

DOMUS NOVA



Talbot Road W2 – £3,461p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Recently reimagined to exacting standards, this Talbot Road home is a masterclass in elegance. Opulent yet inviting, its interiors unfold across two impeccably designed floors, where a generous footprint is accentuated by a considered material palette.

Entering on the raised-ground floor, the open-plan kitchen, dining, and reception room makes an immediate impression. Here, underfloor-heated Ted Todd flooring meets bespoke cabinetry, tying each space together with cohesion. Contemporary influences shape the design, yet heritage echoes throughout – soaring ceilings, a statement fireplace, and newly installed double-glazed timber sash windows – pay homage to the home's past.









Light cascades through the dual-aspect layout, illuminating the centrepiece of the space: a striking Italian marble kitchen. Integrated Miele appliances elevate the culinary experience, while the breakfast bar invites morning coffee or evening aperitifs.

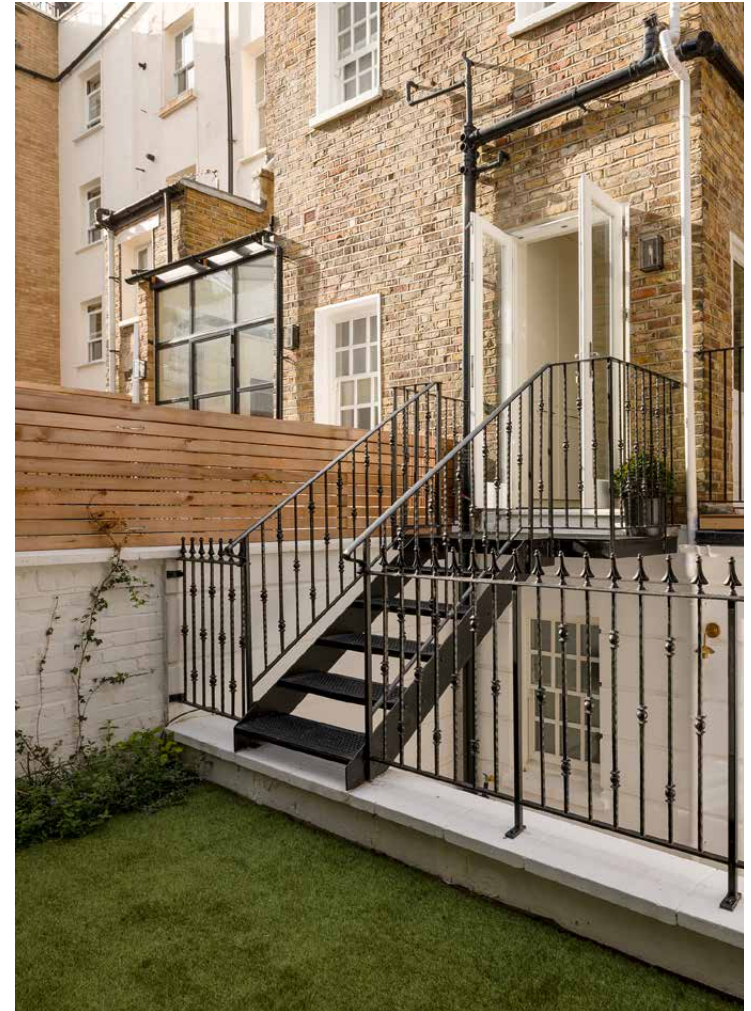
A discreet yet sophisticated storage room leads outside: one door opens to a decked terrace, the other to steps down to the south-facing garden.

On the lower floor, the home's three bedrooms are tucked away, each designed with a sense of serenity. The principal suite's pared-back aesthetic encourages complete relaxation, with a marble-clad en suite and a private patio. Two additional bedrooms share a family bathroom, where a marble bathtub and double vanity set an indulgent tone.











The principal suite's pared-black aesthetic encourages complete relaxation, with a marble-clad en suite and private patio









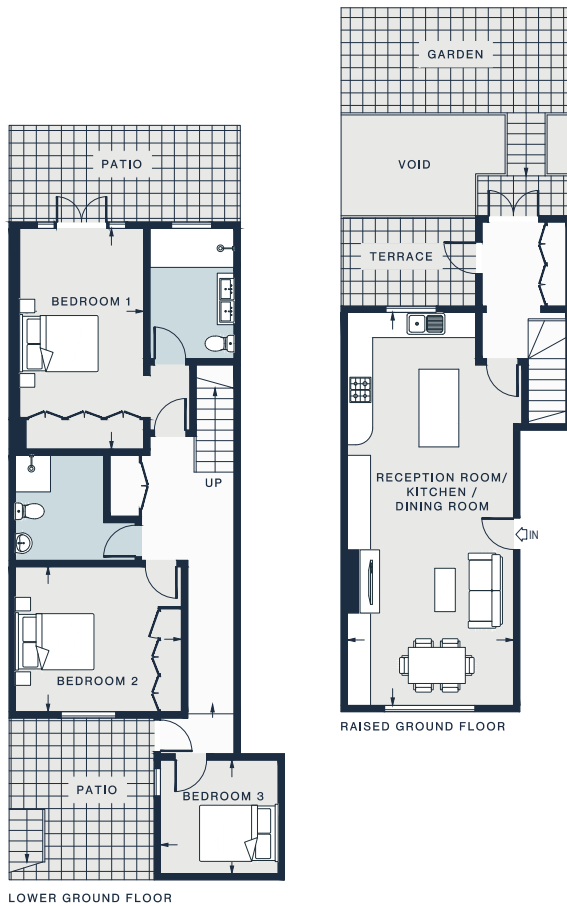












RECEPTION / KITCHEN /
DINING ROOM
30'8 x 12'7 (9.3m x 3.8m)

BEDROOM 1
17'2 x 9'8 (5.2m x 2.9m)

BEDROOM 2
13'0 x 11'4 (3.9m x 3.4m)

BEDROOM 3
9'3 x 8'10 (2.8m x 2.6m)

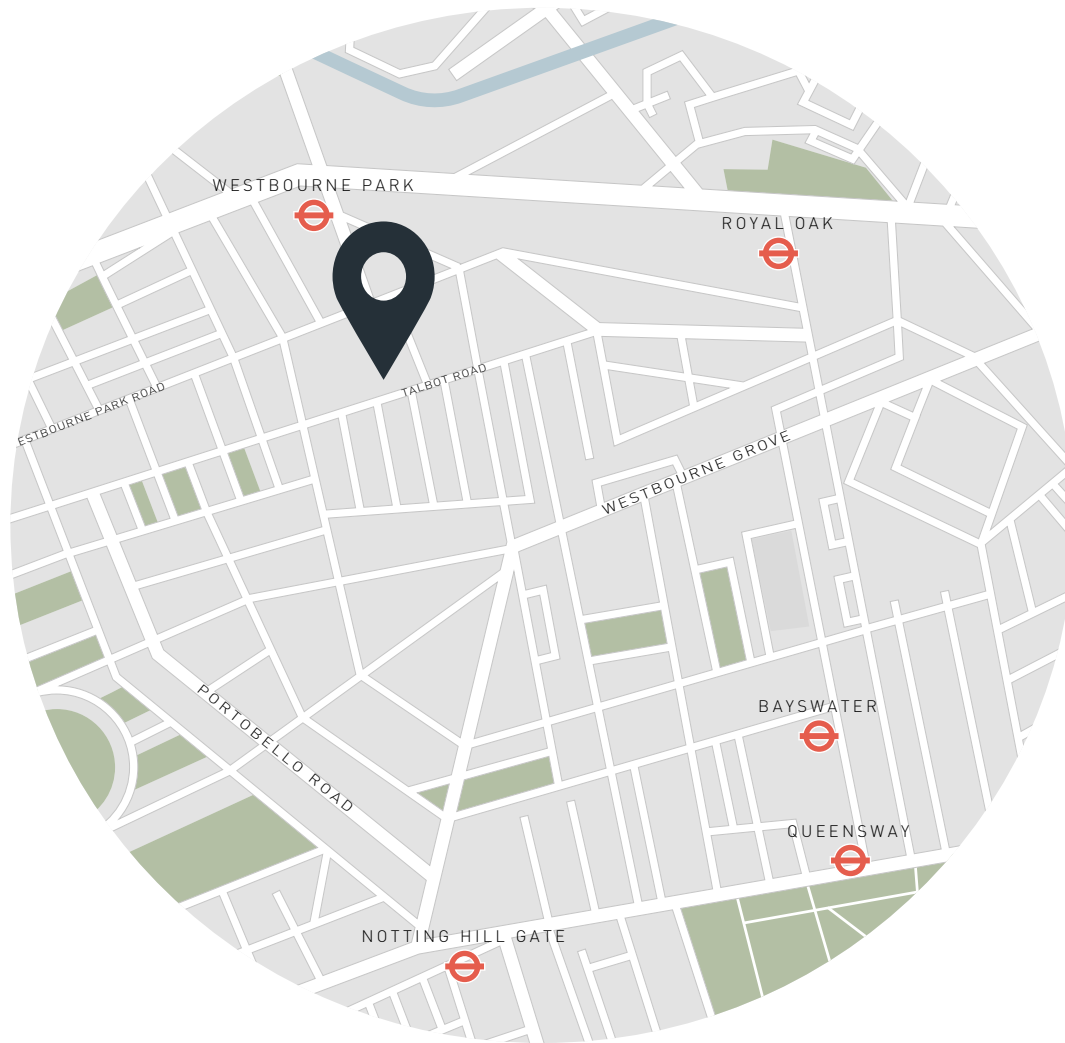
Approx. Gross Internal Area = 1,223 sq ft / 113.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

3 Bedrooms, 3 Bathrooms
Recently refurbished to an exceptional standard
Part of a rare lateral conversion across two buildings
Open-plan kitchen, reception and dining room
Principal bedroom suite, with access to a patio
Two guest bedrooms
Family bathroom
South-facing garden
Air conditioning and underfloor heating
WVCity of Westminster

Approx. 1,223 sq ft / 113.6 sq m
EPC = B
Council Tax Band = F
Deposit = £13,846



Location

Moments from Portobello Road and Westbourne Grove, Talbot Road sits right at the heart of Notting Hill. The best of the neighbourhood awaits here – from brunch at Granger & Co., lunch at Ottolenghi, and fine dining at The Ledbury. Barrecore and SoulCycle are also within walking distance. On the weekends, explore the market stalls along Portobello before the crowds emerge, or settle in for an afternoon at local favourites The Pelican or The Oak.

Royal Oak – 10 mins (Circle, Hammersmith & City)
Notting Hill Gate – 14 mins (Central, Circle and 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

Specialising in London
and Ibiza's design-led homes

Let's talk

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