DOMUS NOVA

Powis Square W11 – £1,450,000

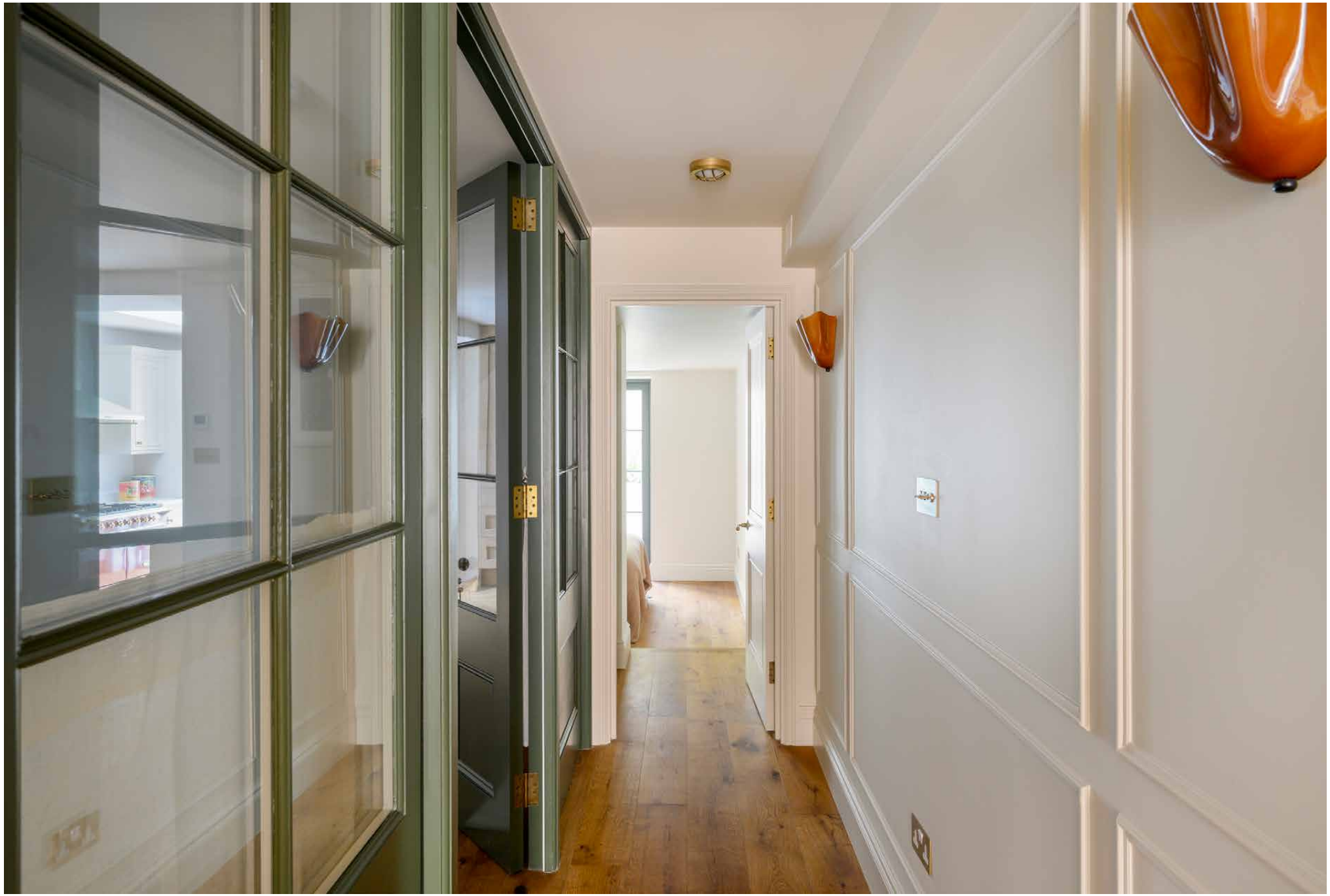
In partnership with BARNES INTERNATIONAL REALTY

Tucked beneath the rhythm of Notting Hill, this garden apartment reveals a quieter, more considered world. Studio Braw has transformed the interiors with bespoke joinery, natural materials and confident injections of colour, creating spaces that feel calm and characterful.

The footprint flows naturally into the kitchen, where seating, dining and cooking areas connect with ease. A red Lacanche range forms a vibrant focal point against Calacatta marble worktops and glass-fronted cabinetry, while a pantry cupboard and dedicated bar take the heat out of hosting. Overhead a skylight washes the room in natural light as bespoke timber French doors open directly onto the courtyard beyond.

Outside, the scale of the garden unfolds in stages. Steps lead up to a lawn and a substantial studio in the shadow of The Tabernacle – a versatile space, equally suited to work, exercise, creative pursuits or occasional guests.

BOUCHERIE



Back inside, the principal bedroom pairs muted wainscoting with warm oak floors, fitted wardrobes and a broad bay window that catches the evening light. Pocket doors open to the en suite, where the palette becomes richer: mosaic tiles move from earthy terracotta to cooler blues and greens in the generous walk-in shower, framed by a softly curved arch.

The second bathroom continues the home's expressive approach to material and colour, combining patchwork floor tiles with grey marble-lined walls and underfloor heating. To the rear, the second bedroom opens directly onto the lower terrace – an inviting setting for morning coffee before the garden rises towards the lawn and studio.

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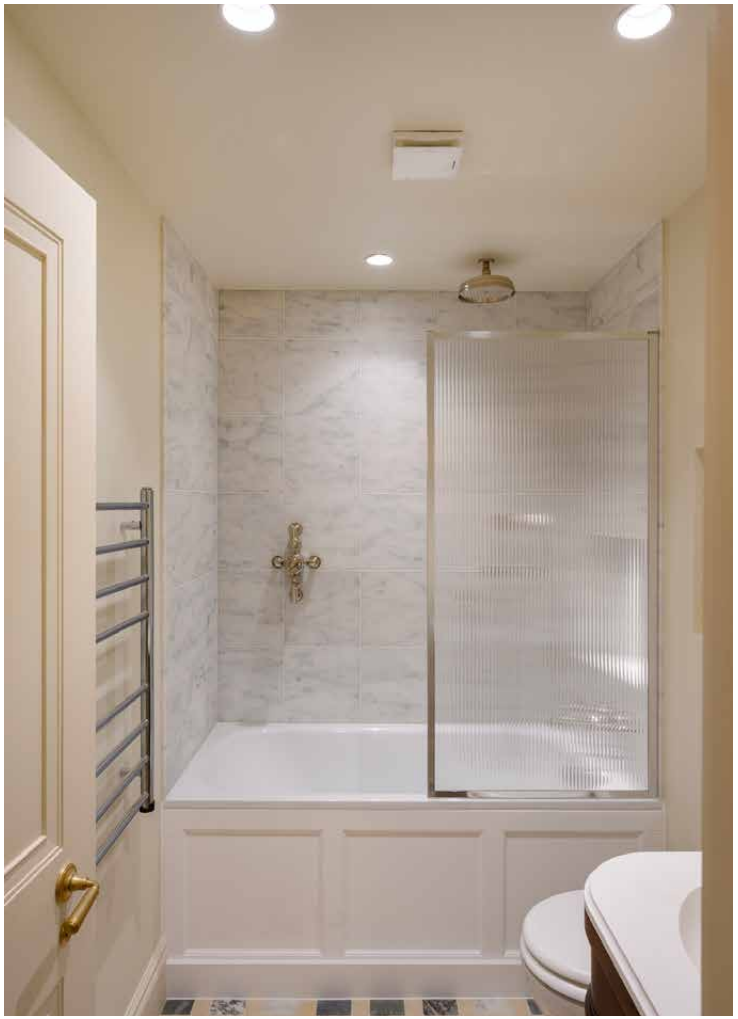

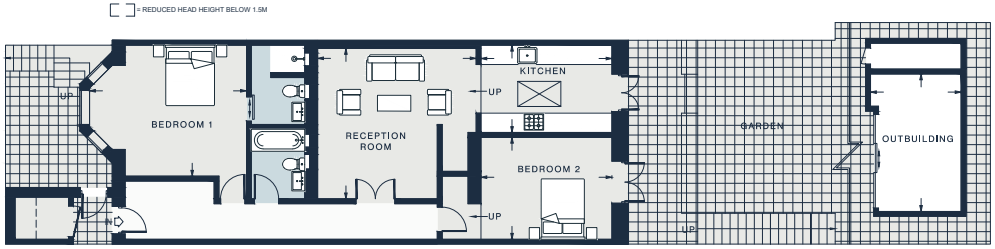

Lower Ground Floor

RECEPTION ROOM
16'0 x 15'3 (4.9m x 4.6m)

KITCHEN
13'3 x 8'8 (4.0m x 2.6m)

BEDROOM 1
15'3 x 13'3 (4.6m x 4.0m)

BEDROOM 2
15'9 x 10'3 (4.8m x 3.1m)

OUTBUILDING
13'9 x 9'2 (4.2m x 2.8m)

Approx. Gross Internal Area = 884 sq ft / 82.2 sq m
Outbuildings = 127 sq ft / 11.8 sq m
Total = 1,011 sq ft / 93.9 sq m

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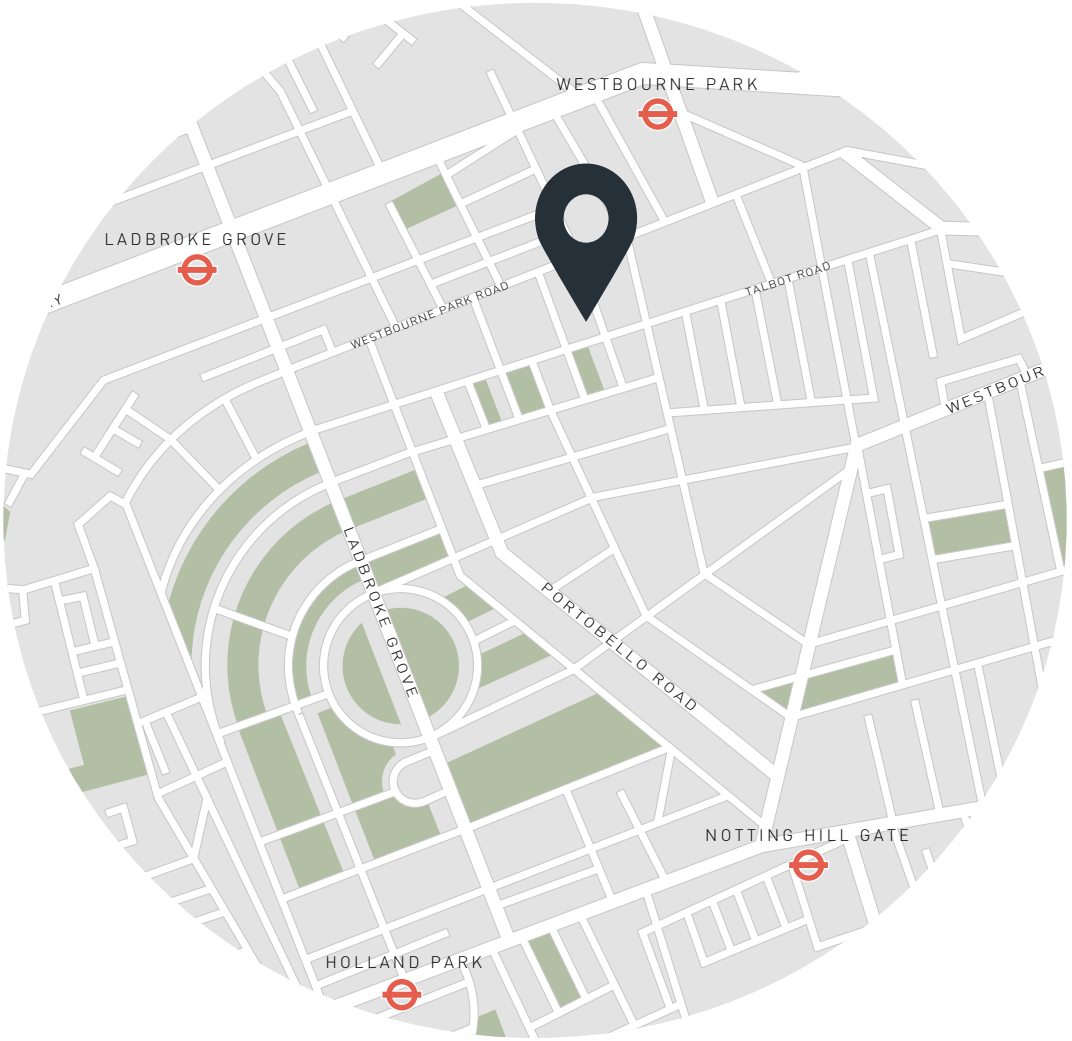
Property Details

Contemporary kitchen
Dining room with bespoke joinery
Double reception room
Principal bedroom suite with fitted storage
Guest bedroom suite
Cloakroom

Approx. 1,011 sq ft / 93.9 sq m
EPC=C
Tenure: Leasehold
Lease Length: circa 124 years
Annual Service Charge: Approx. £1,200
Council Tax Band: E



Location

This is one of Notting Hill's quieter corners, where the neighbourhood moves at a refreshingly local pace. Dorian and Eel Sushi Bar are close by, while The Walmer Castle and The Pelican are equally dependable spots for an evening drink. The restaurants of All Saints Road are just around the corner, while The Tabernacle, beyond the garden, brings music and performance into the mix. Portobello Road Market provides the colour and energy, Westbourne Grove the shops, and Hyde Park an escape when a little more space is called for.

Westbourne Park – 8 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

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and Ibiza's design-led homes

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