

DOMUS NOVA



Stanley Crescent W11 – £3,350,000

In partnership with **BARNES**
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Behind the porticoed entrance of a Victorian terrace, this three-bedroom duplex unfolds with a thoughtful layout. High ceilings and full-height glazing carve out an uplifting framework, casting a contemporary tone through open-plan living spaces.

In the reception room, there's a tactile edge to the clean-lined aesthetic: exposed brickwork, low-hanging pendant lights and a wall of open storage. A large bay window to one side overlooks the communal gardens; the dining area's south-facing position bathes the room in light from day until dusk. The kitchen continues the home's considered palette, with charcoal cabinetry, polished concrete surfaces and integrated appliances that bring form and function into harmony. From here, doors guide the way to the communal gardens.

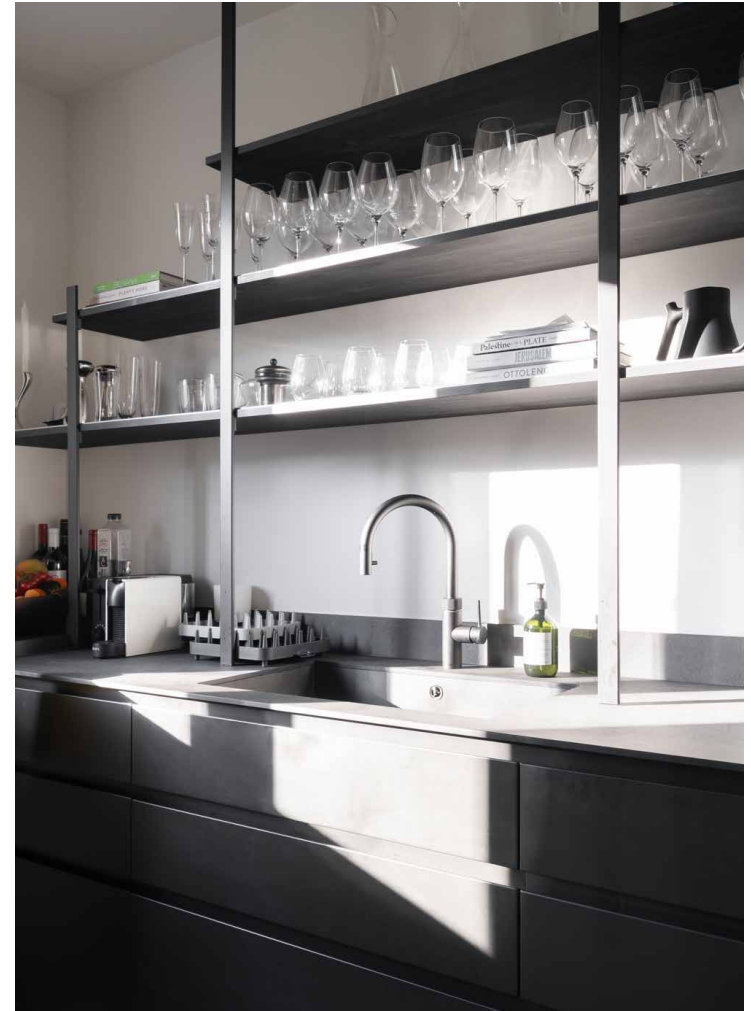












The lower level is dedicated to rest. The principal bedroom is positioned to the rear for complete privacy, with full-height wardrobes that maximise storage. French doors open to a secluded, sun-catching patio. A gate leads directly into the immaculate grounds of Stanley Crescent – one of Notting Hill’s most coveted garden squares. This room is served by a family bathroom that lies opposite. Two further bedroom suites offer versatility: one with a built-in desk curved neatly into the bay window.

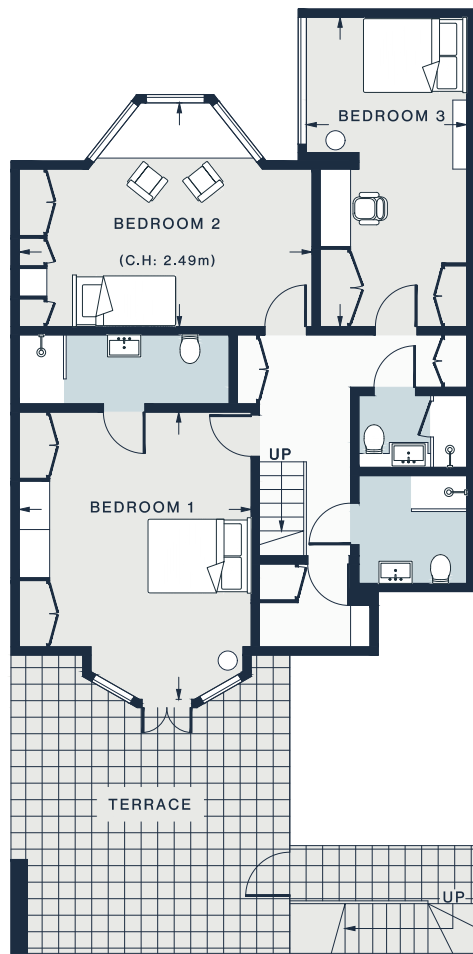




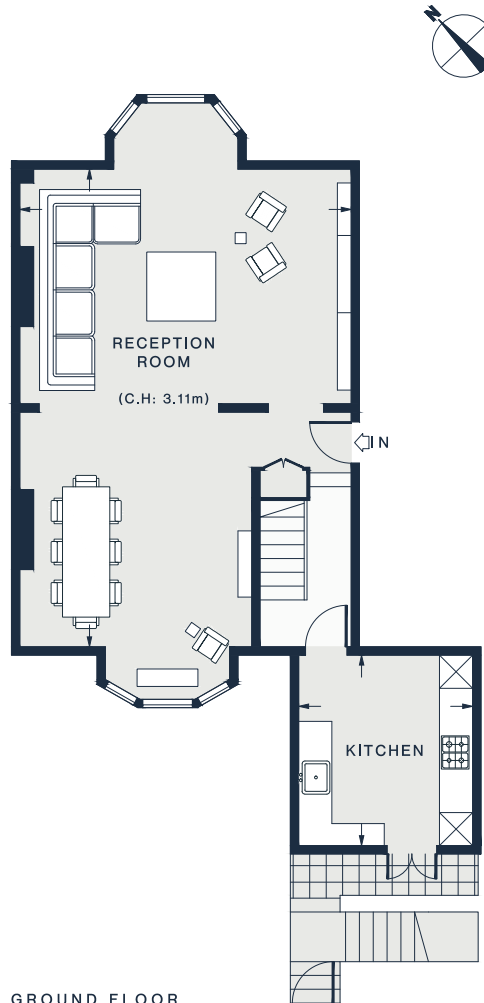








LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION ROOM
28'8 x 19'11 (8.7m x 6.0m)

KITCHEN
11'3 x 10'3 (3.4m x 3.1m)

BEDROOM 1
17'1 x 13'11 (5.2m x 4.2m)

BEDROOM 2
17'4 x 13'0 (5.2m x 3.9m)

BEDROOM 3
18'4 x 9'6 (5.6m x 2.9m)

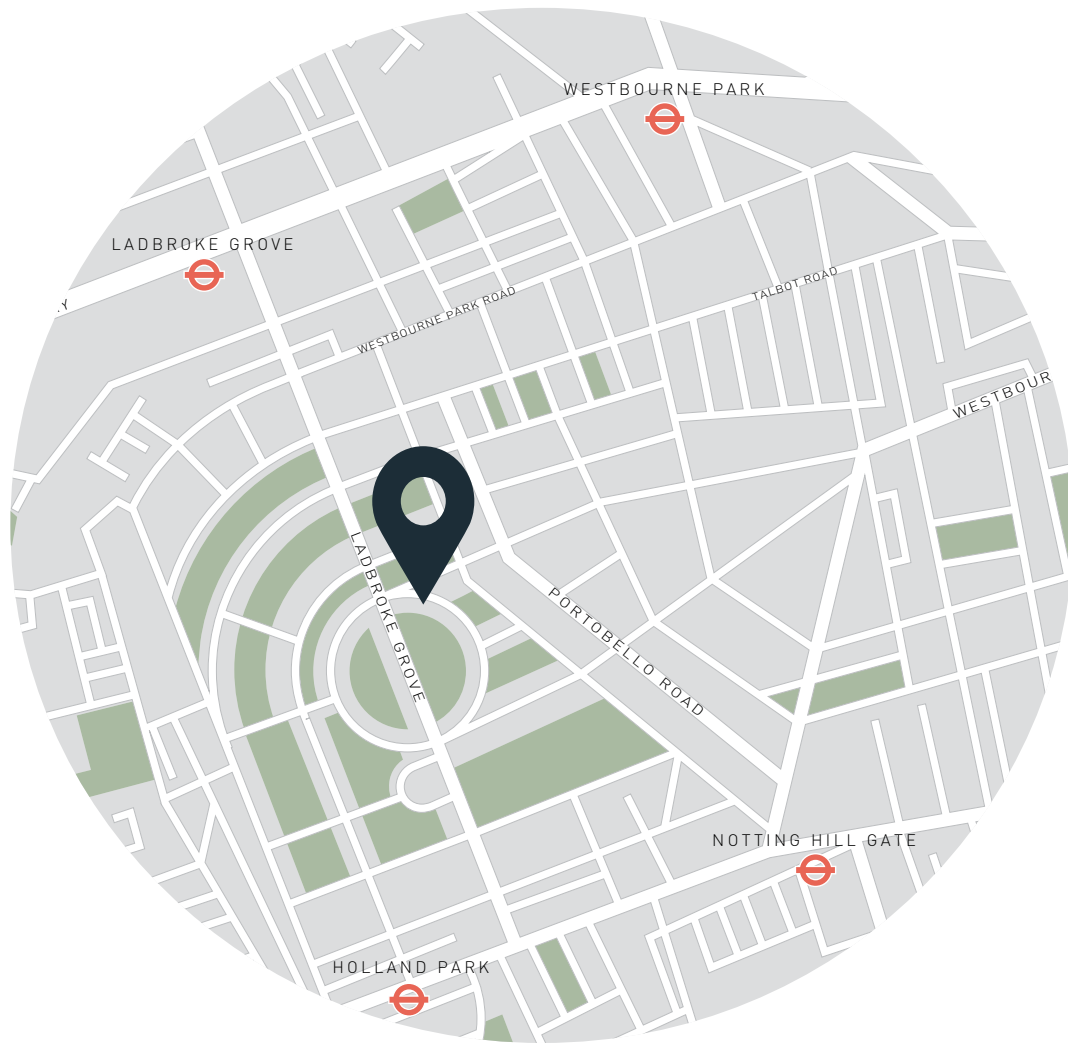
Lower Ground Floor = 870 sq ft / 80.8 sq m
Ground Floor = 723 sq ft / 67.2 sq m
Approx. Gross Internal Area = 1,593 sq ft / 148.0 sq m

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

- Generous open-plan dining and reception room
- Contemporary kitchen
- Principal bedroom
- Two guest bedroom suites
- Family bathroom
- Private patio garden
- Communal gardens access
- Royal Borough of Kensington & Chelsea

Approx. 1,593 sq ft / 148 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: circa 88 years
Annual Service Charge: TBC
Council Tax Band: H



Location

Just moments from the beating heart of Notting Hill, Stanley Crescent enjoys an unexpected sense of calm. Spend leisurely mornings exploring the markets, then stop for brunch at Farm Girl. Browse the boutiques of Westbourne Grove, picking up fresh provisions from Daylesford Organic en route home. For peaceful afternoons in nature, the leafy lawns of Holland Park are just a short walk away. Come evening, an array of fine dining options are only minutes away. Head to Core by Clare Smyth for three-Michelin-starred dining, or visit ambient restaurant Gold for dinner and drinks.

Ladbroke Grove - 9 mins (Circle, Hammersmith & City)
Notting Hill Gate - 11 mins (Central, Circle, District)



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

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and Ibiza's design-led homes

Let's talk

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