DOMUS NOVA

Portobello Road W10 – £1,500,000

In partnership with BARNES INTERNATIONAL REALTY

Backdropped by colourful Portobello Road, this refined duplex celebrates its heritage bones while bringing modern living to the fore. Its all-black façade contrasts with the neutral tones that await inside, across the first and second floors.

A meticulous living area blends form and function on the first floor, conceived with both entertaining and the everyday in mind. A feature fireplace takes centre stage, flanked by custom-built storage and open shelving. Two large sash windows fill the room with natural light while offering views over Portobello Road. The kitchen sits subtly separated by a thoughtfully appointed breakfast bar. Muted teal cabinetry, integrated appliances and marble-topped worktops characterise the space, illuminated by a further sash window. Also on this floor, a quiet study with a custom-built desk and shelving and shiplap walls in a soft sage hue.

HOBO

Ascending to the home's second floor, sleeping quarters unfold. The principal suite enjoys a palette of carefully-curated neutral shades, complimented by wooden floors, while a wall of bespoke wardrobes offers ample storage. Soothing tones wash over the en suite shower room, complete with white tiled rainfall shower and an elegant vanity with a marble splashback. The guest bedroom is similarly considered, with an abundance of natural light and plenty of storage. The family bathroom serves this room, featuring striking fish scale tiles and a rainfall shower.

Crowning the home is a decked roof terrace, backdropped by views across the rooftops of Notting Hill and ready to embrace London's warmer months. For more intimate occasions, an additional terrace can be accessed from the upper floor landing.

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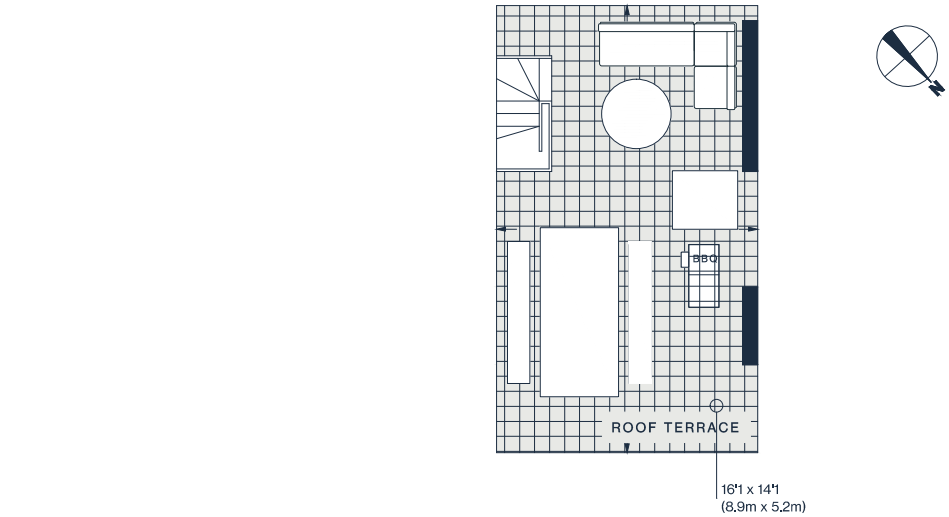


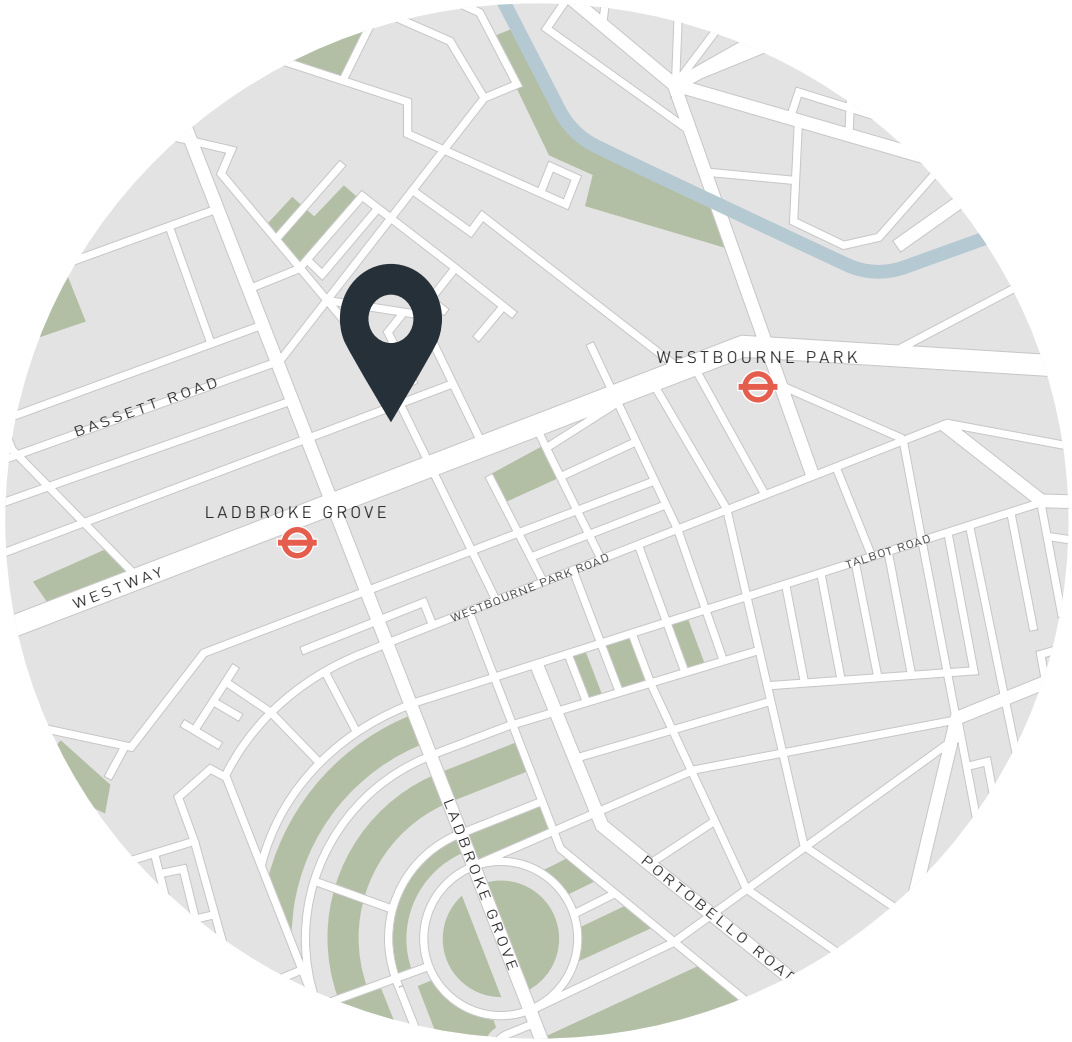
Approx. Gross Internal Area = 1132 sq ft / 105.2 sq m

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.

Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite
One further bedroom
Family bathroom
Two roof terraces
Study
Cloakroom
Royal Borough of Kensington & Chelsea

Approx. 1,132 sq ft / 105.2 sq m
EPC=D
Tenure: Leasehold
Lease Length: circa 120 years
Council Tax Band: E
Service Charge: Approx. £1,800
Ground Rent: £202



Location

Close to the intersection of Portobello and Golborne Road, this home is never far from the vibrant and community-orientated character of its postcode. Start your morning with a pastry from Portuguese favourite Lisboa before venturing down through Portobello Road Market to uncover vintage treasures. For evening ventures, book a dinner at one of Layla's Bakery's supper clubs or head to The Pelican for a drink. If fine dining is on the cards, Straker's is a highlight at the top of Portobello Road, while Gold, at the opposing end, is a firm favourite. Complete the day with a film at the Electric Cinema.

Ladbroke Grove – 4 mins (Circle, Hammersmith & City)

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 7221 7817
sales@domusnova.com

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