

DOMUS NOVA



Portobello Road W10 – £1,875,000

In partnership with **BARNES**
INTERNATIONAL REALTY



This three-bedroom duplex apartment sits at the heart of Notting Hill's most coveted thoroughfares – Portobello and Golborne Road, where life is defined by a keen sense of locality and enduring artistic spirit. Echoing its design-focused postcode, this home has been carefully reworked with neutral colours, flawless materials and a footprint that's tailor-made for entertaining.

Pale herringbone floors draw you into a sweeping 34-foot kitchen, dining and reception room, which is bathed in sunlight through oversized picture windows. At one end, bespoke marble worktops, custom joinery and hi-tech Miele appliances make for a streamlined culinary setting. At the other end, a living area is centred by a contemporary gas fireplace – framed on either side by bookshelves integrated with warm strip lighting.

There's a sense of seamless indoor-outdoor living, thanks to full-height French doors that lead onto a private patio garden. Wrapped in stock brick, it's a textural backdrop for al fresco moments in London's warmer months.







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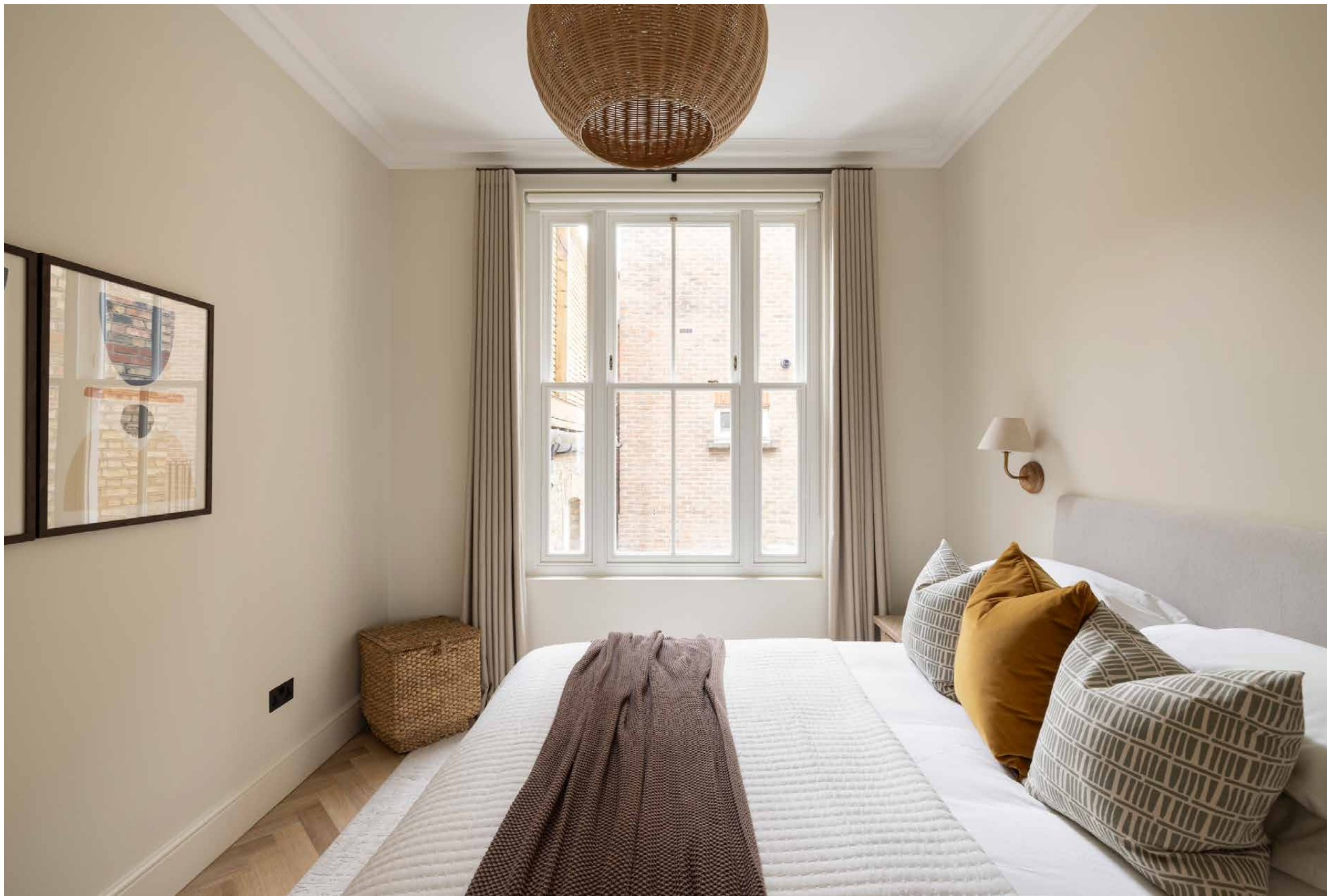
Set on the first floor, the principal bedroom is a tranquil and refined scene. Natural light pours through a large sash window, while elegant wardrobes are neatly built-in and curve round to reveal the en suite. Set behind a sliding pocket door, the bathroom has been crafted with a floating sink, glass-framed shower and sleek greyscale tiles. Two further bedrooms are located on the first and second floors – both maintaining the home’s pale tones and bespoke finishes. One of the rooms enjoys its own en suite, while the other is served by a separate bathroom featuring a luxury bathtub.



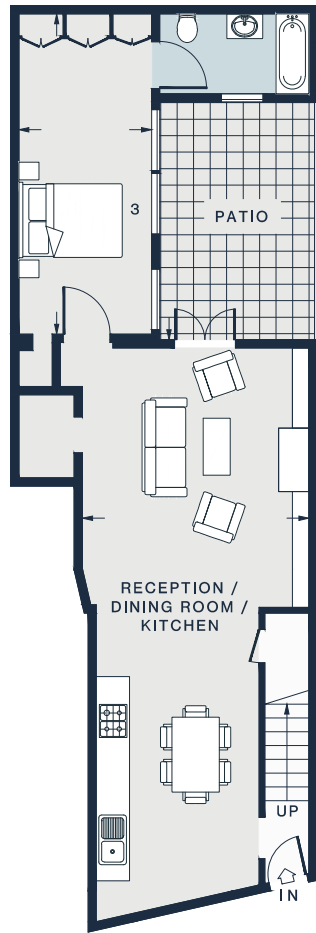




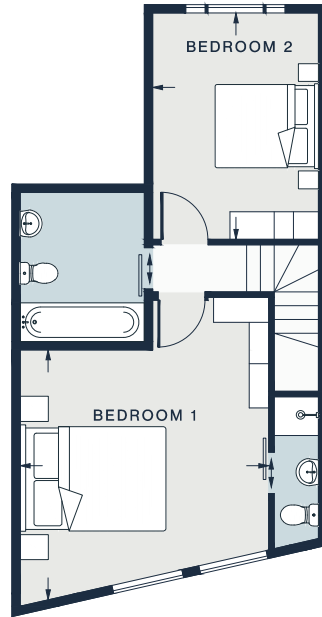








GROUND FLOOR



FIRST FLOOR

RECEPTION / DINING ROOM /
KITCHEN

33'0 x 13'6 (10.0m x 4.1m)

BEDROOM 3

19'1 x 7'10 (5.8m x 2.3m)

BEDROOM 1

17'0 x 14'9 (5.1m x 4.5m)

BEDROOM 2

13'5 x 9'10 (4.1m x 3.0m)

Approx. Gross Internal Area = 1,249 sq ft / 116.3 sq m

Property Details

Newly-renovated duplex apartment
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom suite
One further bedroom
One further bathroom
Utility room
Underfloor heating throughout
Private patio
Royal Borough of Kensington & Chelsea

Approx. 1,249 sq ft / 116.3 sq m

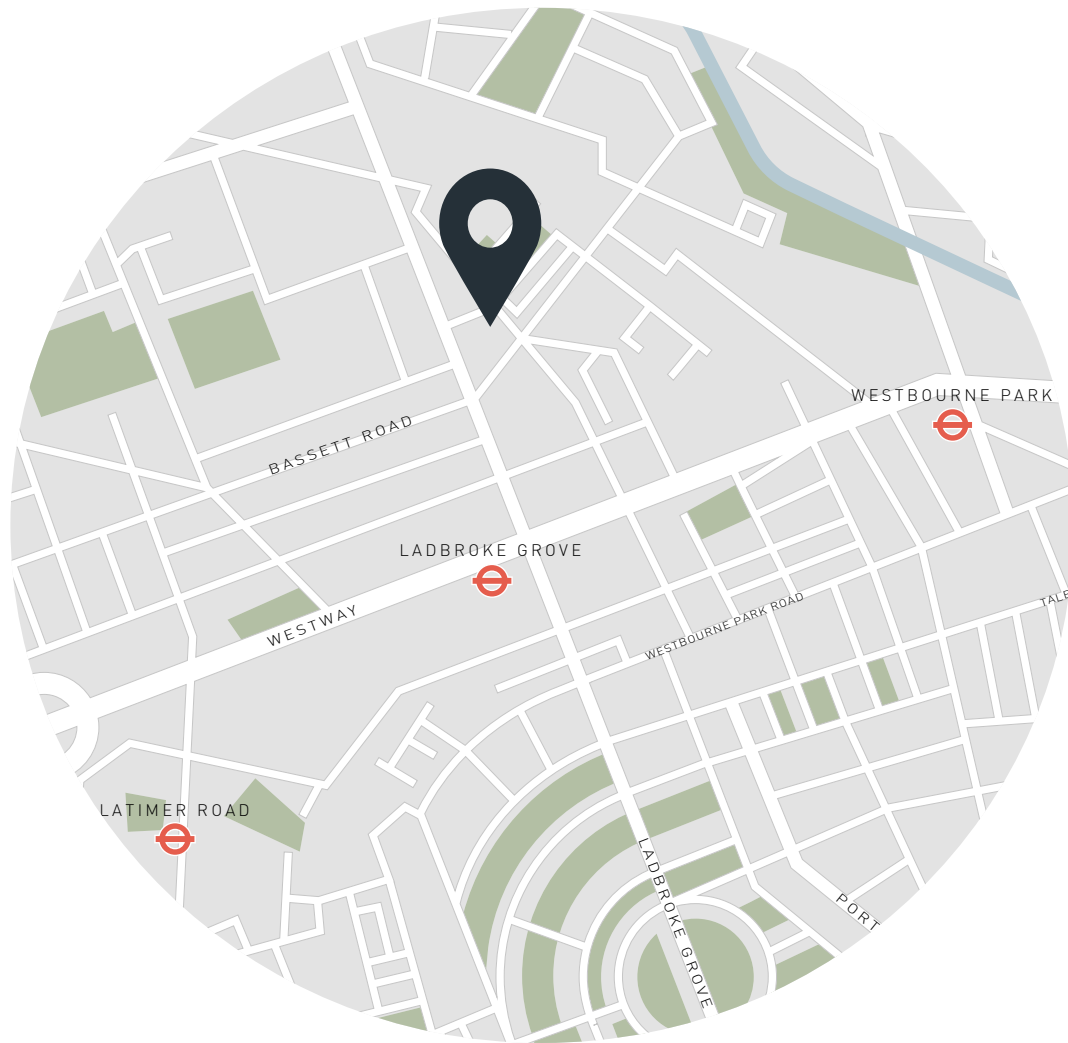
EPC=C

Tenure: Share of Freehold

Lease Length: circa 999 years

Annual Service Charge: TBC

Council Tax Band: D



Location

Famed for its antiques dealers, vintage fashion offerings and global food scene, this is one of Notting Hill's most sought-after neighbourhoods. Baked goods from Layla and Lisboa set the morning tone, before strolling down Portobello Road for films at the Electric Cinema, grocery shopping at Daylesford or Notting Hill Fish + Meat Shop, or venturing further on to Kensington Gardens for long strolls around the Serpentine. Come evening, book a table at local favourites Fat Badger, Straker's or Caia.

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

Notting Hill Gate - 22 mins (Central, Circle, 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

Specialising in London
and Ibiza's design-led homes

Let's talk

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