

# DOMUS NOVA



Stanley Crescent, W11  
£2,750,000







Nestled among graceful facades and garden squares, this three-level home sits behind a pillared porch on one of Notting Hill's most sought after streets. Brought to market for the first time in nearly four decades, it presents a rare opportunity to acquire an exceptional property – complete with a roof terrace and direct access to award-winning communal gardens.

An inverted layout places the living spaces at the top, where natural light, elevated views and thoughtful flow define the fourth-floor plan. West-facing windows draw sunlight across warm wooden floors in the reception room, fitted with a stone fireplace that establishes a quiet focal feature. Arched alcoves lend softness, while neutral tones keep the space adaptable. Through an open archway, a dining room continues the calm aesthetic – understated, but ready to host. The kitchen next door is sleek and efficient, with ample storage to keep surfaces clear. White cabinetry is balanced by soft grey counters and stainless-steel details; integrated appliances ensure a streamlined look.

Above, a glass-walled conservatory offers a tranquil spot to unwind with a view. Leafy treetops and glimpses of the communal garden bring a sense of serenity, while the adjoining terrace is designed for slow mornings in the sun.















Sleeping quarters are arranged on the third floor. The principal bedroom features a bank of fitted wardrobes and leafy views of the gardens, plus a minimalist en suite with a rainfall shower. Two further bedrooms are similarly peaceful in tone, served by a white metro-tiled family bathroom with a bathtub.

The home also benefits from rare direct access to the award-winning communal gardens – with two sprawling green lawns and a thoughtful play area framed by mature planting.













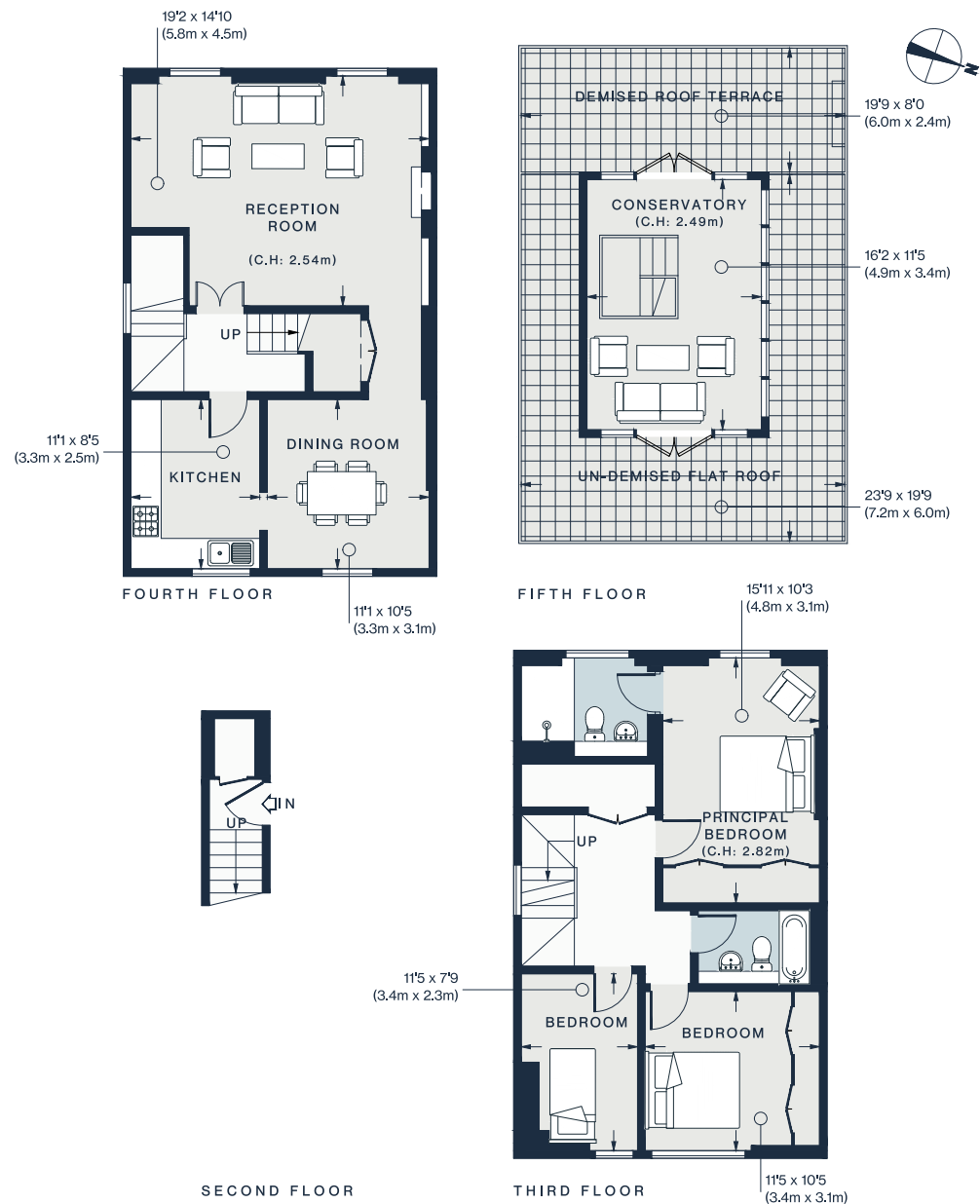


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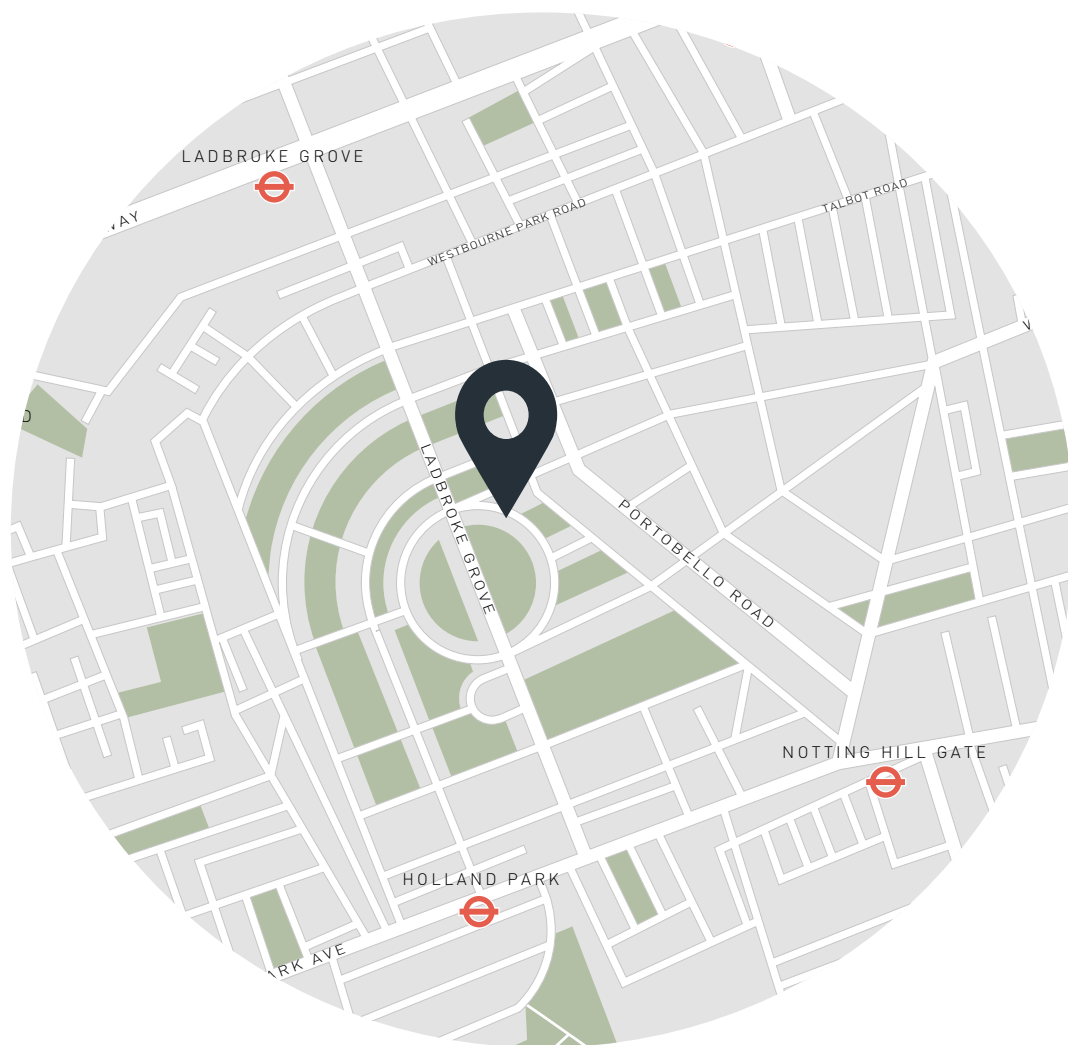
Approx. Gross Internal Area = 1475 sq ft / 137 sq m

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

Contemporary kitchen  
Dining room  
Reception room  
Glass-walled conservatory  
Principal bedroom suite with fitted storage  
Two further bedrooms  
Family bathroom  
Decked roof terrace  
Direct access to award-winning communal gardens  
Extensive storage  
Royal Borough of Kensington & Chelsea

Approx. 1,475 sq ft / 137 sq m  
EPC=D  
Tenure: Leasehold  
Lease Length: circa. 87 years  
Annual Service Charge: Approx. £3,800  
Council Tax Band: G



## Location

Just moments from the beating heart of Notting Hill, Crescent Mansions 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)



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