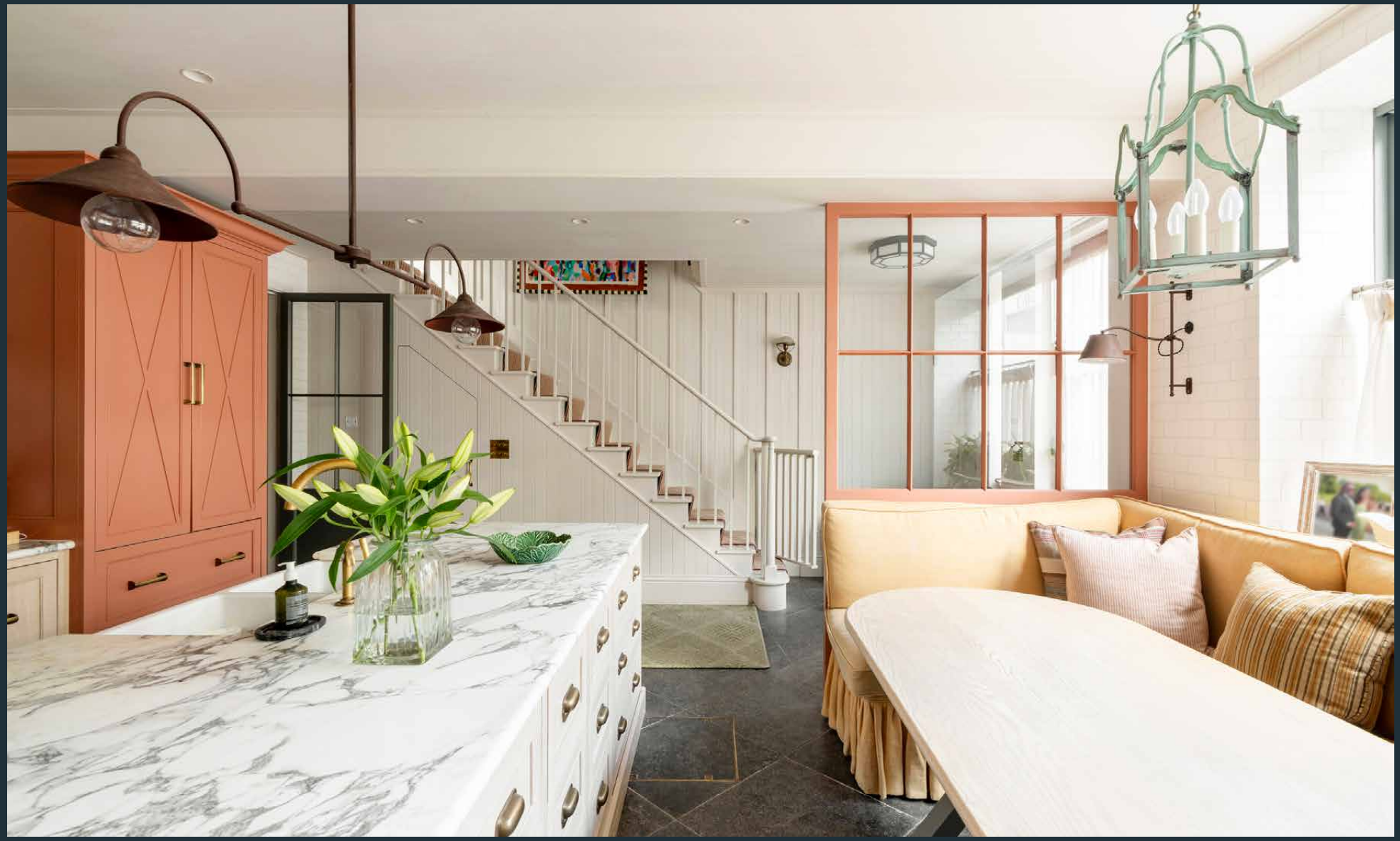
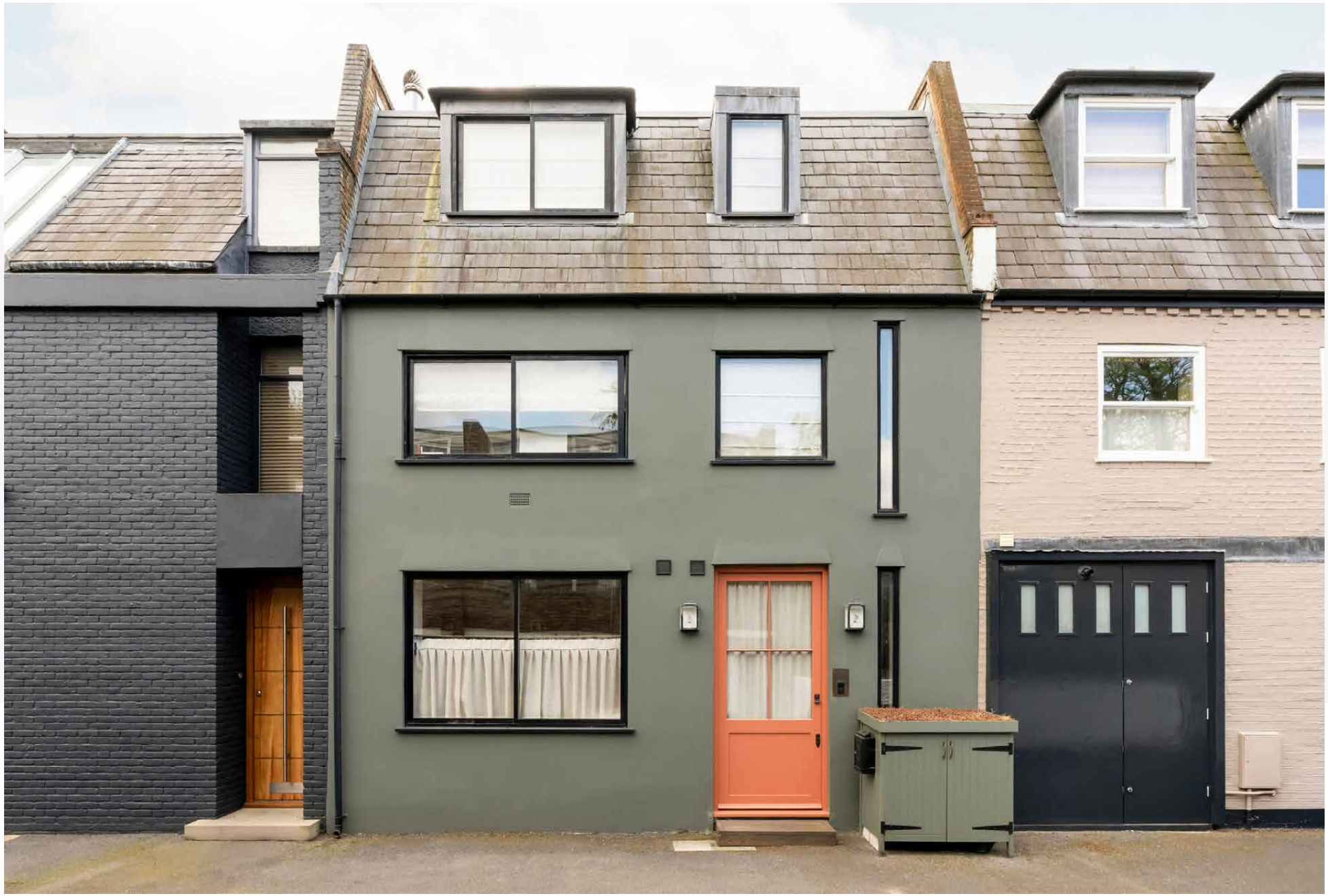
DOMUS NOVA



Ruston Mews W11 – £2,250,000

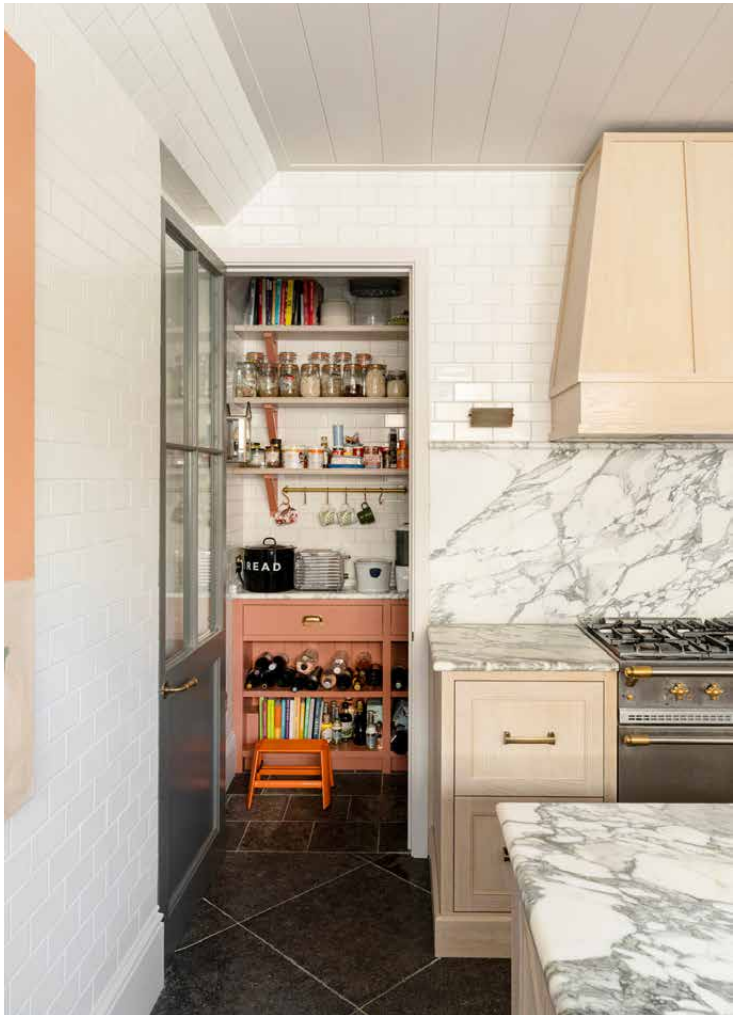
In partnership with BARNES INTERNATIONAL REALTY

Tucked away along one of Notting Hill's peaceful cobbled mews, this meticulously crafted two-bedroom home balances a calm architectural sensibility with bold materiality. A sage-green façade and striking orange front door hint at the innovative design that lies beyond; inside, the interiors unfold with bespoke joinery, glazed partitions and uplifting colour palettes, all illuminated by an abundance of natural light.



Tactility sets the tone in the open-plan kitchen and dining room. Grey stone tiles with underfloor heating meet Artisans of Devizes whitewashed ceramic wall tiles, while clean-line shiplap panelling conceals storage within the staircase. A glazed partition painted in Farrow & Ball's Loggia subtly defines the dining area, drawing additional light deep into the space.

The kitchen is anchored by a sculptural Arabescato marble worktop and bespoke pale limed-oak cabinetry crafted by Studio HAM. High-spec appliances continue the refined aesthetic, including a Shaws of Darwen Ribchester sink, an integrated Liebherr fridge-freezer, Quooker tap and statement Lacanche cooker. Banquette seating brings a softness to the setting, echoed with pendant lights that cast a glow come evening.


BREAD

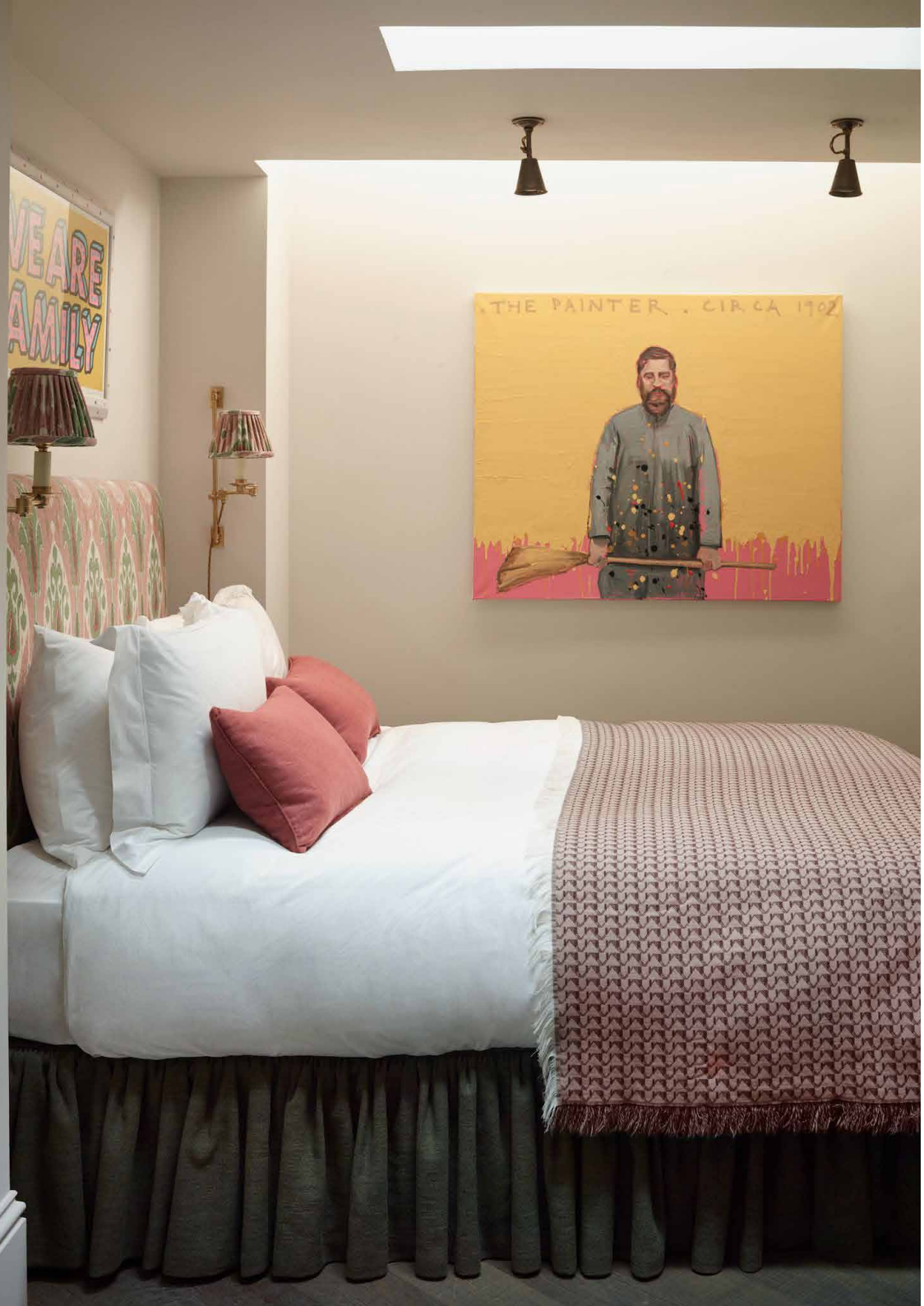
Upstairs, the reception room strikes a balance between classic and contemporary. A marble fireplace is framed by bespoke shelving, herringbone timber floors bring warmth and texture underfoot and sculptural Jamb Globe light catches the eye. A glass-framed partition separates the living area from a tranquil office space, allowing sunlight to travel uninterrupted throughout. Bi-folding doors open directly onto a private terrace, where verdant greenery rises above timber fencing to create a secluded al fresco setting.

THE ALPS

XXXX
XXX

The principal bedroom suite is introduced by refined Courchevel Rose carpeting from Sinclair Till. Generous windows draw in reams of natural light, illuminating the pale Morris & Co.'s Fired Biscuit walls and bespoke wardrobes by Studio HAM. Beyond, the en suite bathroom features a bespoke Lionpaw vanity, a sculptural bath by Water Monopoly, white zellige wall tiles and honed marble flooring by Bert & May.

The guest bedroom suite is equally serene, with herringbone timber floors and overhead skylights. Its en suite bathroom is finished with greyscale mosaic tiles and a marble Bourne vanity by Drummonds. Completing the home, the cloakroom introduces a playful contrast with expressive Diavolo wallpaper by Zak+Fox.


VE ARE
AMILY
THE PAINTER . CIRCA 1902

KITCHEN / DINING ROOM
121'0 x 17'11 (6.4m x 5.4m)

BEDROOM 1
20'5 x 17'5 (6.2m x 5.3m)

OFFICE
10'11 x 7'7 (3.3m x 2.3m)

SITTING ROOM
21'10 x 21'0 (6.6m x 6.4m)

BEDROOM 2
14'1 x 8'10 (4.2m x 2.6m)

Ground Floor = 639 sq ft / 59.4 sq m
First Floor = 465 sq ft / 43.2 sq m
Second Floor = 437 sq ft / 40.6 sq m
Approx. Gross Internal Area =1,541 sq ft / 143.2 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

Open-plan kitchen and dining room
Reception room
Principal bedroom suite
Guest bedroom suite
Additional WC
Office
Private terrace
Royal Borough of Kensington & Chelsea

Approx. 1,541 sq ft / 143.2 sq m
EPC=C
Tenure: Freehold
Council Tax Band: F

Location

Ruston Mews is a coveted address for its cul-de-sac quietude and close proximity to Notting Hill's best offerings. The bohemian buzz of Golborne Road is a short walk away, with its wealth of great food spots: Lisboa and Layla serve up morning pastries, while Straker's and Caia call for evening meals with friends. Make your way down to Portobello Road's rows of antiques stalls or stop in at the iconic Electric Cinema. Stroll south and you'll reach Holland Park and the Kyoto Gardens for a breath of fresh air, followed by a world-class exhibition at the Design Museum. Come evening, local favourite dining spots include Casa Cruz, Gold and Julie's – all just a few minutes from your doorstep.

Ladbroke Grove - 4 mins (Circle, Hammersmith & City)
Holland Park - 17 mins (Central)

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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