

DOMUS NOVA



Sinclair Road W14 – £995,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Spread across the garden level of a Victorian terrace on Sinclair Road, this two-bedroom apartment sets its generous proportions against a palette that embraces colour.

Past the private entrance, an open-plan dining and reception room unfolds bright and calm. A bay window draws light down from the tree-lined street above, while bespoke joinery lines the walls, ready for books, collections and curated artwork. The kitchen picks up the thread beyond, linked by an internal window that keeps the conversation going between rooms. Marble counters rest on cabinetry in deep Bordeaux by Zoffany, paired with a Belling range and Mill House limestone underfoot. A reclaimed larder cupboard lends character to the practicality.











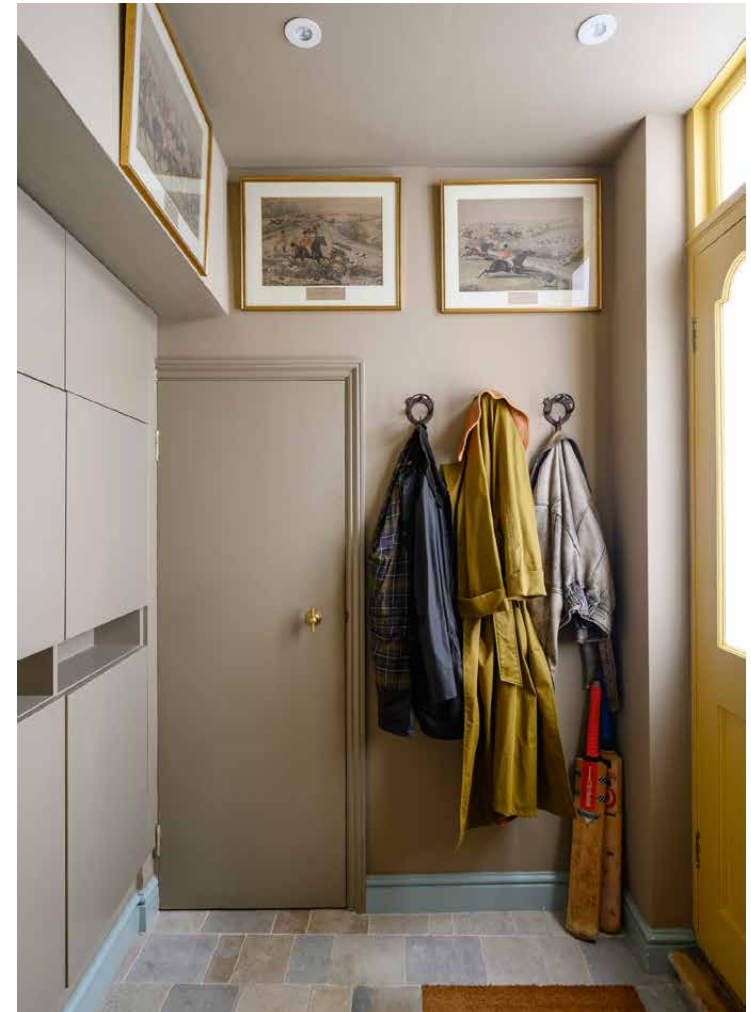
Both bedrooms sit to the rear, wrapped in soft tones and punctuated by considered bursts of colour. The principal is the calmer of the two, a bright cornice tracing the perimeter above sleek integrated wardrobes. A door set into the bay opens straight out to the garden. The neighbouring bedroom follows suit, garden access and all, and turns its hand just as easily to a study or workspace. Between them, a sophisticated family bathroom features a bathtub and overhead rainfall shower.

Outdoors is where this home excels. A stone patio takes the foreground, with steps that climb to a lawn framed by silver birches. Bordering planters keep the colour coming year round – jasmine, honeysuckle, hydrangeas and more – while a generous decked terrace stretches out beyond.

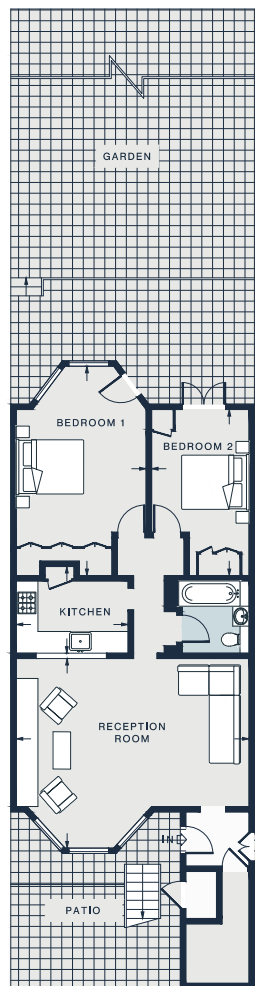












LOWER GROUND FLOOR

RECEPTION ROOM
21'5 x 17'6 (6.5m x 5.3m)

KITCHEN
10'0 x 7'10 (3.1m x 2.4m)

BEDROOM 1
18'11 x 11'10 (5.8m x 3.6m)

BEDROOM 2
15'1 x 8'11 (4.6m x 2.7m)

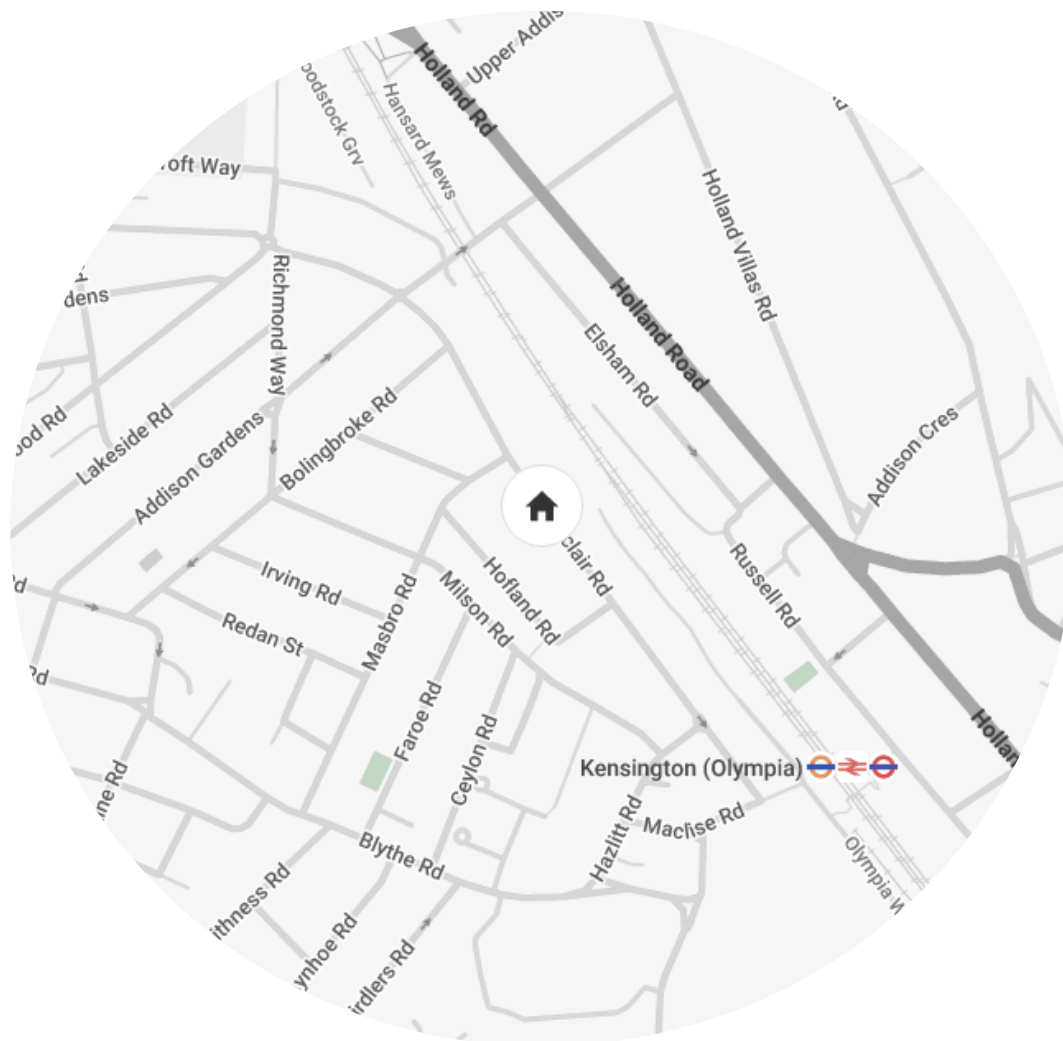
GARDEN
64'4 (19.6m)

Approx. Gross Internal Area = 898 sq ft / 83.4 sq m
External Cupboard = 12 sq ft / 1.1 sq m
Total = 910 sq ft / 84.5 sq m

Property Details

Garden-level apartment within a period terrace
Open-plan reception and dining room
Zoffany kitchen with marble counters
Principal bedroom with integrated storage
One further bedroom
Family bathroom with rainfall shower
Bespoke joinery throughout
Large west-facing landscaped garden
London Borough of Hammersmith & Fulham

Approx. 910 sq ft / 84.5 sq m
EPC=C
Tenure: Share of Freehold
Lease Length: circa 960 years
Annual Service Charge: Approx. £2,782
Council Tax Band: E



Location

Sinclair Road sits in a green pocket on the Holland Park fringe of West London. Start the day with coffee at Debbie Jo before wandering to the woodland walks, Kyoto Garden and green stretches of Holland Park, a short stroll away. High Street Kensington lies south for easy shopping, while The Village at Westfield London brings together a curated selection of designer stores. On Saturdays, explore the food stands and local offerings at Brook Green Market. Come evening, end the day at cosy Italian eatery, The Bird in Hand. For getting around, Kensington Olympia and Shepherd's Bush stations put the rest of the city within easy reach.

Shepherd's Bush – 10 mins

Kensington Olympia – 12 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

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