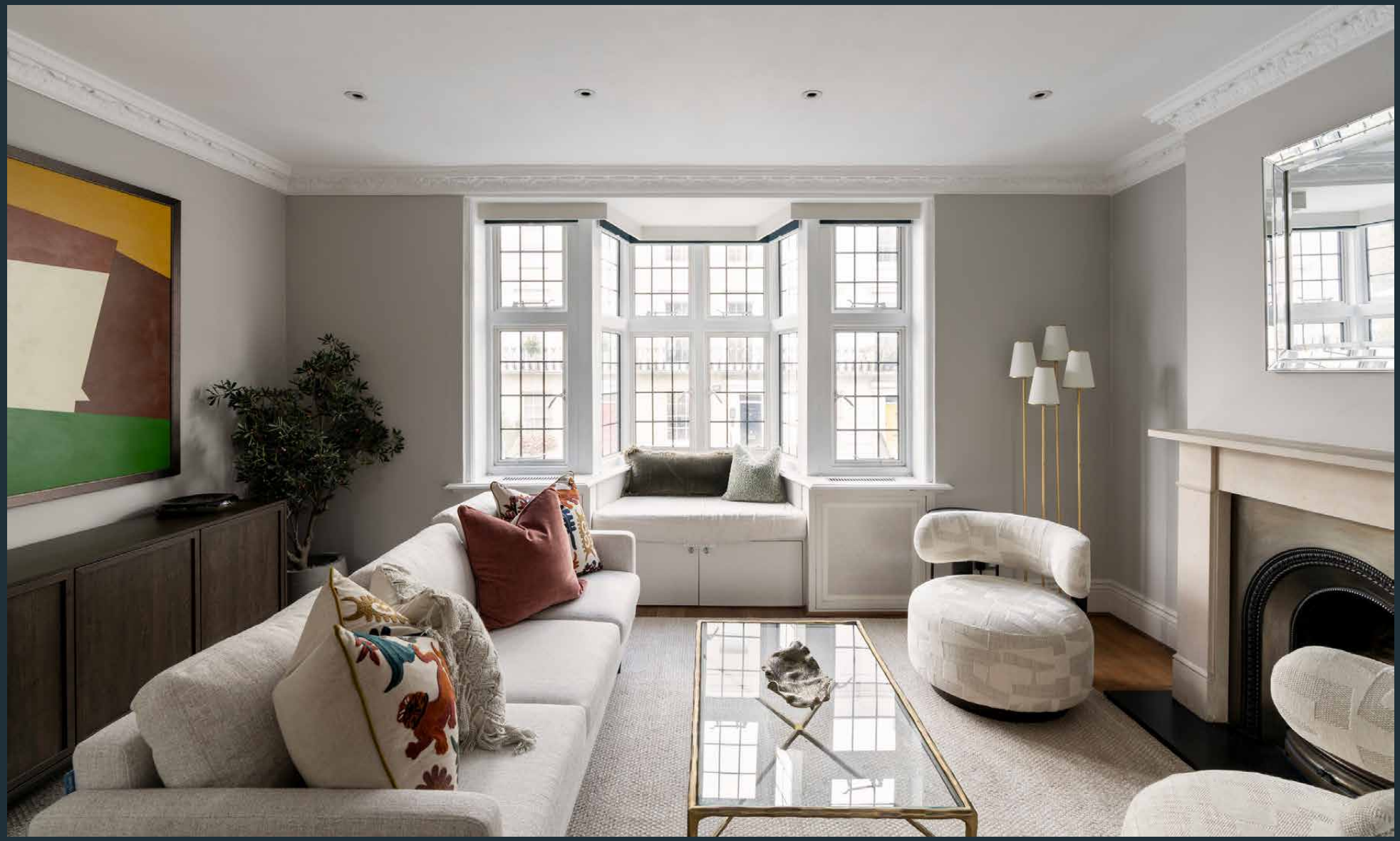
DOMUS NOVA



Queensdale Road W11 – £2,450,000

In partnership with BARNES INTERNATIONAL REALTY



Pick a direction from Queensdale Road's front door and a different London awaits: the woodland paths of Holland Park, the vintage stalls of Portobello Road, the spirit of Kensington High Street. Back inside, this townhouse makes a strong case for staying put. Light pours through all three floors, two garden squares sit close by, and right at the top, a roof terrace feels a world of its own.

The ground floor is where days begin and end. The kitchen and dining room share one generous space, with underfloor heating warming it from below. Sage cabinetry and Carrara marble line the kitchen, with the range set into the island so the cook is never cut off. Out back, a small courtyard patio offers a breath of fresh air. To the rear of this floor, a bedroom could equally serve as a study or playroom.

One floor up, the house shows its grown-up side. The reception room stretches from front to back beneath a ceiling edged in cornicing, with two working fireplaces establishing separate moods. At the front, a window seat in the bay looks down onto the street; at the back, a quieter corner waits for reading or working. Across the landing, a roll-top bath sits beneath the bathroom window, with a separate WC.









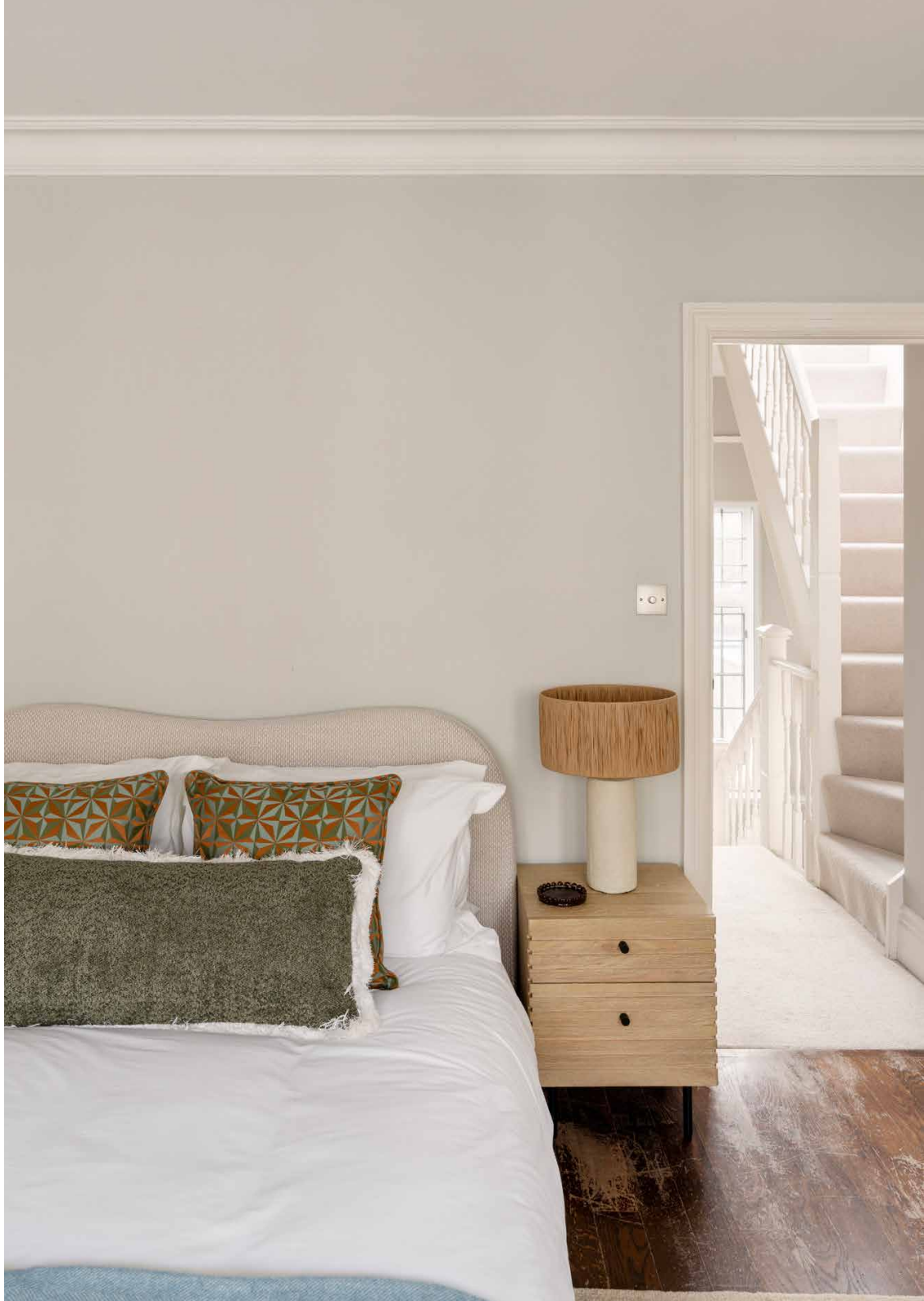


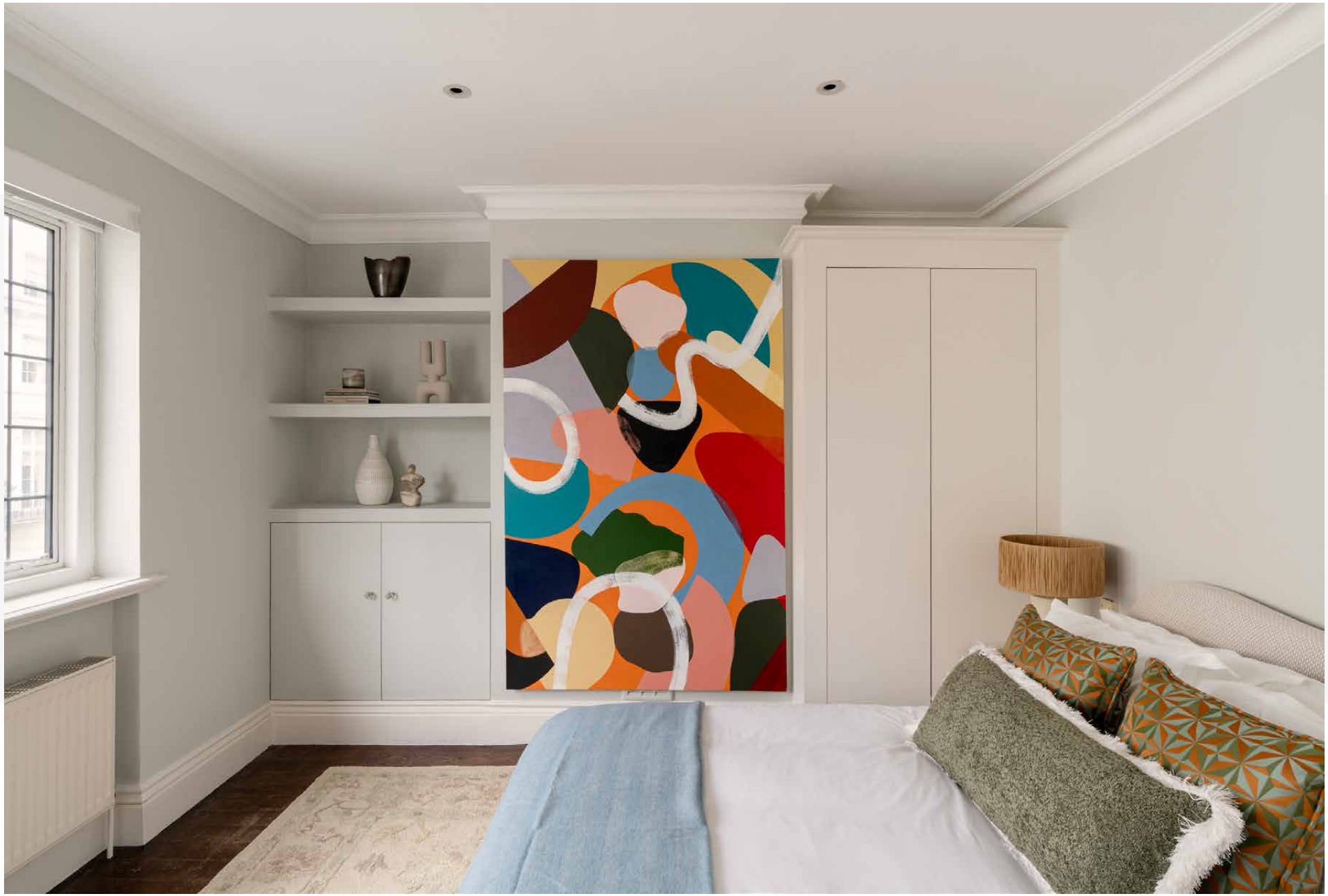




Bedrooms take over the second floor. The principal faces the street, bright and calm, with fitted wardrobes and its own shower room. At the back, the second bedroom takes a moodier turn: walls of deep forest green and wardrobes built in either side of the window make it a cocooning retreat.

At the top of the home, a final flight of stairs climbs into open sky, where decking, planters and built-in benches set the scene for views that roll out over pastel terraces and treetops.

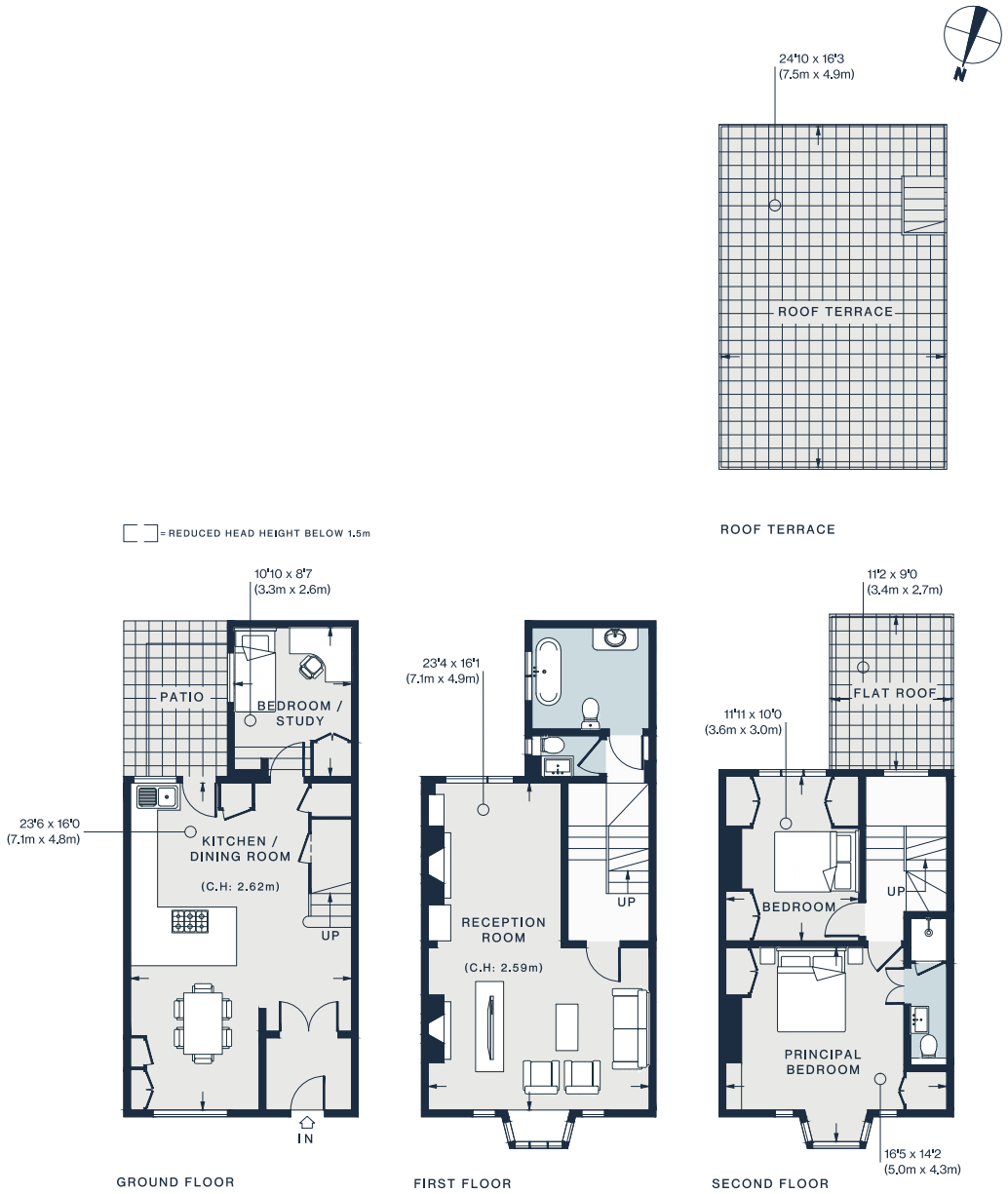












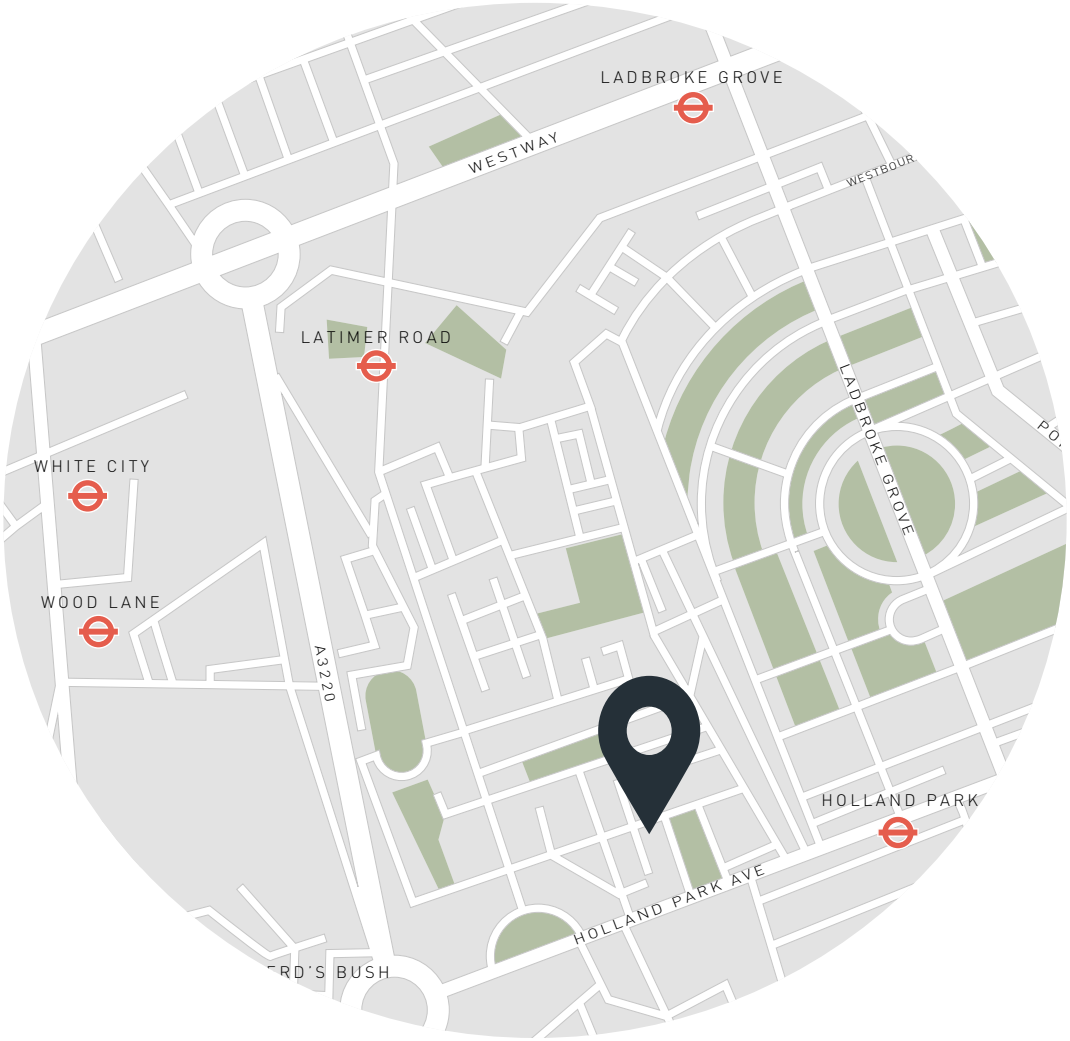
Approx. Gross Internal Area = 1390 sq ft / 129.1 sq m

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

Three-storey townhouse
Open-plan kitchen and dining room with underfloor heating
Double reception room with two working fireplaces
Principal bedroom suite
Guest bedroom with built-in wardrobes
Versatile bedroom / study
Family bathroom and separate WC
Landscaped roof terrace
Courtyard patio
Access to two communal garden squares
Royal Borough of Kensington & Chelsea

Approx. 1,390 sq ft / 129.1 sq m
EPC=E
Tenure: Freehold
Council Tax Band: G



Location

Few addresses sit at the crossroads of quite so many neighbourhoods, each with a character of its own. Holland Park is close by for woodland walks and the Kyoto Garden, while Portobello and Golborne Roads bring antiques stalls, street food and some of west London's best independent shops. Westbourne Grove has the boutiques and brunch spots, High Street Kensington the bigger errands, and Westfield is within walking distance for everything else. When the weekend calls for more open space, Hyde Park is an easy stroll away.

Holland Park – 8 mins
Shepherd's Bush – 10 mins



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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