

DOMUS NOVA



Princesdale Road W11 – £2,250,000

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The sense of surprise begins immediately at Princedale Road. Quietly characterful from the street, the house opens into a home of unexpected volume, culminating in a rooftop terrace with views across the Holland Park skyline. Generous ceiling heights, uninterrupted sightlines and an abundance of natural light create a feeling of space at every turn.

Behind a pastel-peach façade, colour and pattern unfold. Completely redeveloped in 2018, playful interiors are balanced with a thoughtful, family-focused layout. On the entrance floor, the reception room is warm and welcoming, wrapped in pink hues and divided between spaces for gathering and switching off, with access out to a balcony. A staircase enclosed by glass balustrades draws light between levels, connecting all five floors with a sense of openness.







The heart of the home lies below. Occupying the entire lower-ground floor, the kitchen and dining room is designed around everyday routines. Full-width glazing dissolves the boundary between indoors and out, allowing the garden to become an extension of the living space during the warmer months. Crisp monochrome cabinetry, stone worktops and a built-in wine fridge lend a contemporary edge, while generous proportions leave ample room for long dinners, homework sessions and weekend entertaining alike.

Outside, the courtyard garden feels unexpectedly secluded. Framed by greenery and softened by a living wall, it offers a quiet pause from the energy of the city.











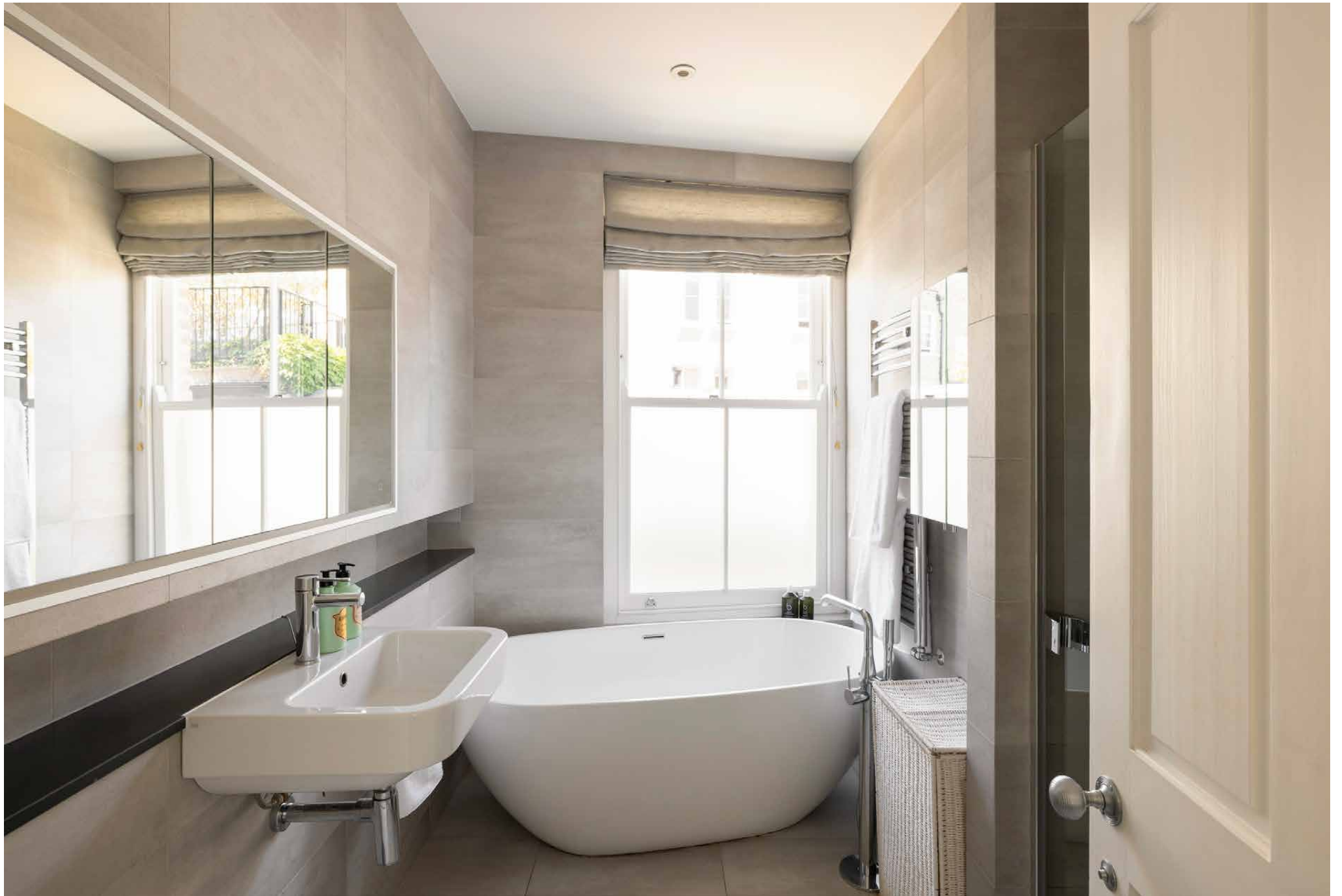
Across the first floor, the principal bedroom suite feels particularly peaceful, with sash windows drawing in light and a bathroom centred around a freestanding bathtub. Two further bedrooms bring personality through intricate wallpaper designs by Howe and decorative artist Tess Newall.

Throughout, imaginative flourishes are balanced by modern interventions. Underfloor heating, air conditioning in all three bedrooms, and smart home technology have been seamlessly integrated, ensuring everything functions smoothly.

The journey ends at the very top of the house. Accessed via an electrically operated roof hatch, the rooftop kitchen and dining terrace is a standout addition: a private perch above the surrounding streets with far-reaching views stretching across Holland Park and the west London rooftops. Equally suited to morning coffee or evenings spent entertaining, it's a space that transforms the experience of living here.



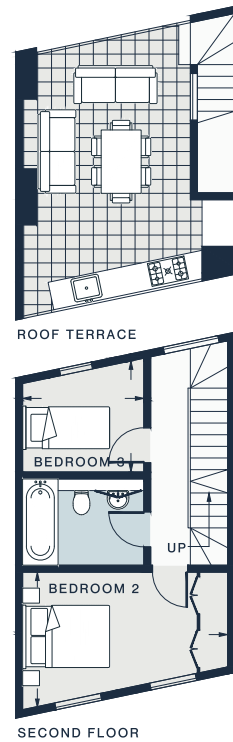
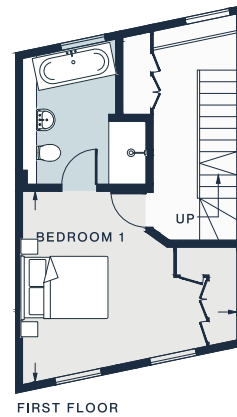
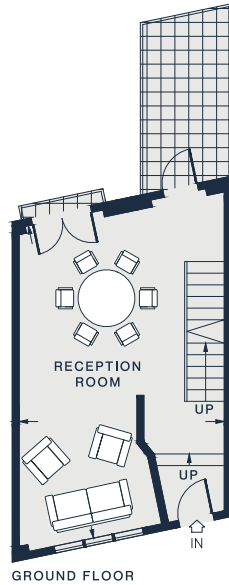
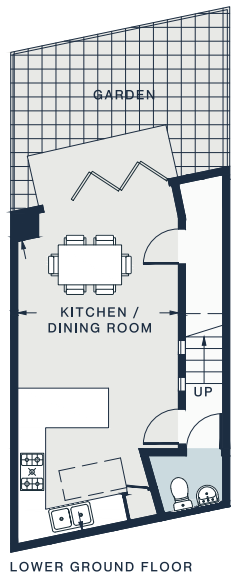












Property Details

- Remodelled townhouse with a contemporary feel
- Double reception room
- Open-plan kitchen and dining room
- Principal bedroom suite
- Two guest bedrooms
- Family bathroom
- Private courtyard garden
- Balcony
- Standout roof terrace with outdoor kitchen
- Air conditioning in all bedrooms
- Underfloor heating across living spaces and bathrooms
- Royal Borough of Kensington & Chelsea

Approx. 1,305 sq ft / 121.2 sq m
 EPC=C
 Tenure: Freehold
 Council Tax Band: G

RECEPTION ROOM
 22'9 x 14'5 (6.9m x 4.3m)

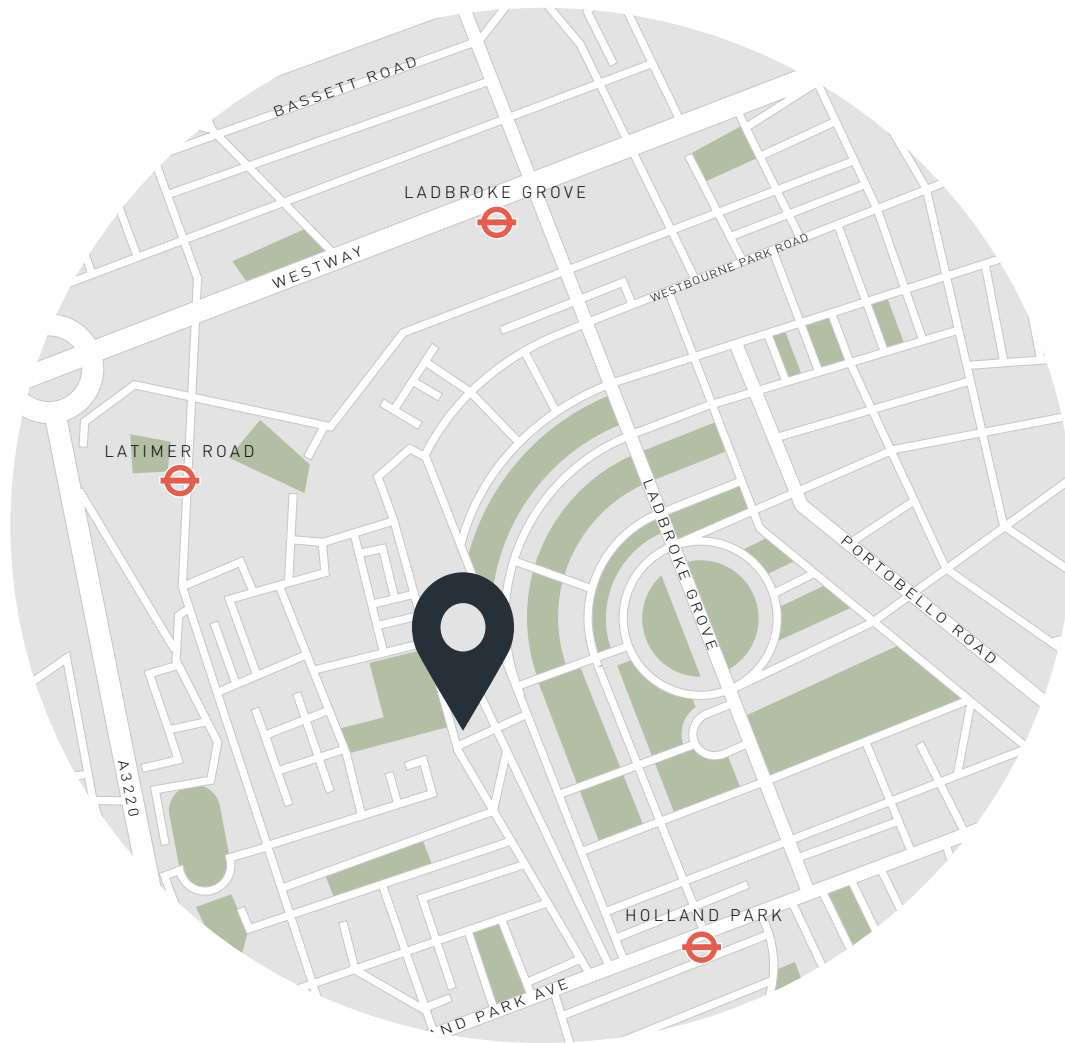
KITCHEN / DINING
 20'10 x 11'0 (6.3m x 3.3m)

BEDROOM 1
 15'0 x 13'8 (4.5m x 4.1m)

BEDROOM 2
 14'11 x 9'8 (4.5m x 2.9m)

BEDROOM 3
 8'7 x 7'10 (2.6m x 2.4m)

Approx. Gross Internal Area = 1305 sq ft 121.2 sq m



Location

On the cusp of Holland Park and Notting Hill, this sought-after enclave feels distinctly village-like. Independent grocers, bookshops and cafés give the neighbourhood its character, while the boutiques of Clarendon Cross are a destination in their own right. Think weekends spent browsing St Clair and The Cross, lingering over lunch at Julie's or stocking up at local institutions Lidgates, Supermarket of Dreams and Ben's. As day turns to evening, Six Portland Road, Gold and Mazi are all within walking distance, while Holland Park and Avondale Park offer a welcome dose of greenery on the doorstep.

Holland Park – 7 mins (Central)

Notting Hill Gate – 15 mins (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

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and Ibiza's design-led homes

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