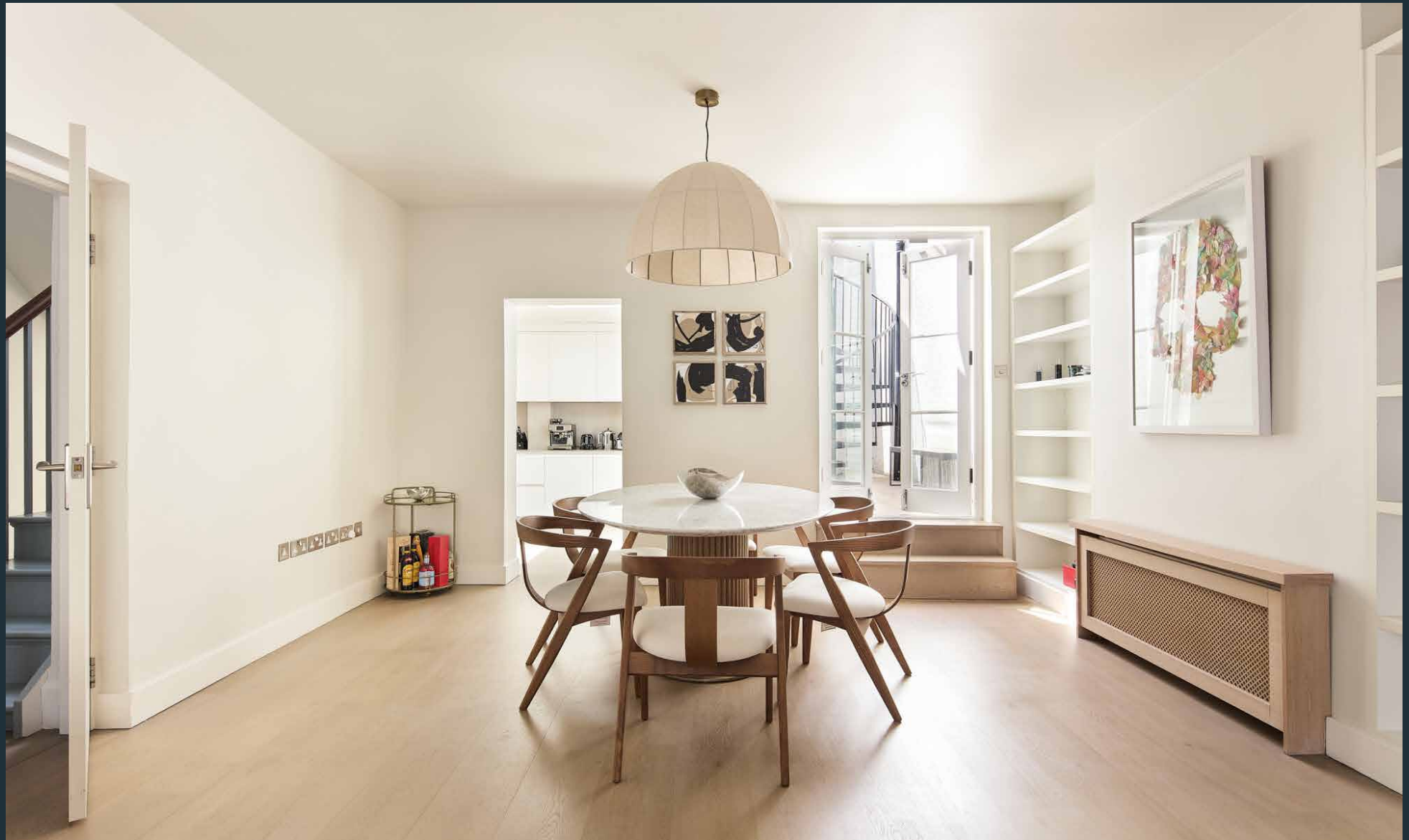


# DOMUS NOVA



Portobello Road W11 – £2,600,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Few settings carry the pull of Portobello Road. This four-bedroom maisonette sits right on it, yet inside, the thrum of the market falls away. It's replaced by a pared-back scheme that invites calm across two floors – restrained design, bright walls and light that pours in from skylights above.

Past the private entrance, the first floor is dedicated to a sizable reception room. One side centres around a fireplace and large sash window; the other serves as a streamlined dining space. There's an easy flow from here to the kitchen, where clean-lined cabinetry lines the rear wall. Plenty of workspace, twin skylights and Miele appliances make this a culinary space that's ideal for family meals or entertaining a crowd. From this level, a small patio features stairs that ascend to the home's standout space. A private roof terrace – screened by glass balustrades – offers room to dine, lounge and cook.









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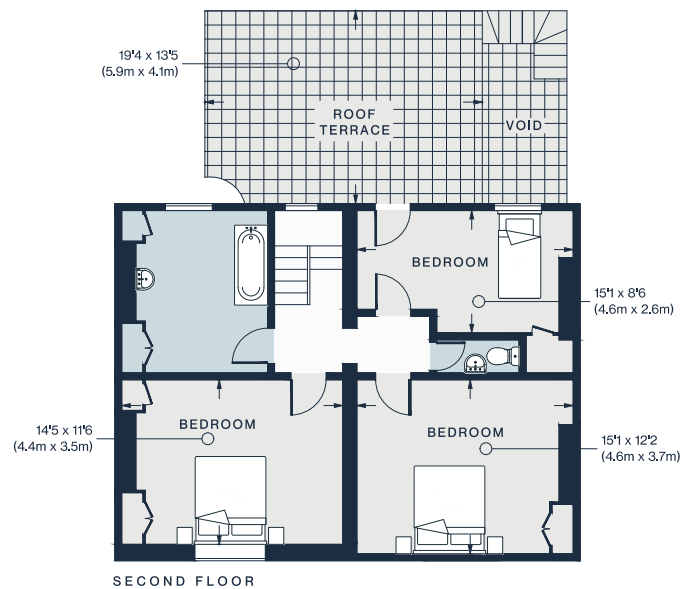
Also on the lower floor, the principal bedroom is restful and relaxing, with a marble feature fireplace, fitted wardrobes and en suite shower room. Three further bedrooms are arranged upstairs, each kept deliberately simple – soft neutral tones, generous storage and natural light. A family bathroom, finished in warm stone tiling with a walk-in shower, completes the picture.











SECOND FLOOR



GROUND FLOOR FIRST FLOOR

Approx. Gross Internal Area = 1,840 sq ft / 170 sq m



## Property Details

- Spacious reception room
- Open-plan kitchen and dining room
- Principal bedroom suite
- Three further bedrooms
- Family bathroom
- Cloakroom
- Roof terrace

Approx. 1,840 sq ft / 170 sq m

EPC=D

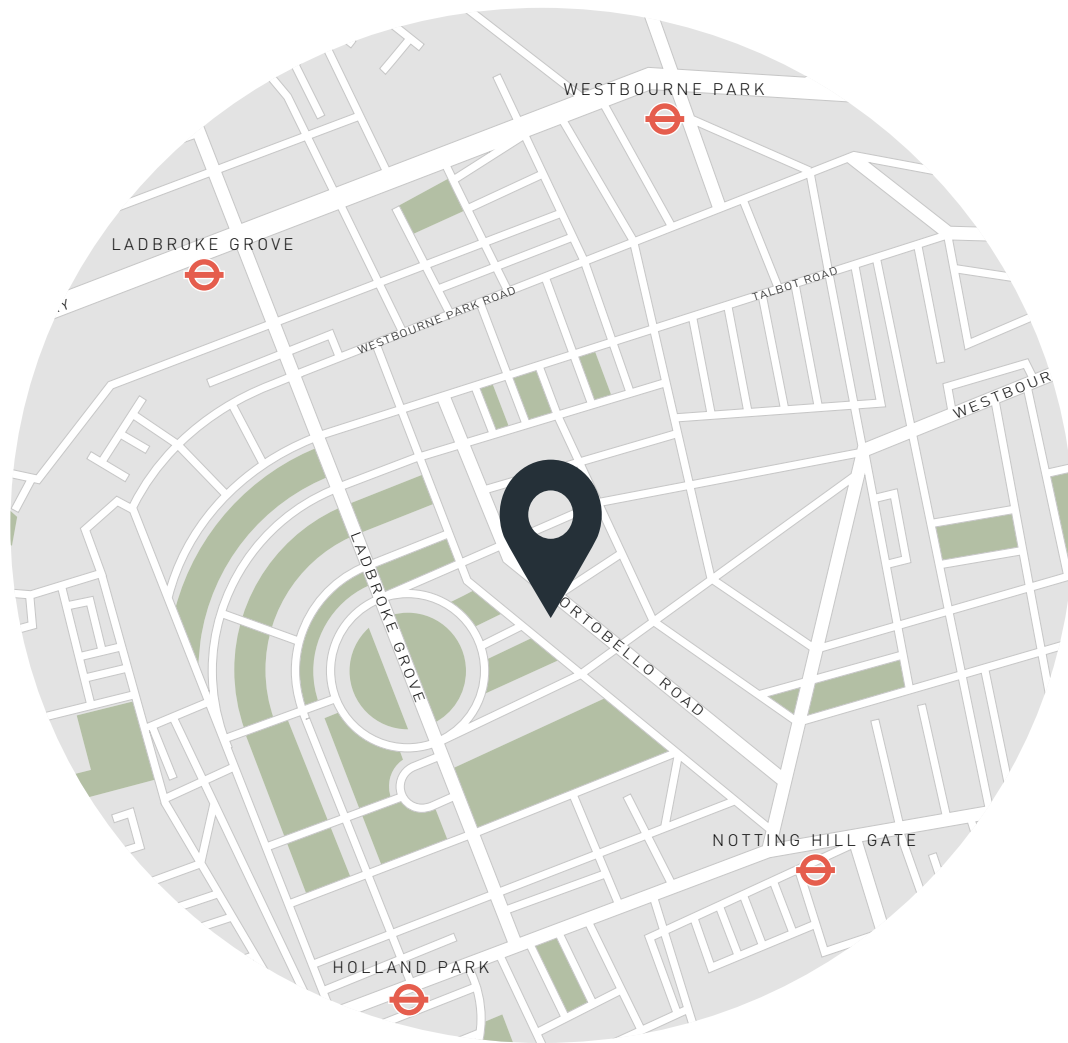
Tenure: Leasehold

Lease Length: circa 89 years

Annual Service Charge: Approx. £2,750

Ground Rent: £750 p/a

Council Tax Band: TBC



## 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 neighbourhood 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 - 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

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