

DOMUS NOVA



Talbot Road W2 – £1,700,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Talbot Road's peaceful character belies its enviable proximity to the amenities of Westbourne Grove and to buzzing Portobello. Occupying the second and third floors of a classic Notting Hill townhouse, this three-bedroom home echoes the design-focused yet tranquil character of Notting Hill – unfolding with a strong visual identity and an emphasis on light, materiality and flow.

The open-plan living room sets the tone: south-facing and bathed in sunlight, it commands uninterrupted views down Northumberland Place — a postcard panorama of pastel façades and mature magnolia trees. Underfoot, 'midnight oak' flooring runs throughout, offset by brilliant white walls and tall skirting boards to create a striking monochrome canvas. Integrated ceiling lighting and directional spotlights lend a gallery-like ambience, ideal for interior creativity.





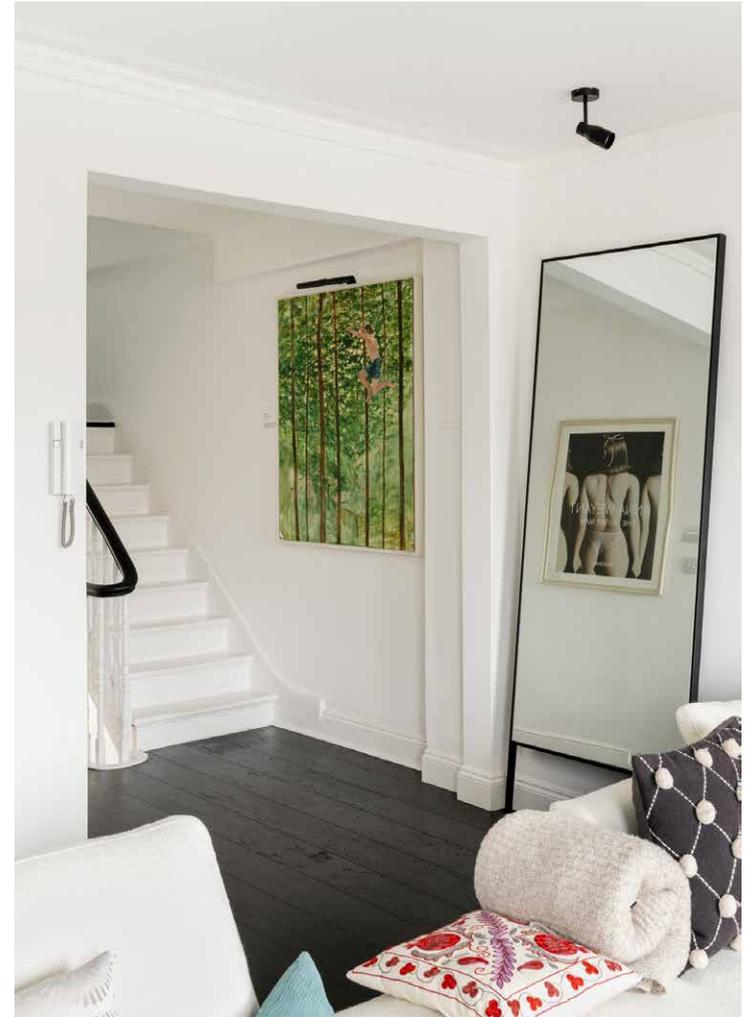


A dining area is illuminated by a Tom Raffield Arame pendant, offering an artisanal focal point for mealtime gatherings. Beyond, the kitchen is sleek and streamlined in its execution. White matte cabinetry is paired with black hardware and smooth quartz worktops for a crisp, contemporary finish. The island doubles as a breakfast bar, while dual-aspect fenestration draws light deep into the plan. Fully integrated appliances complete the scene, including a Smeg induction hob, NEFF double oven with warming drawer, AEG fridge and freezer, CDA wine fridge and dishwasher.













Minimalism ensues in the bedrooms. The principal suite is a calming setting defined by pale tones and softly diffused light. Integrated wardrobes span one wall, with a dedicated vanity table carved into the structure. The eye is drawn to a second Tom Raffield pendant light, introducing warmth to the space. Two further bedrooms offer versatility, equally suited as guest rooms, dressing spaces or home offices. Throughout all these rooms, Roman blinds by nearby Prêt À Vivre inject splash of colour to the otherwise muted palettes.

Two bathrooms have an expressive atmosphere. The family bathroom pairs clean white sanitaryware with green tiling and heated off-white floors. Renovated in 2022, the shower room is moodier in tone: a dark rainfall shower sits against oversized black tiles, offset by playful confetti-pink walls and grout. Completing the home, there's a separate WC featuring geometric monochrome floor tiles and bold yellow walls, as well as access to a non-demised loft space.











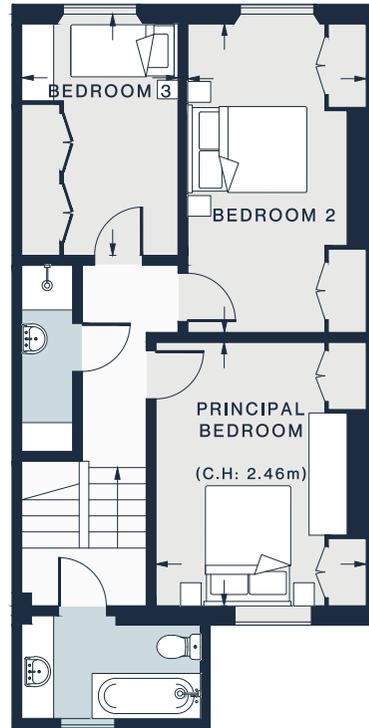
FIRST FLOOR



[] = REDUCED HEAD HEIGHT BELOW 1.5m



SECOND FLOOR



THIRD FLOOR

RECEPTION ROOM
17'10 x 15'9 (5.4m x 4.8m)

KITCHEN
13'2 x 10'10 (4.1m x 3.3m)

PRINCIPAL BEDROOM
13'7 x 10'10 (4.1m x 3.3m)

BEDROOM 2
15'9 x 9'3 (4.8m x 2.8m)

BEDROOM 3
12'3 x 7'11 (3.7m x 2.4m)

Approx. Gross Internal Area = 1,193 sq ft / 110.8 sq m

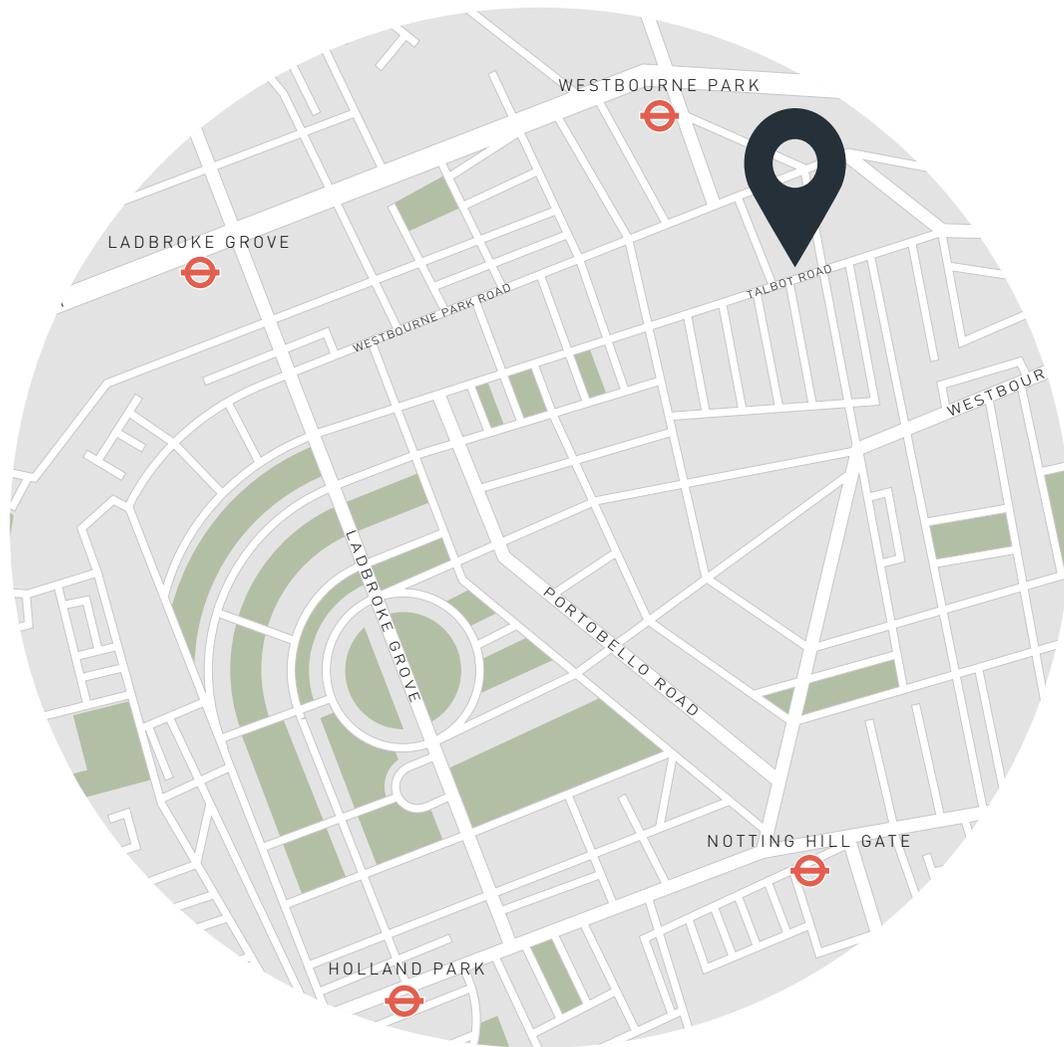
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Open-plan kitchen, dining and reception room
Principal bedroom
Two guest bedrooms
Two bathrooms
Additional WC
City of Westminster

Approx. 1,193sq ft / 110.8 sq m
EPC=C

Tenure: Leasehold
Lease Length: circa 143 years
Annual Service Charge: Approx. £2,500
Council Tax Band: F



Location

Talbot Road has a tranquil feel, lined with trees and characterised by pastel-hued townhouses. Kensington Gardens and Hyde Park are a 15-minute stroll away for walks beneath the trees, while Westbourne Grove is just five minutes from your doorstep – a curated sweep of independent boutiques, considered interiors stores and destination dining. Pick up provisions at Daylesford Organic, pause for coffee at Beam before browsing Portobello Road's ever-evolving mix of antiques and fashion. Evenings are equally well served at Michelin-starred Caractère and The Ledbury, alongside neighbourhood favourite Dorian and a host of coveted gastropubs. For further afield, a 10-minute bus will get you to Paddington Station for the Heathrow Express and Elizabeth Line.

Westbourne Park - 6 mins (Circle, Hammersmith & City)
Notting Hill Gate - 13 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

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