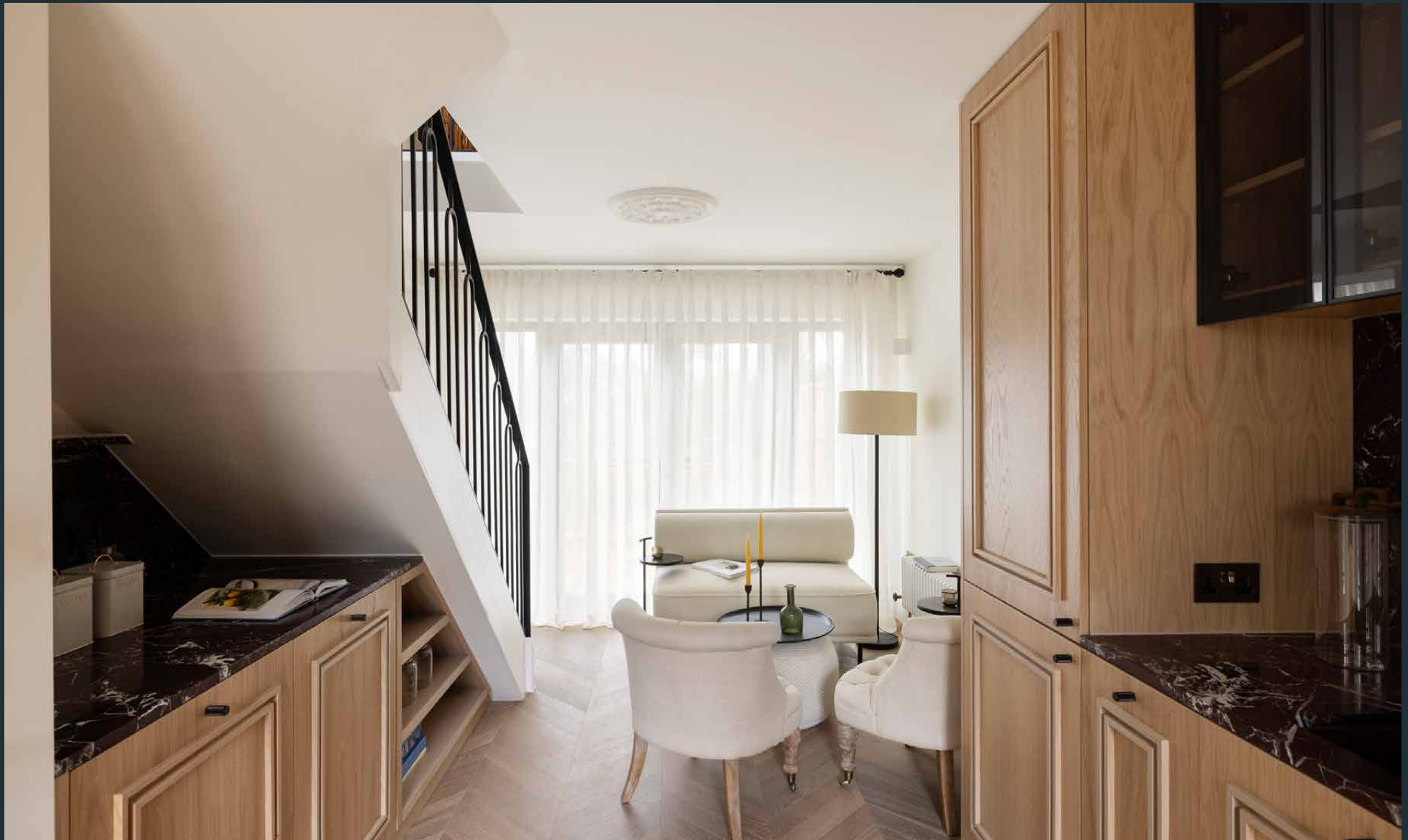


DOMUS NOVA



St Quintin Avenue W10 – £700,000

In partnership with **BARNES**
INTERNATIONAL REALTY

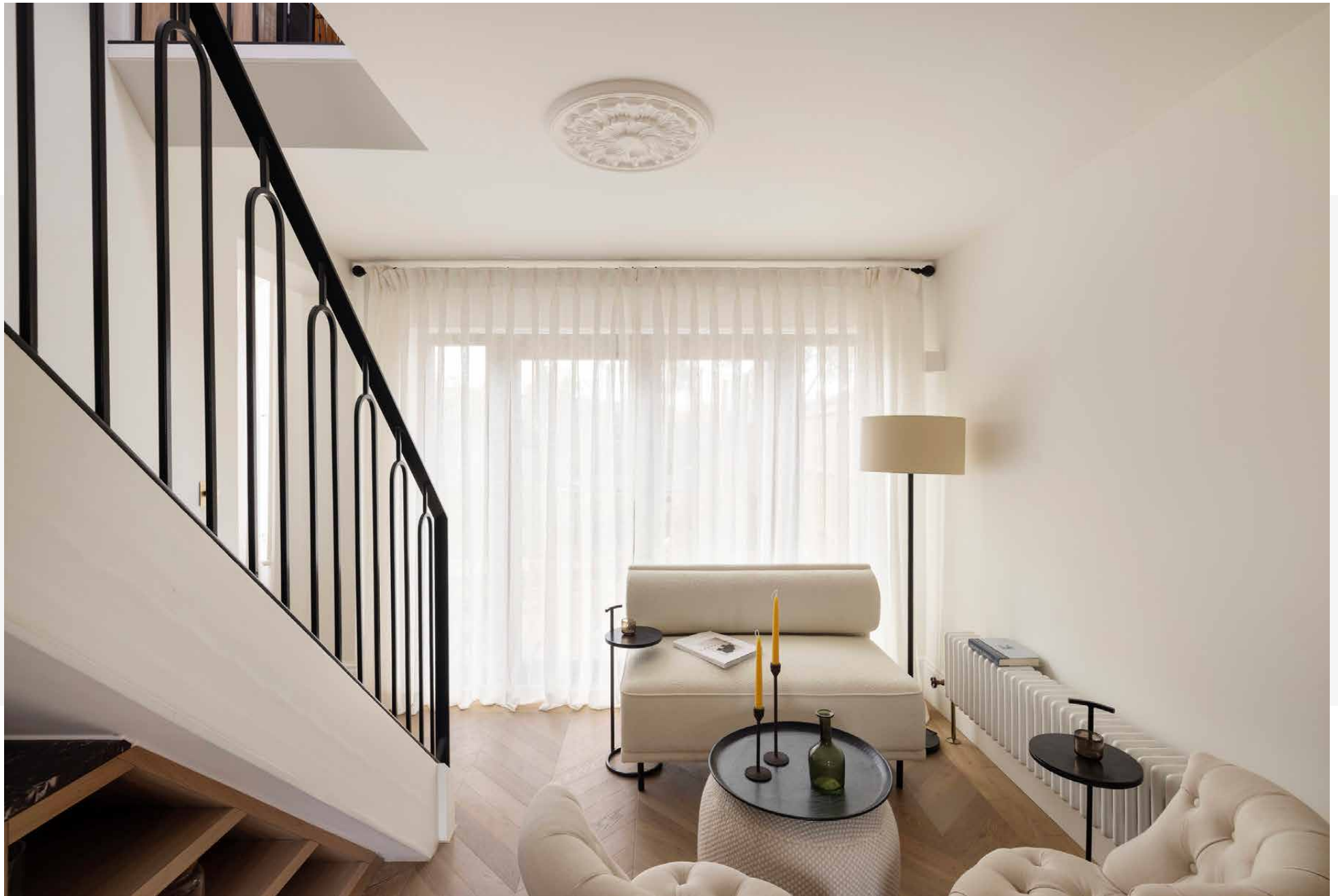


Set back from the street beyond a private gate, this turn-key home makes a welcome first impression. A south-west facing courtyard greets you first – decked underfoot and perfectly positioned for late-afternoon sun.

Inside, the tone shifts to sleek and considered. Engineered oak flooring runs throughout, unifying a kitchen and reception space that feels both bright and intimate. Dark marble countertops crown veneered wood cabinetry to either side, while a bronze sink and tap highlight the attention to detail. High-spec appliances by Smeg and Samsung are seamlessly integrated; storage is discreet and intelligently planned.

To the rear, a cosy lounge opens through glazed doors onto the shared lawn – a wide sweep of green that extends the sense of space. Adjacent, the dining area is bright and well arranged, with tall windows drawing in natural light and concealed cabinetry that keeps the aesthetic streamlined.











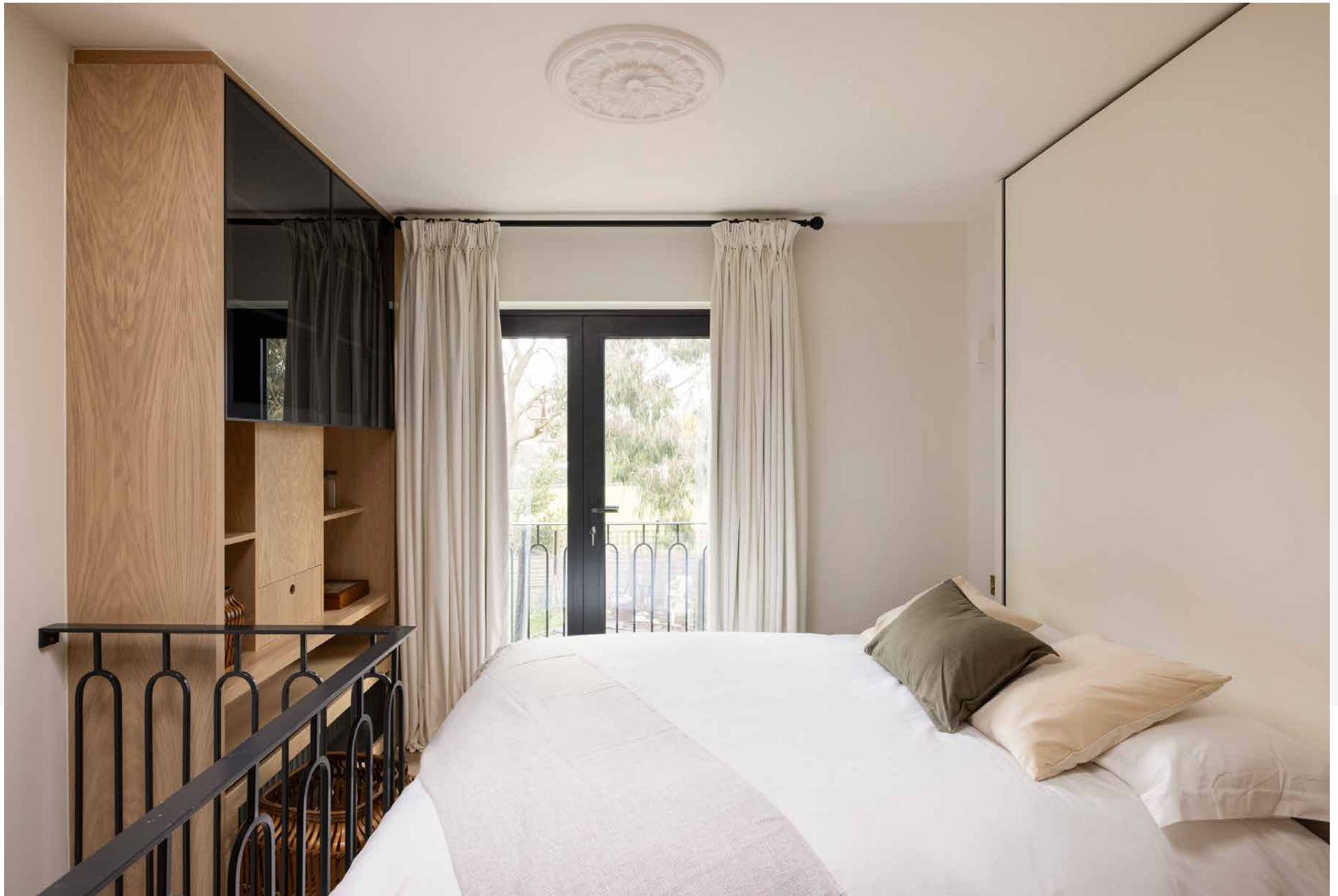


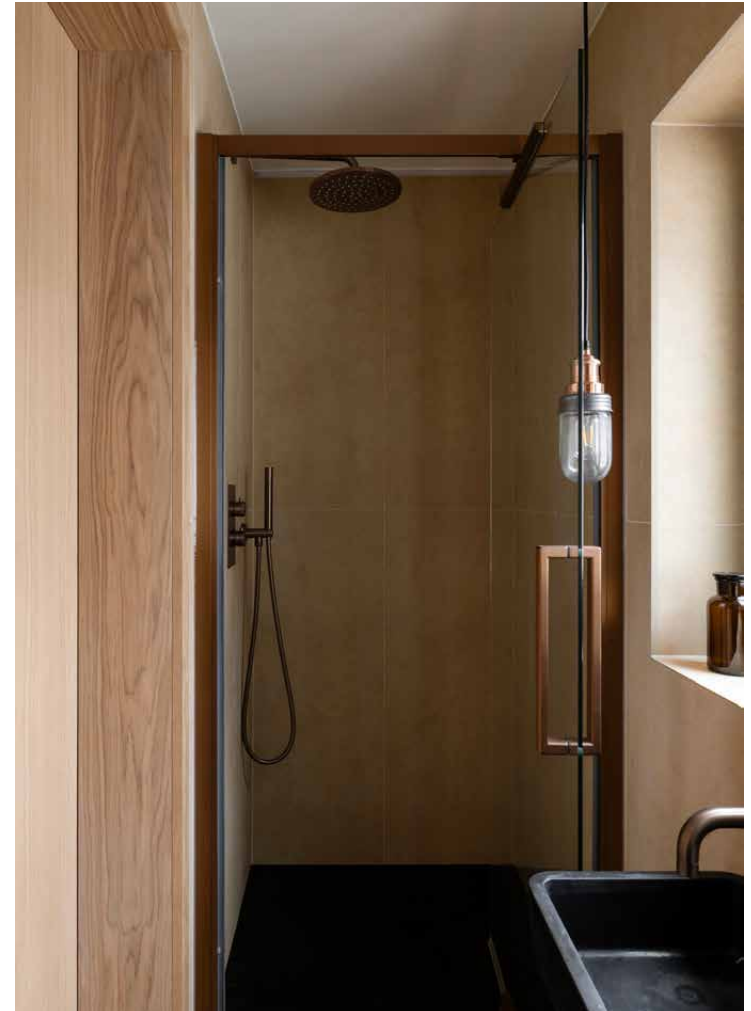


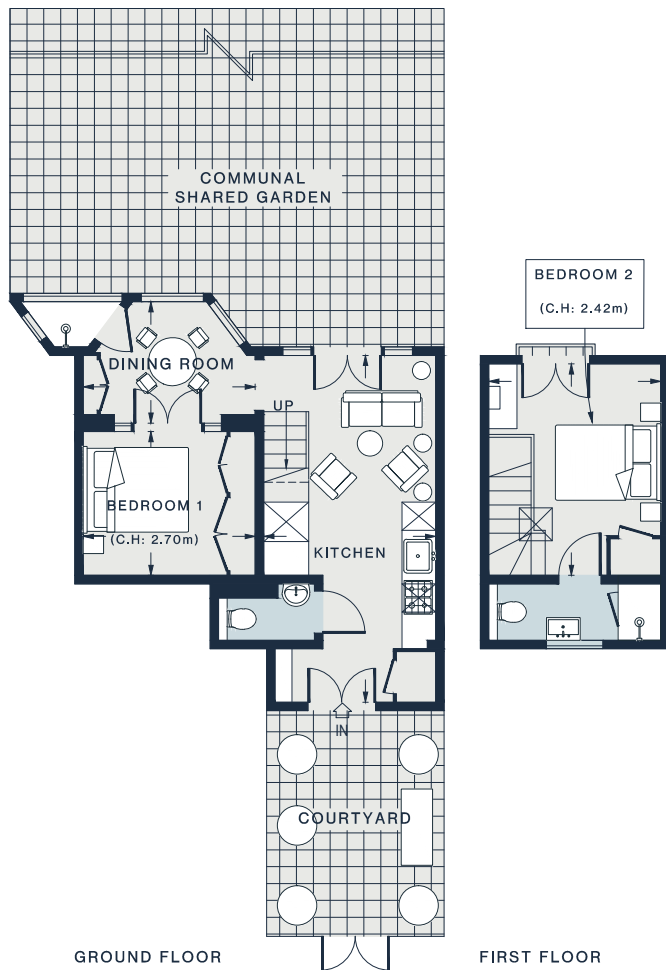


Upstairs, the principal suite continues the restrained palette. Built-in storage sits against the walls, while a Juliet balcony invites in garden views and daylight. The en suite is refined and tactile – plaster-effect tiling, a rainfall shower and a bespoke marble basin. The second bedroom is positioned on the ground floor, equally well-appointed with integrated cabinetry. In both rooms, bespoke wall beds can be raised when not in use – a clever design detail that offers welcome versatility.









GROUND FLOOR

FIRST FLOOR

KITCHEN
20'2 x 10'1 (6.1m x 3.0m)

DINING ROOM
10'0 x 6'8 (3.0m x 2.0m)

BEDROOM 1
9'11 x 8'4 (3.0m x 2.5m)

BEDROOM 2
12'4 x 10'2 (3.7m x 3.0m)

Ground Floor = 399 sq ft / 37.1 sq m
 First Floor = 173 sq ft / 16 sq m
 Approx. Gross Internal Area = 572 sq ft / 53.1 sq m

Property Details

- Open-plan kitchen and reception room
- Dining room
- Principal bedroom suite with Juliet balcony
- Guest bedroom
- Cloakroom
- Direct access to communal garden
- Private courtyard
- Bespoke storage throughout

Approx. 572 sq m / 53.1 sq m

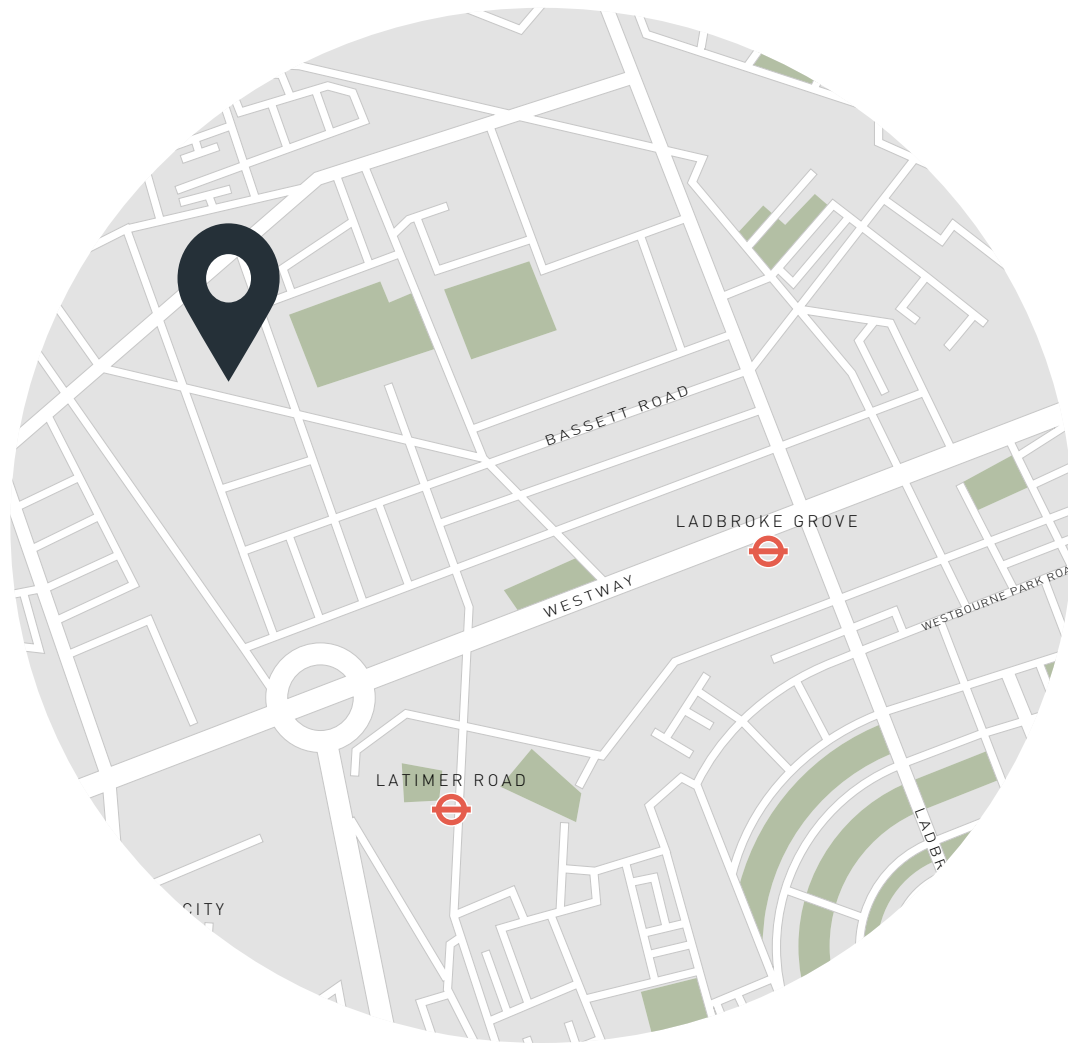
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Tenure: Leasehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £27

Council Tax Band: TBC



Location

Within walking distance of both Golborne Road and Portobello Road, laid-back North Kensington is a treasure trove of independent businesses. Shop for fabrics at The Cloth Shop, pick up supplies at Golborne Deli & Wine Store, or book dinner at Caia or Canteen. Spend weekends browsing the neighbourhood's renowned antique and vintage stalls, then escape to Kensington Memorial Park or enjoy an evening of culture at Ladbrooke Hall. A number of popular local schools and nurseries, including Bassett House School and Pangbourne House Nursery, are minutes away.

Ladbrooke Grove- 15 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.



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and Ibiza's design-led homes

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sales@domusnova.com

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