

DOMUS NOVA



Upper Addison Gardens, W14 – £8,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



There's a playful ease to this three-floor Holland Park home, expressed through dusky tones, uplifting proportions and a strong connection to the outdoors. Large sash windows and tactile finishes by Kinder Design lend a relaxed rhythm to everyday life, while bursts of colour bring energy throughout.

The Mediterranean influence is felt in both the palette and the sociable layout. Alongside generous spaces for gathering are quieter places to retreat, from an infrared sauna overlooking the treetops to a secluded yoga studio on the top floor.







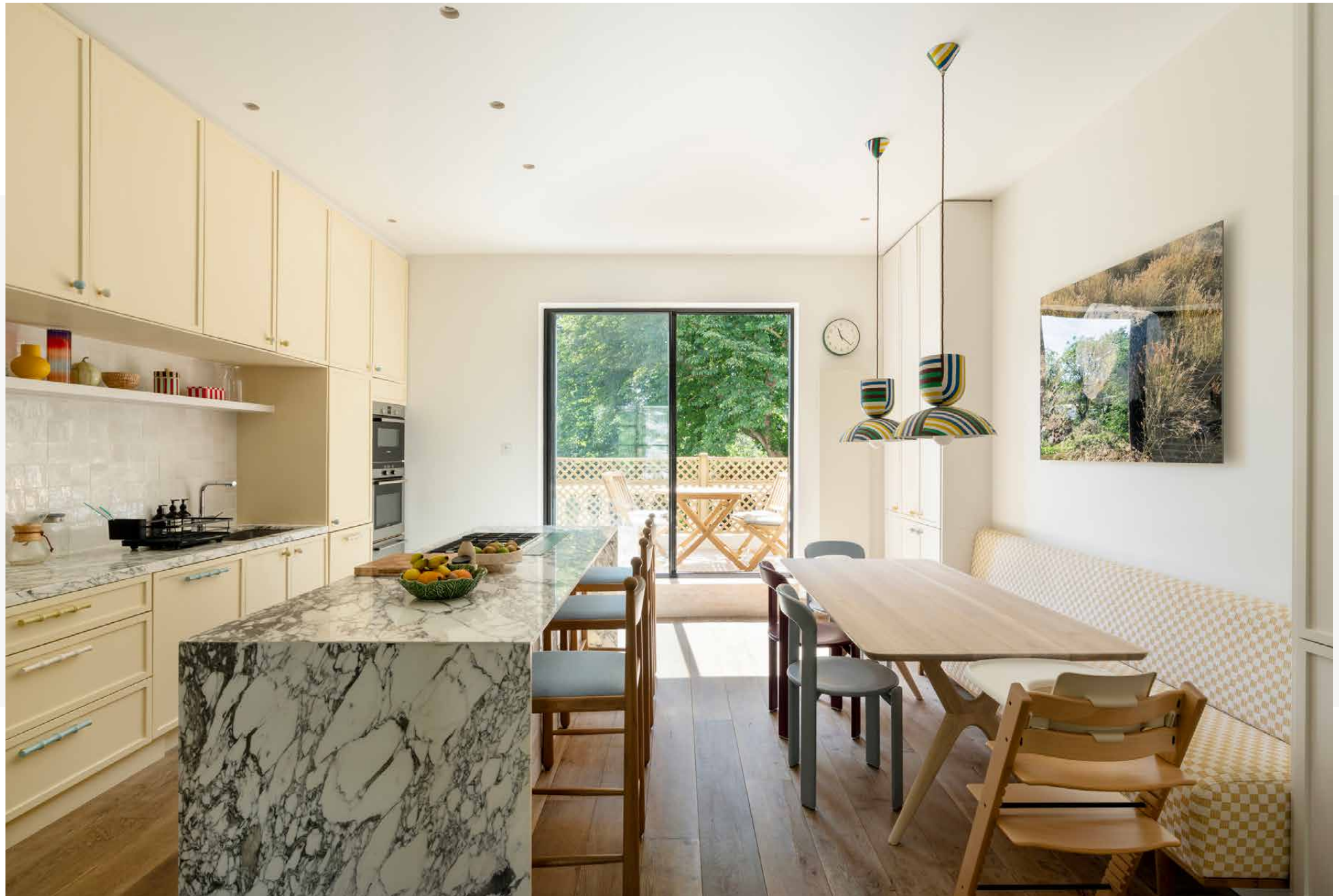


The first-floor reception room is voluminous but warm. Arranged into distinct zones, there's space for watching television as well as relaxing beside the feature fireplace on mid-century-inspired furniture.

Wall-to-wall glazed doors run along one side, connecting the room to the adjoining kitchen and dining area and allowing south-facing light to travel through from the rear of the house.

In the kitchen, a richly veined marble island is topped with a streamlined stainless-steel hob. Patterned banquette seating, colourful drawer handles and characterful lampshades introduce a sense of fun. The room opens onto a terrace, extending the living space outdoors and framing views across the leafy communal gardens. Residents can access the gardens through a locked gate just seconds away, at the corner of the street.









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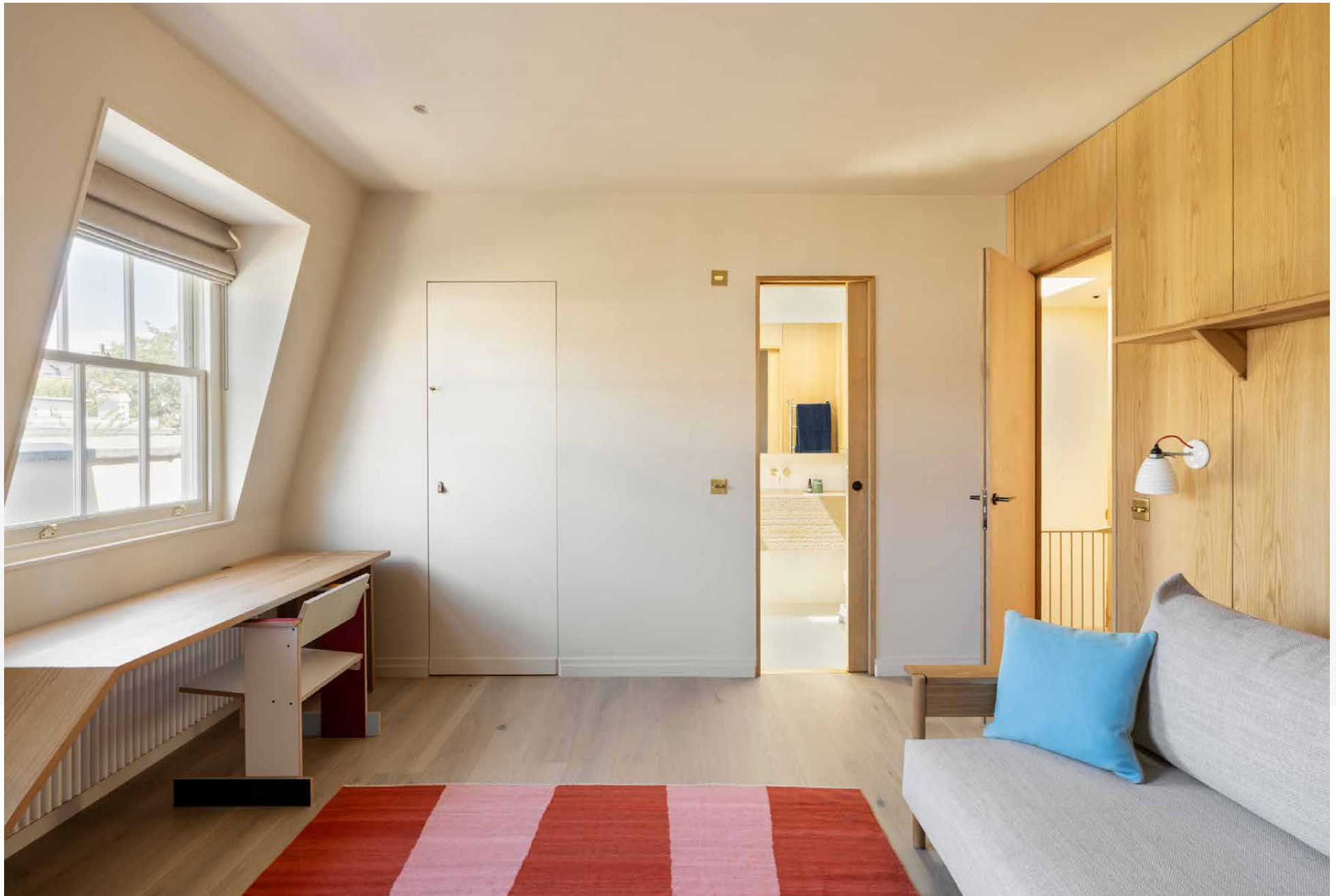


Five bedrooms are arranged across the second and third floors. The principal suite offers more of the same – with cocooning terracotta tones, walk-in storage and sense of space. A wall of internal glazing creates a seamless connection with the spa-like en suite bathroom, complete with a deep bathtub and separate shower. Two mural-painted children's bedrooms are also found on this floor, served by a family bathroom.

The top floor has been designed for both focus and restoration. A wood-panelled study, with a glass partition wall and integrated desk, opens onto a terrace shared with the adjoining room. Currently used as a gym, this understated space contains a concealed infrared sauna awash with soft natural light. A guest suite is also located on this floor, accompanied by a shower room crowned with a skylight.

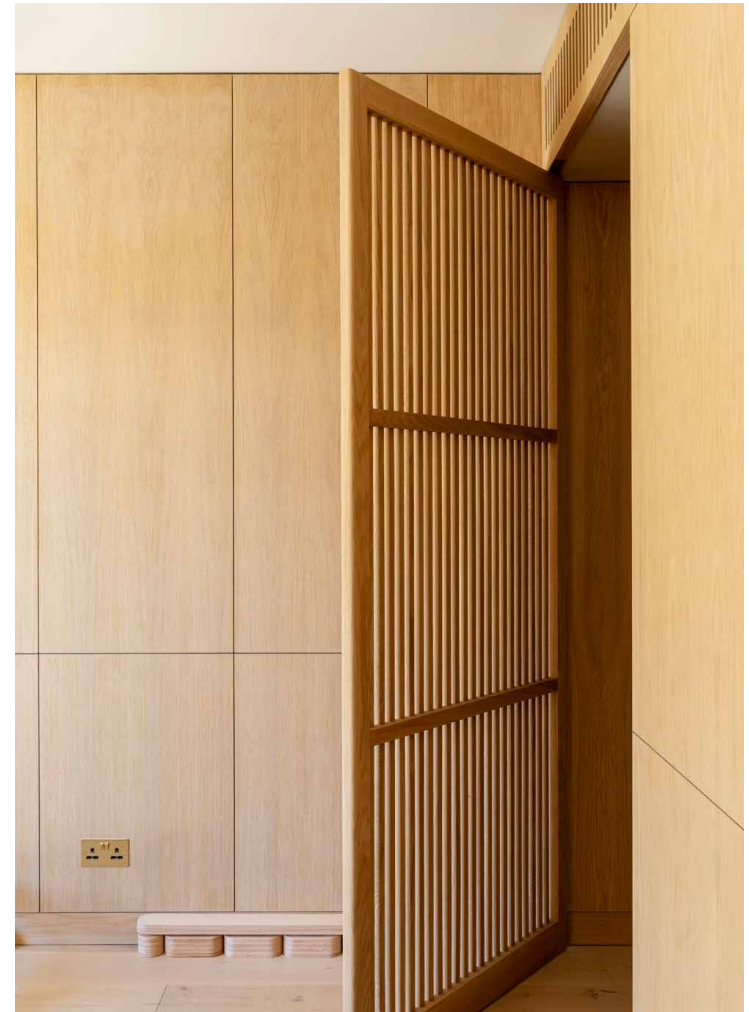


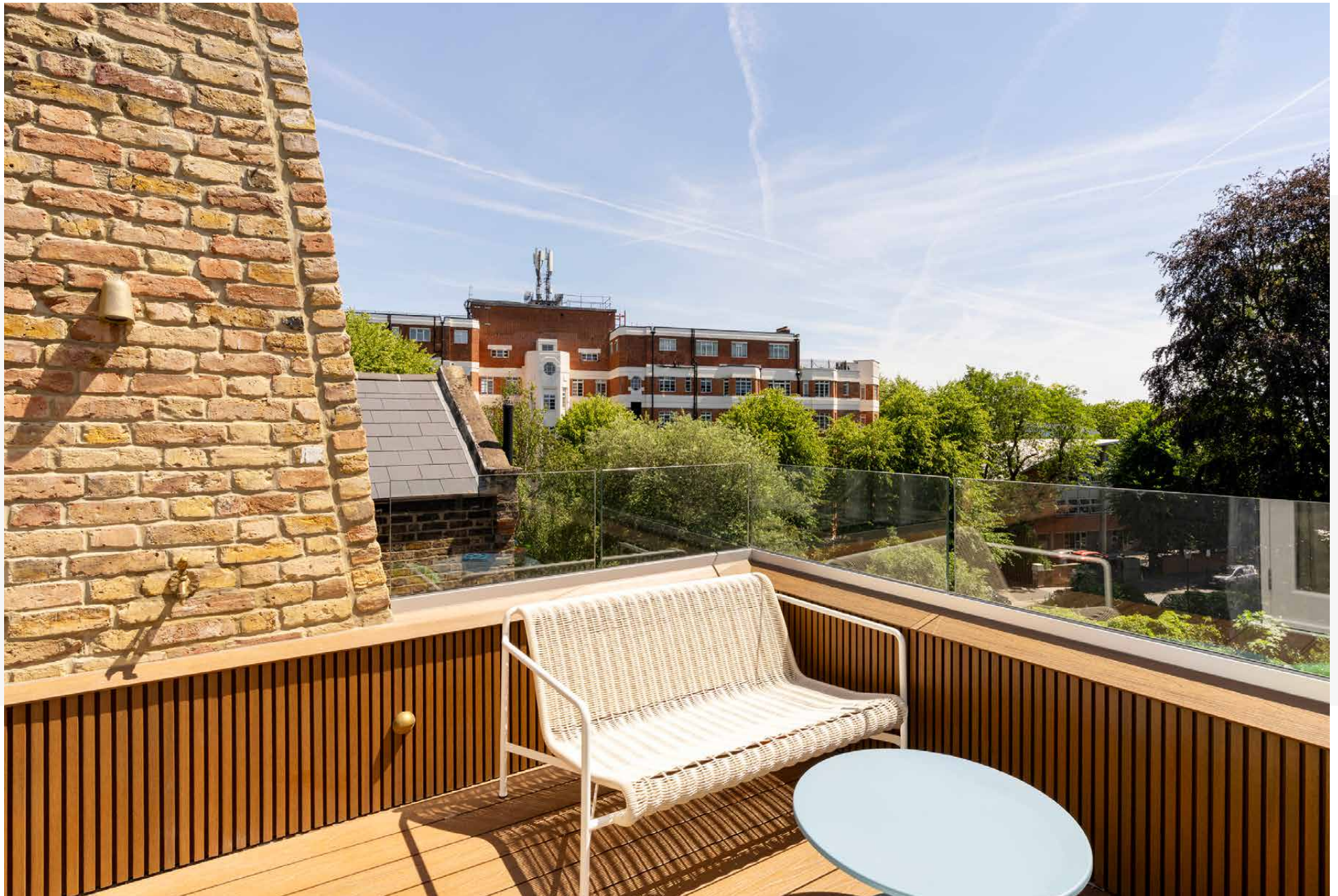














Property Details

5 bedrooms, 3 bathrooms
 Interior design by Kinder Design
 Voluminous and light-filled reception room
 State-of-the-art kitchen
 Two generous terraces, with views across the communal garden
 Principal bedroom suite
 Guest suite
 Two further bedrooms
 Gym with infrared sauna
 Purpose-built study
 Utility room and cloakroom
 Communal garden access
 Royal Borough of Kensington & Chelsea

Approx. 2,364.7 sq ft / 219.6 sq m
 EPC=C
 Deposit: £32,000
 Council Tax Band: H

Approx. Gross Internal Area = 2,364.7 sq ft / 219.6 sq m

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

Close to independent business-lined Holland Park Avenue, this is a neighbourhood to put down roots in. Shop at the Supermarket of Dreams, caffeinate at Buns from Home, browse at Daunt Books. Or follow the road down to Notting Hill and the lively tributaries of Westbourne Grove and Portobello Road. Neighbourhood dining spots, locals' pubs and plentiful amenities mean you don't have to stray far from the doorstep – settle in at Julie's or toast special occasions at Six Portland Road. Transport links are excellent, with Shepherd's Bush also reachable in minutes.

Shepherd's Bush – 7 mins (Central)

Holland Park – 8 mins (Central)

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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