

# DOMUS NOVA



St Lukes Road W11 – £3,000 p/w (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY

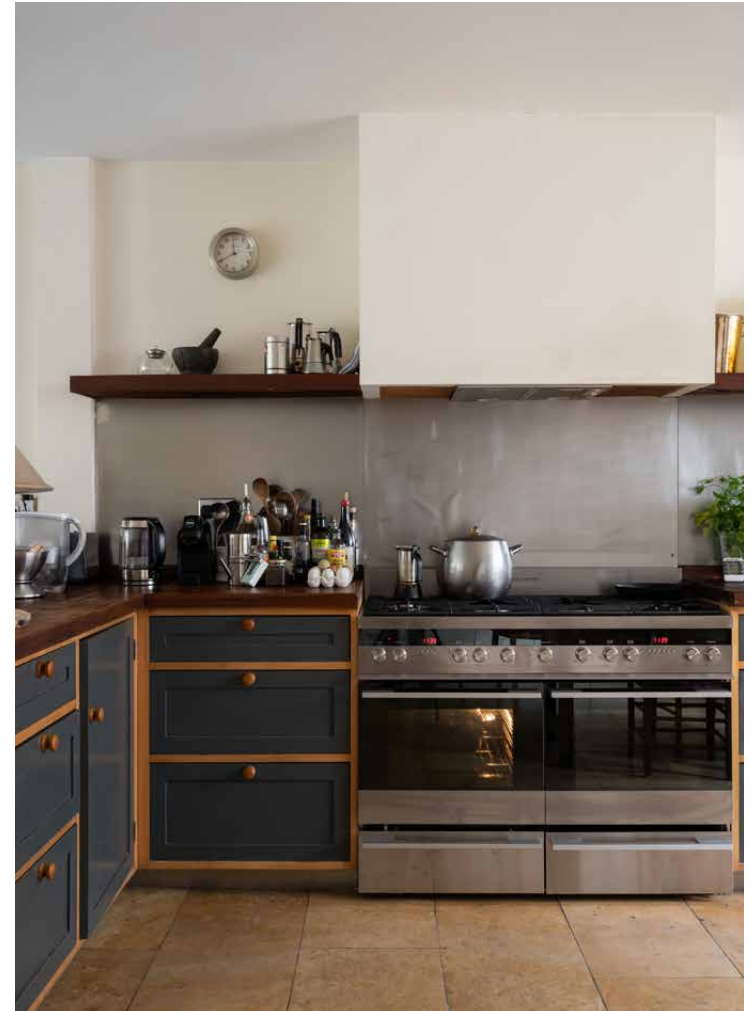




Situated on the end of a row of terraces, this four-storey townhouse has undeniable personality and grandeur. An airy entrance hall leads to an impressive double reception room, which occupies the entire ground floor.

A floor-to-ceiling bookcase makes the most of the room's classic proportions, and a large rolled-arm sofa and two marble fireplaces create a cosy atmosphere. At the front of the room, soft afternoon light enters through south-west-facing bay windows; at the back, two French windows open out to a balcony which overlooks the garden. Head downstairs to the spacious open-plan kitchen, dining and utility area; perfect for entertaining. Crittal doors open onto a patio with outdoor seating and paving gives way to a garden of birch and hornbeam trees.









There is a wealth of artwork to explore – find a set of framed letters from the likes of Germaine Greer, Dirk Borgarde and Harold Acton in the ground-floor bathroom. Upstairs, the master bedroom embodies the charm of an English country home. The muted pink walls, dark wood furniture and chintz fabrics are as inviting as they are elegant. Its en suite bathroom features a dual vanity and at its centre, a free-standing bath. Another flight of stairs leads to two bedrooms and a further bathroom, with patterned curtains and marble fireplaces.



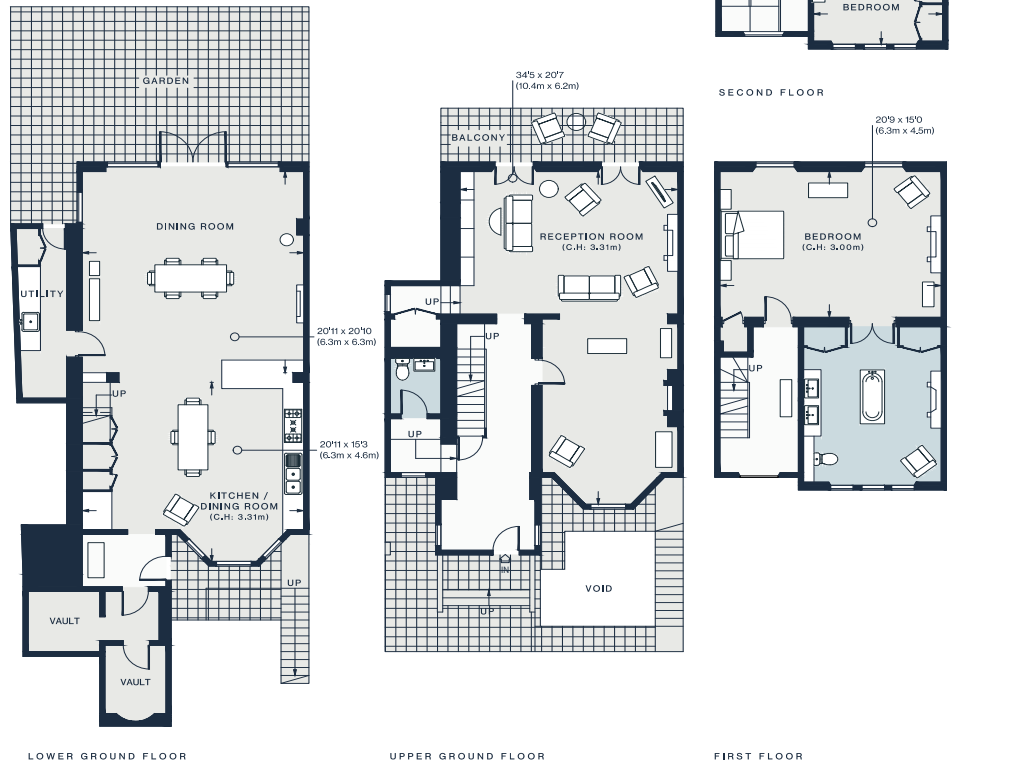












Lower Ground Floor = 1,078 sq ft / 100.2 sq m  
 Upper Ground Floor = 864 sq ft / 80.3 sq m  
 First Floor = 669 sq ft / 62.2 sq m  
 Second Floor = 574 sq ft / 53.3 sq m  
 Approx. Gross Internal Area = 3,185 sq ft / 296 sq m

## Property Details

3 Bedrooms, 2 Bathrooms  
 Double reception room  
 Large kitchen and dining area  
 En suite master bedroom  
 Two further bedrooms  
 One further bathroom  
 Cloakroom  
 Garden  
 City of Westminster

Approx. 3,185 sq ft / 296 sq m  
 EPC=E  
 Deposit: £12,000 (SL)  
 Council Tax Band: H



## Location

St Luke's Road could not be better located to enjoy all the delights of this prime Notting Hill location. It's a short walk to the famous Electric Cinema, one of the oldest working film theatres in the United Kingdom. Next door, explore the Electric House brasserie run by Soho House – members can enjoy the private club upstairs. The highly-acclaimed restaurant Caractere at the end of St Luke's Road, run by Emily Roux, daughter of the celebrated Michelin-starred chef Michel Roux Jr. On weekends, check out some contemporary art at the Westbank Gallery and browse the eclectic range of vintage goods at Portobello Road Market.

Westbourne Park (4 mins)

Ladbroke Grove (9 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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