

DOMUS NOVA



Queensdale Road W11 – £2,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Within a red-brick terrace by the area's namesake park, this reconfigured townhouse pairs colour and contrast. Architecture by Hamilton Design Associates establishes a clear spatial flow, while interiors by Wilding & Wolfe introduce pattern and proportion.

The ground floor is arranged for easy everyday routines: a cosy front reception room is pared-back in palette, opening to a sky-lit dining space that floods in light. A crisp, contemporary kitchen sits alongside, with appliances neatly arranged within grey shaker cabinetry. Social spaces continue upstairs, into a second reception room drenched in deep teal. Pull up a seat by the fireplace in cooler months or perch by the window seat for elevated street views.



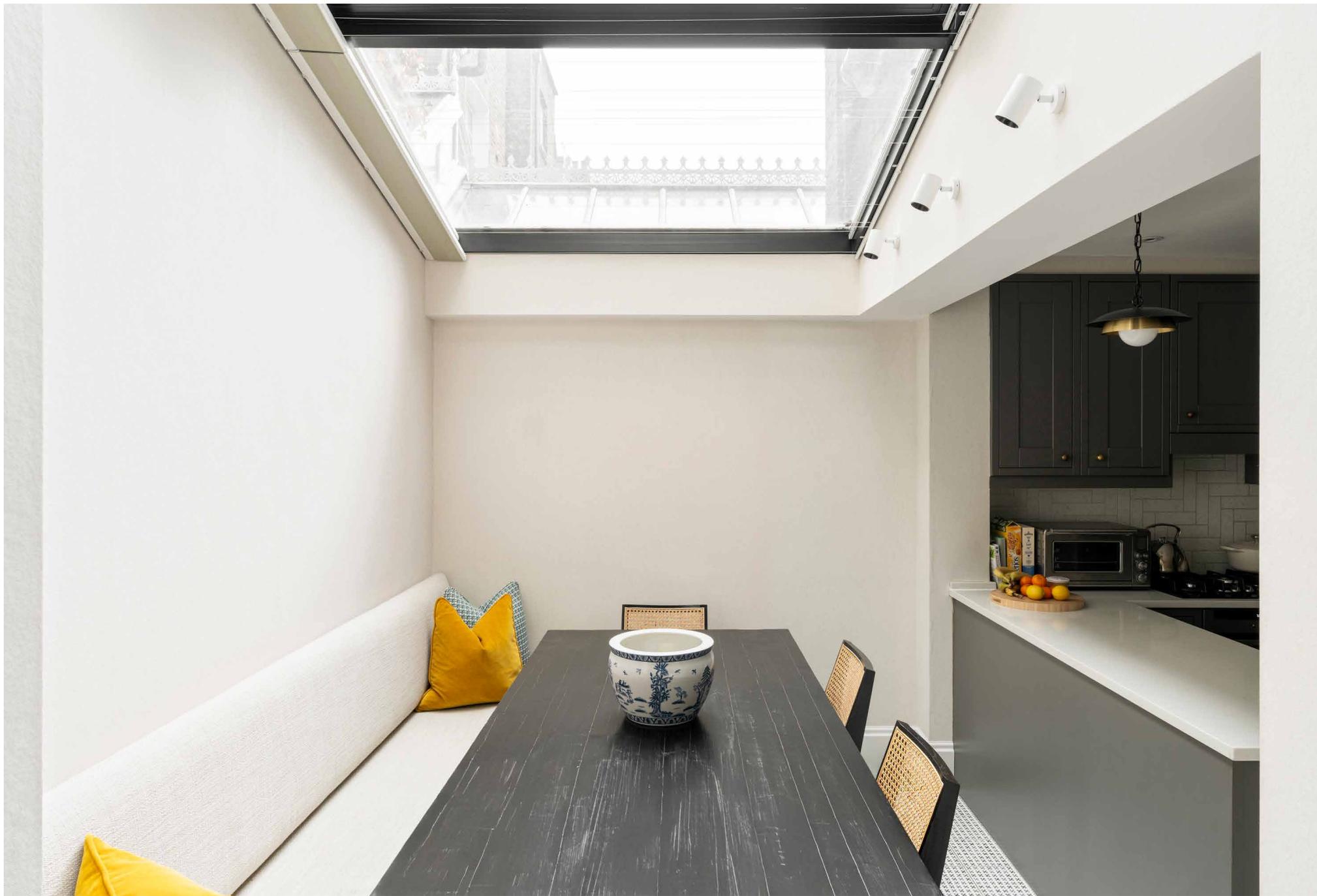


“ Architecture by Hamilton Design Associates establishes a clear spatial flow, while interiors by Wilding & Wolfe introduce pattern and proportion.



AMERICAN FASHION
THE PIRNEMAN
LOHIA YARBE
PHOTOGRAPHED BY BELLY KLEIN
TOM FORD
ST. MORITZ CHIC
LE VIGRE
Christian Dior







Above, the principal bedroom occupies the top floor. High ceilings and a black-framed bay window give the room presence, balanced by soft sage tones and full-height fitted wardrobes. Green hues continue into the en suite bathroom, fitted with a bathtub and dual vanity. A second bedroom is positioned on the first floor, served by a contemporary shower room. Elsewhere, glass doors on the landing open to a southeast-facing balcony.





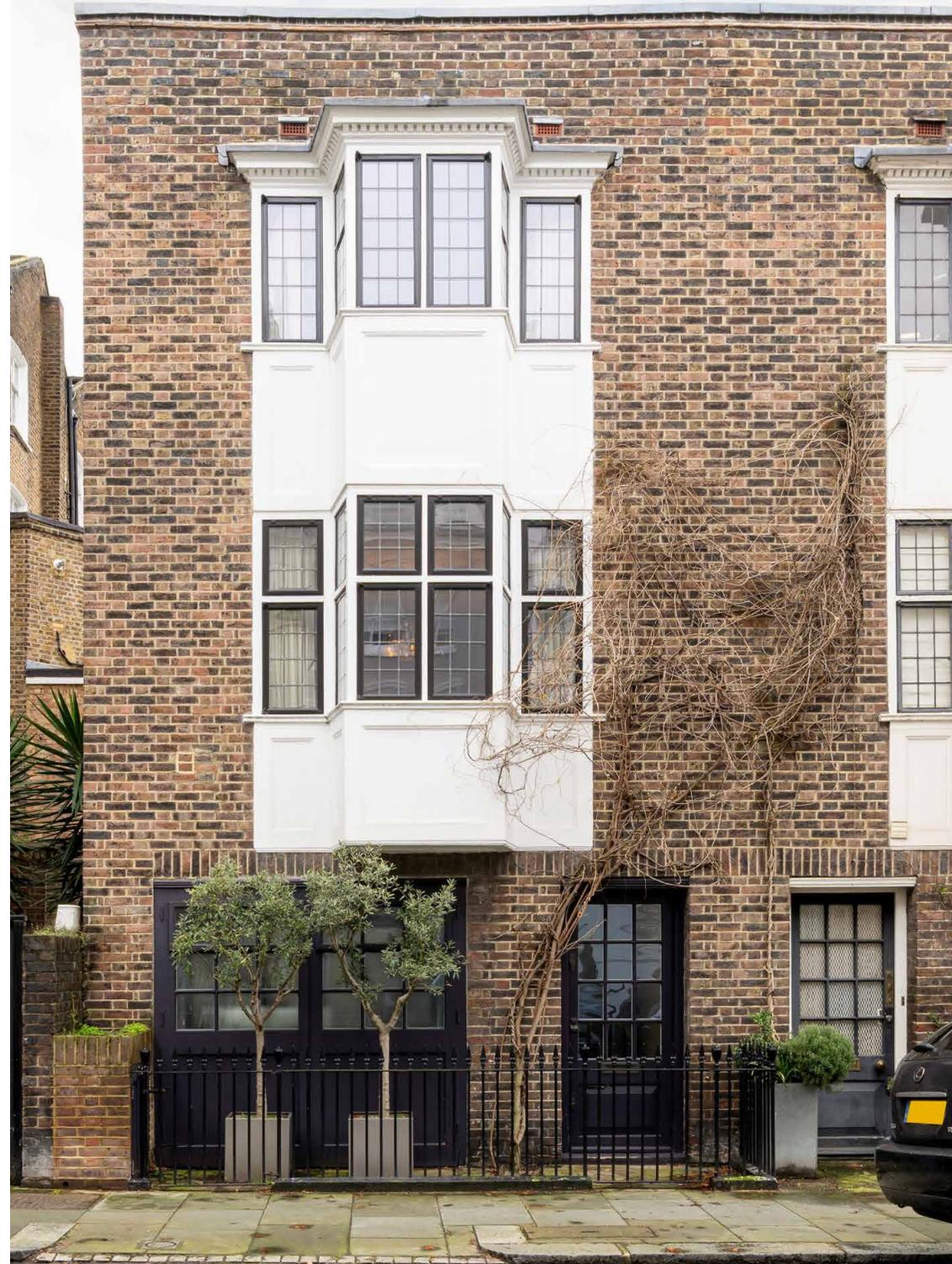


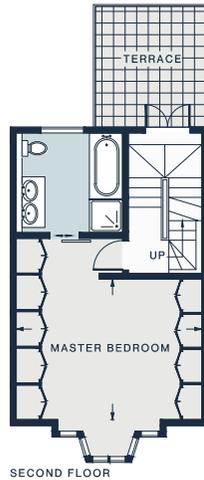




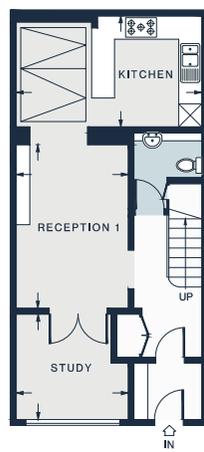




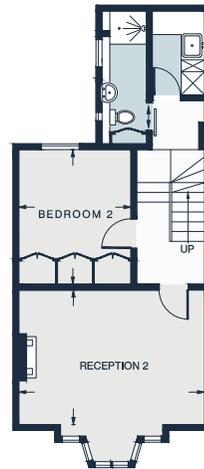




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Property Details

Architecture by Hamilton Design Associates

Interiors by Wilding & Wolfe

Two reception rooms

Contemporary kitchen

Principal bedroom suite

Guest bedroom

Shower room

Study

Terrace

Cloakroom

Royal Borough of Kensington and Chelsea

Approx. 1,410 sq ft / 131 sq m

EPC=E

Tenure: Freehold

Council Tax Band: G

RECEPTION 1
15'3 x 9'5 (4,6m x 2,8m)

KITCHEN
16'0 x 9'3 (4,8m x 2,8m)

RECEPTION 2
15'11 x 11'4 (4,8m x 3,4m)

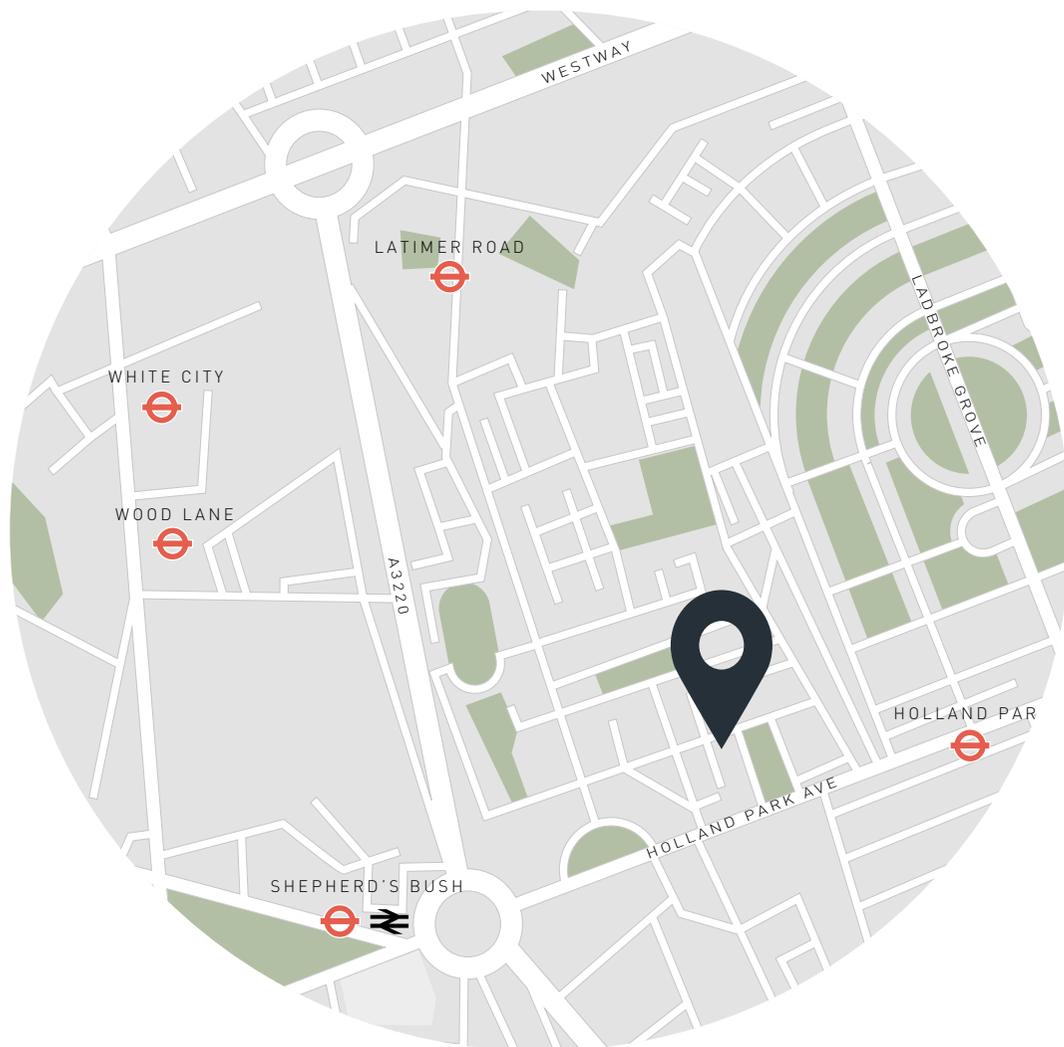
STUDY
9'4 x 8'11 (2,8m x 2,7m)

MASTER BEDROOM
15'8 x 11'10 (4,7m x 3,6m)

BEDROOM 2
11'3 x 9'3 (3,4m x 2,8m)

Ground Floor = 531 sq ft / 49.4 sq m
 First Floor = 482 sq ft / 44.8 sq m
 Second Floor = 396 sq ft / 36.8 sq m
 Approx. Gross Internal Area = 1410 sq ft / 131.0 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.



Location

Alongside its namesake green space, Holland Park is celebrated for its laid-back village vibe and striking Victorian architecture. Historically an enclave for creatives, Holland Park is still a magnet for culture. Independent businesses thrive here; stock the fridge at C Lidgate butchers, the wine chiller at Jeroboams and the bookshelves at Daunt books – all on the doorstep. When you want to stretch your legs, it's less than 20 minutes to wander to Portobello Road, where eclectic stalls and vintage treasures await. A walk in the other direction brings you to the award-winning Design Museum, as well as the shops and delis of Kensington High Street.

Holland Park (6 minutes)

Shepherd's Bush (7 minutes)



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

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY