

DOMUS NOVA



Portobello Road W10 – £2,000,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set at the northern end of Portobello Road, this three-bedroom triplex apartment enjoys a coveted position in one of west London's most spirited neighbourhoods. Set across the upper floors of a classic stock-brick building, the home has been expertly reworked with a refined material palette, neutral tones and an abundance of natural light.

Making the most of its high vantage point, the open-plan kitchen, dining and reception room occupies the entire third floor – with sunlight beaming through dual-aspect sash windows. Its spacious, 30-foot layout is laid with pale herringbone floors, while whitewashed walls are a calming backdrop to the setting. A living area is focused around an elegant fireplace, which is framed on either side by integrated bookshelves. Form meets function in the kitchen, with sleek marble worktops, bespoke cabinetry and hi-tech Miele appliances.





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Downstairs, three bedrooms maintain the tranquil atmosphere and considered interior design.

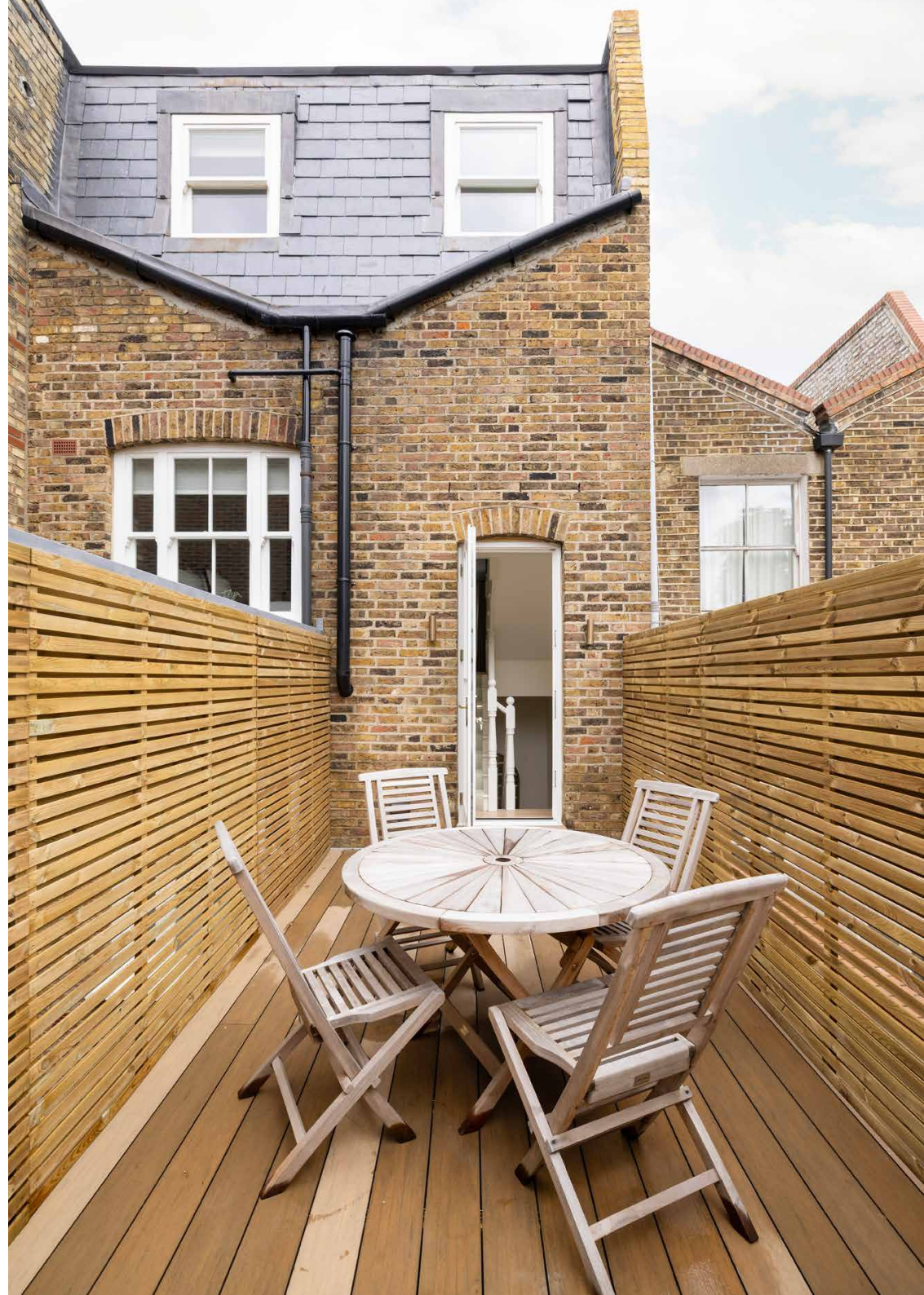
The principal bedroom makes an inviting first impression, with natural light filtered through two large sash windows – gently illuminating the timber floors and pale walls. Bespoke wardrobes and an integrated vanity area line one wall, while a sliding pocket door reveals the en suite bathroom. There's an engaging contrast between the pink walls and jet-black detailing, while the dual vanity and fitted bathtub are set to soothe.

Finished with minimalist colours and handcrafted joinery, two additional bedrooms offer versatility to be used as office, studio or additional storage spaces. The first-floor bedroom enjoys an en suite bathroom, while the second-floor bedroom is served by a separate shower room. Completing the home, there's a private suntrap terrace wrapped in wood timber panelling.



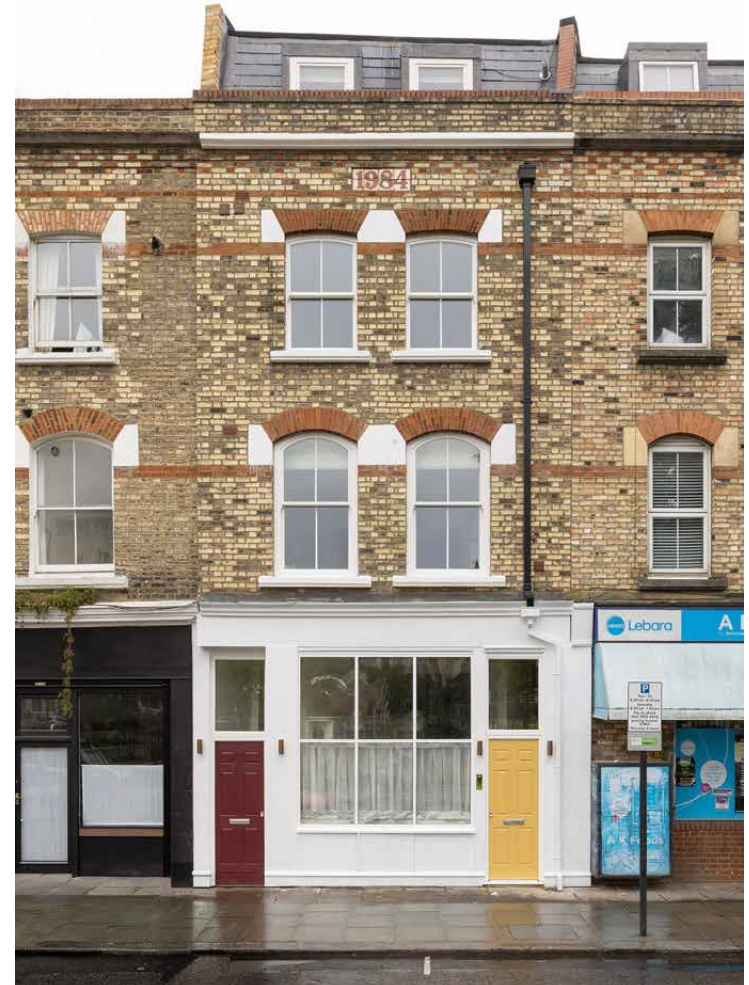


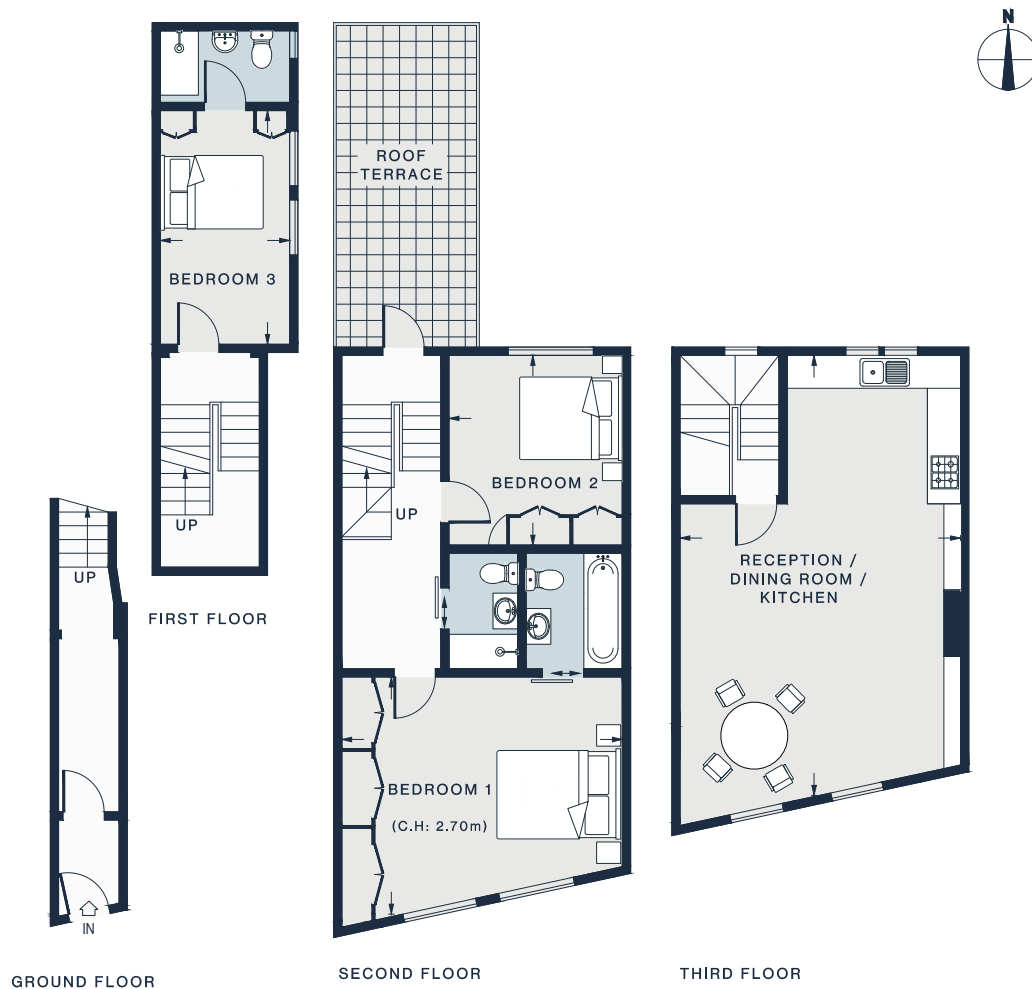












GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

RECEPTION/ DINING /KITCHEN

26'3 x 16'5 (8.0m x 5.0m)

BEDROOM 1

17'1 x 14'3 (5.2m x 4.3m)

BEDROOM 2

11'4 x 10'4 (3.4m x 3.1m)

BEDROOM 3

14'0 x 7'9 (4.2m x 2.3m)

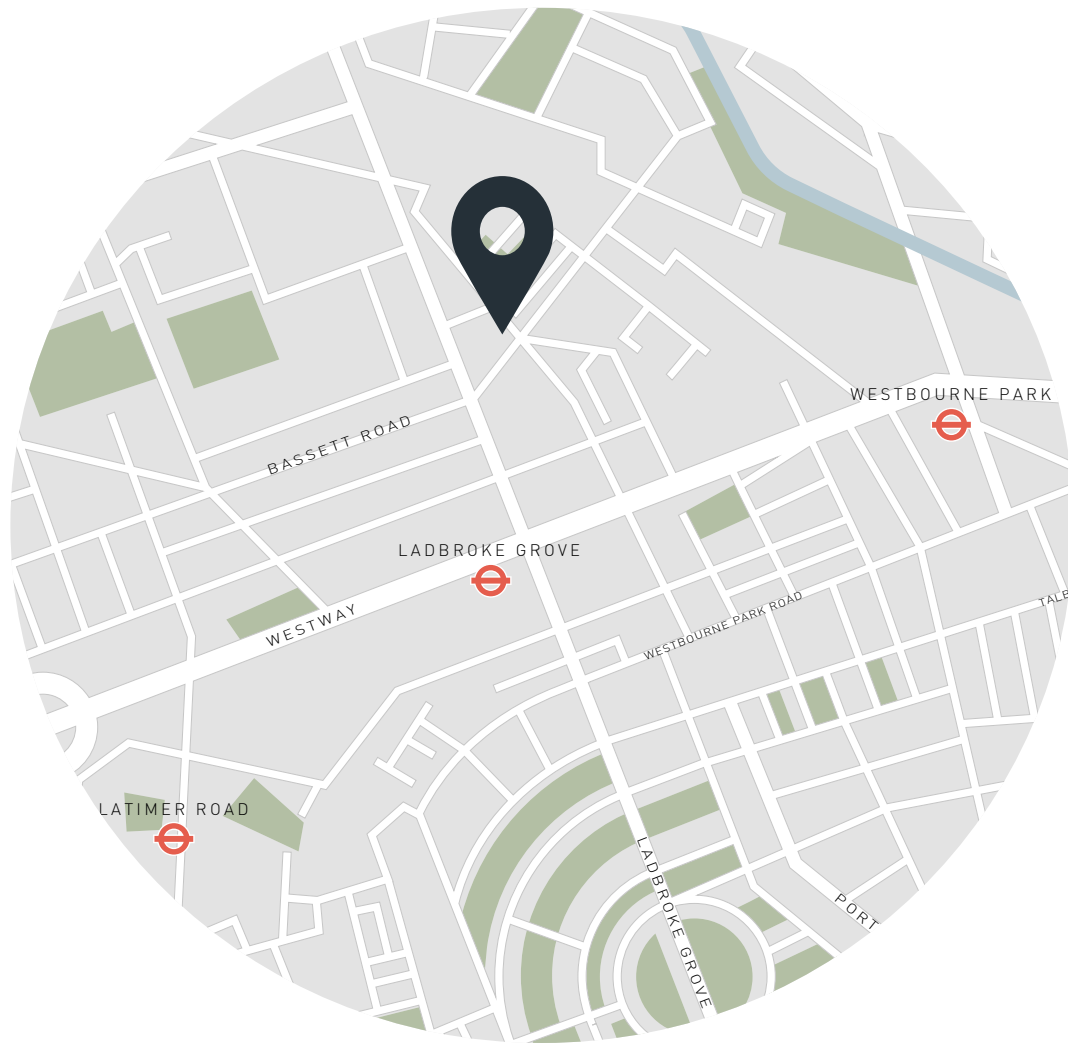
Approx. Gross Internal Area = 1,487 sq ft /138.14 sq m

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

Newly-refurbished triplex apartment
 Open-plan kitchen, dining and reception room
 Principal bedroom suite
 Guest bedroom suite
 One further bedroom
 One further bathroom
 Private terrace
 Royal Borough of Kensington & Chelsea

Approx. 1,487 sq ft / 138.14 sq m
 EPC=C
 Tenure: Share of Freehold
 Lease Length: circa 999 years
 Annual Service Charge: TBC
 Council Tax Band: E



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 towards 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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