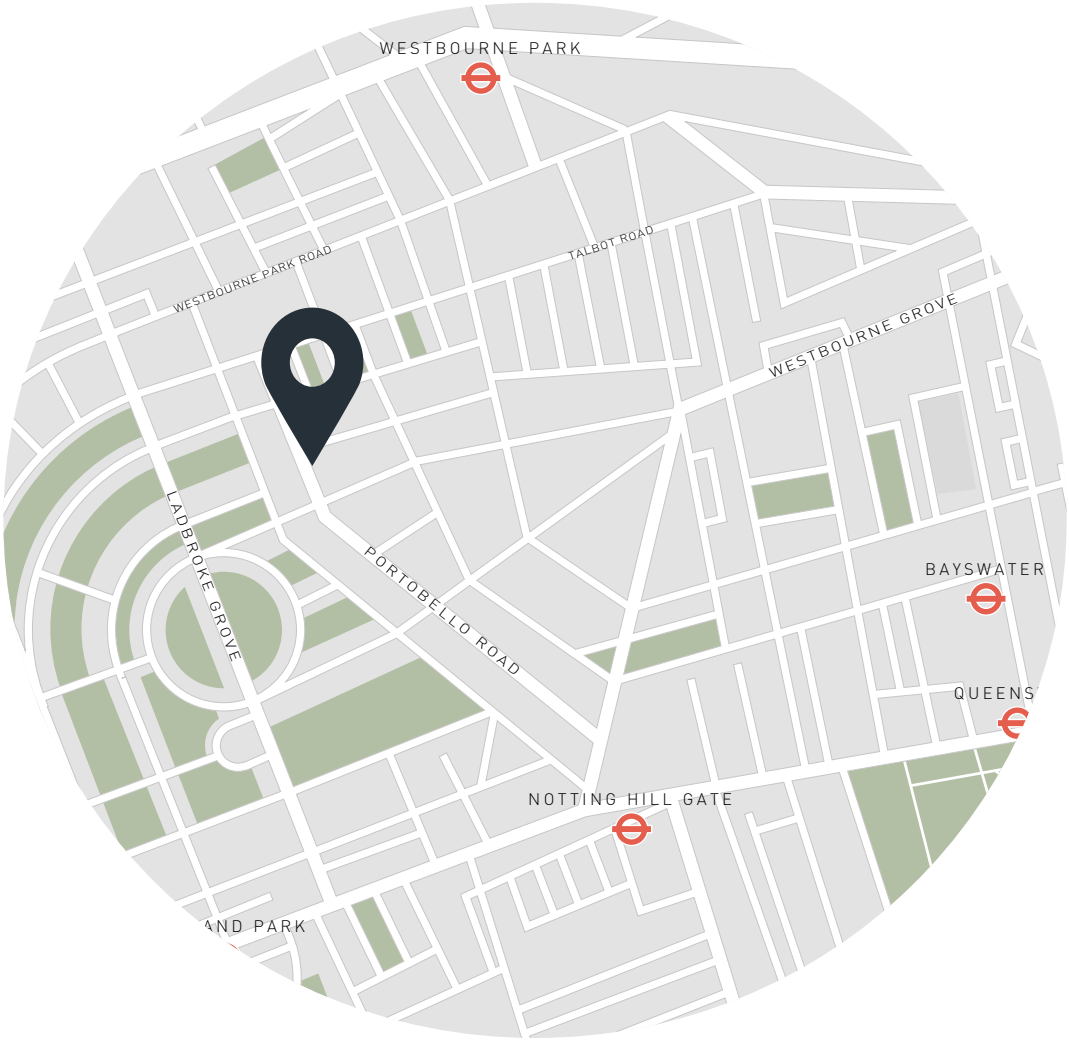
Property Details

2 Bedrooms, 2 Bathrooms
Design by the creators of Chiltern Firehouse and Chateau Marmont
Open-plan living and dining room
Bespoke-designed kitchen
Principal bedroom suite with fitted wardrobes
Guest bedroom
Family bathroom
Private roof terrace
Royal Borough of Kensington and Chelsea

Approx. 1,027 sq ft / 95.4 sq m
EPC=D
Deposit: £16,500 (LL) / £15,000 (SL)
Council Tax Band: E



Location

A centre for antiques traders, vintage boutiques and global eateries, Notting Hill is the beating heart of west London. The best of this community-minded neighbourood is on your doorstep. Pick up a sourdough loaf from Fabrique, drop into an uplifting workout class at SoulCycle, or peruse the market's eclectic range of stalls and food stands. For evening ventures, book a table at Holy Carrot or The Ledbury, both just minutes away. End the evening close to home with a late-night tipple at Gold.

Notting Hill Gate - 12 mins
Ladbroke Grove - 10 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

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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