

DOMUS NOVA



Vernon Yard, W11 – £4,615 p/w (SL)

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There's a real sense of privacy to Vernon Yard, a quite mews located off Portobello Road. Positioned at the end of the cobbled enclave, the home makes a bold first impression with its red-brick façade – punctuated with black window shutters, a double garage and russet steel panels. Behind it lies three floors of awe-inspiring design with a finely-tuned material palette.

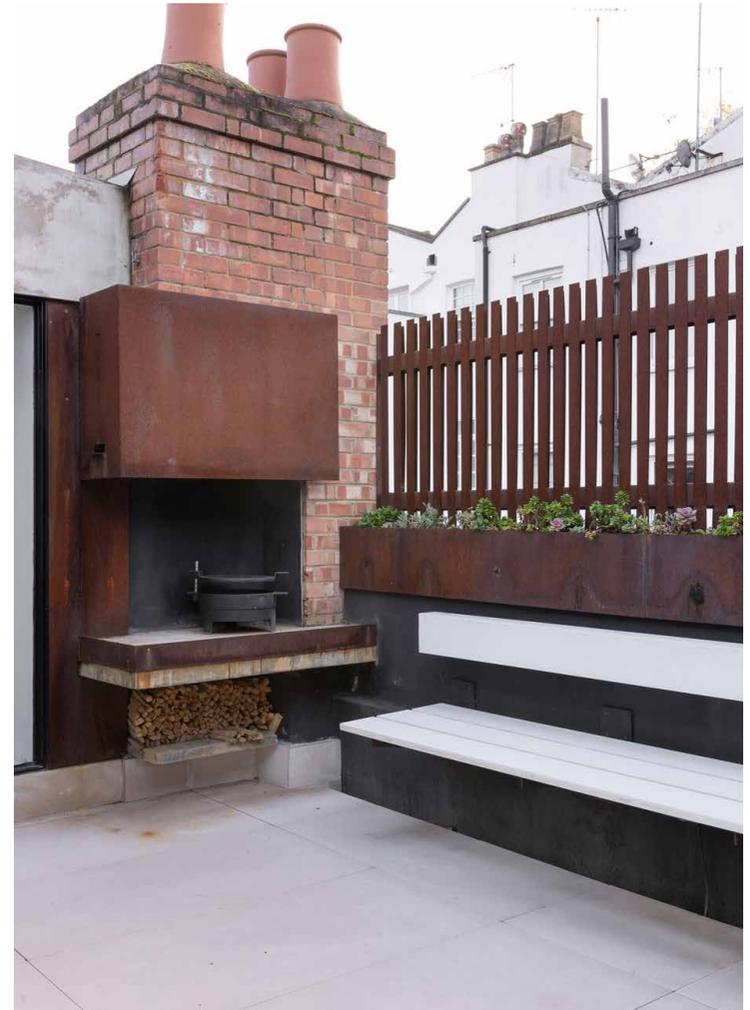
An inverted floorplan places the reception room, open-plan kitchen and dining space on the second floor. With industrial-leaning elements – whitewashed beams, a mass of glazing and areas of exposed brick and concrete – there's a loft-like quality to the home's social heart. The kitchen pairs form with function: integrated appliances and a large stainless steel fridge are framed by smooth greyscale cabinets. Sunlight pours in through Velux and clerestory windows that sit above the worktops and dining zone respectively. A corridor leads to the reception room beyond, its spacious footprint laid with pale wood floors. Configured as a glass box, three sides of full-height glazing frame the roof terrace – a space tailor-made for socialising. A wood fire outdoor oven is adjacent to integrated bench seating, whilst a row of planted succulents softens the urban textures of the bricked chimney and red steel fencing.

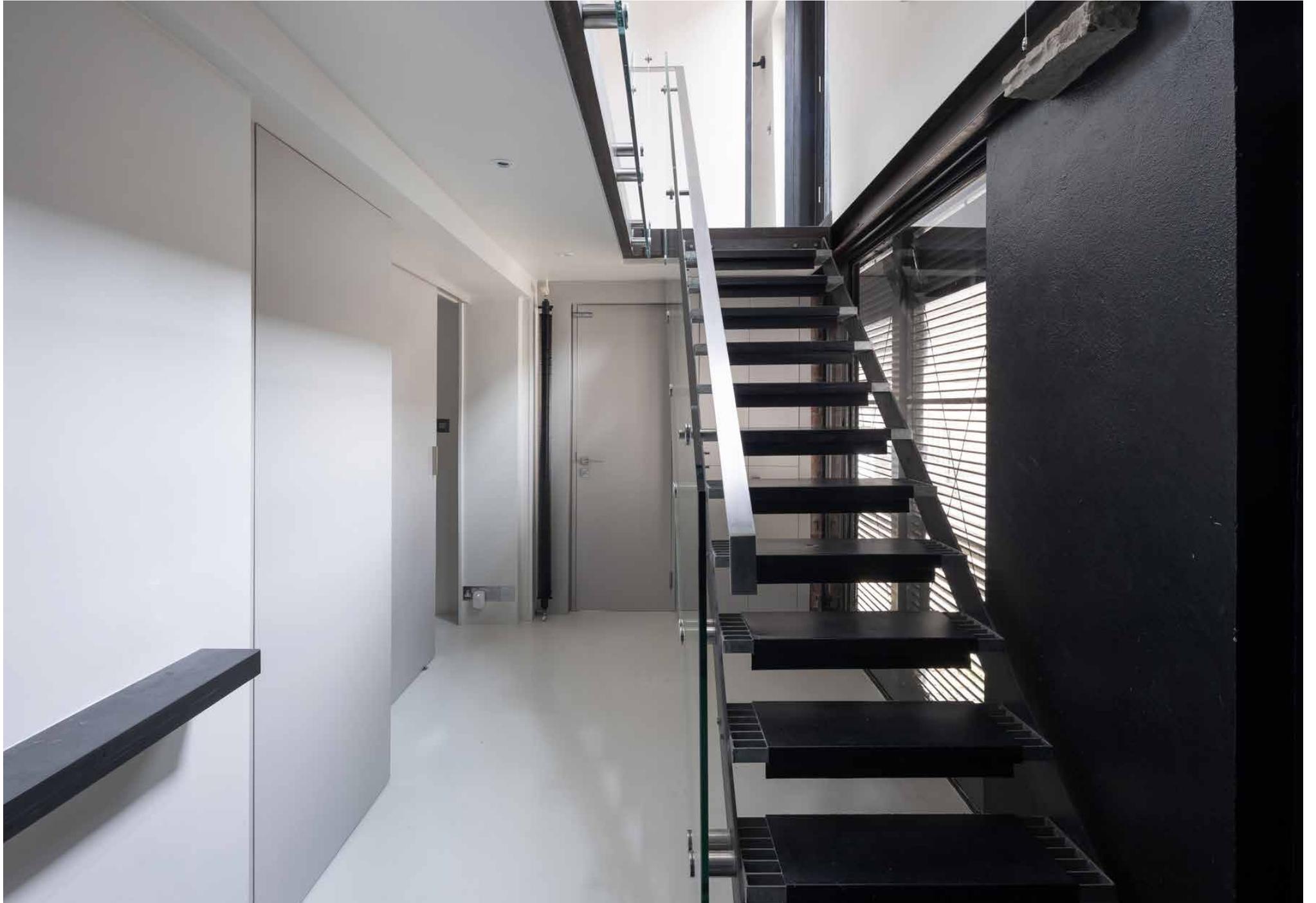
















Downstairs, a black sliding door engineered onto a steel beam delineates a quiet study and second reception room. A pared-back palette places emphasis on the exposed-brick feature fireplace – an eye-catching textural backdrop to this versatile living space. Next door, the principal bedroom suite is a minimalist sanctuary of whitewashed walls and swathes of natural light. A partition wall crafted with a sliding door leads into the en suite bathroom, with a clean-line sink, freestanding bath and rainfall shower. Elsewhere on this floor, two guest bedrooms are served by a family-sized bathroom wrapped in soft marble tiles.

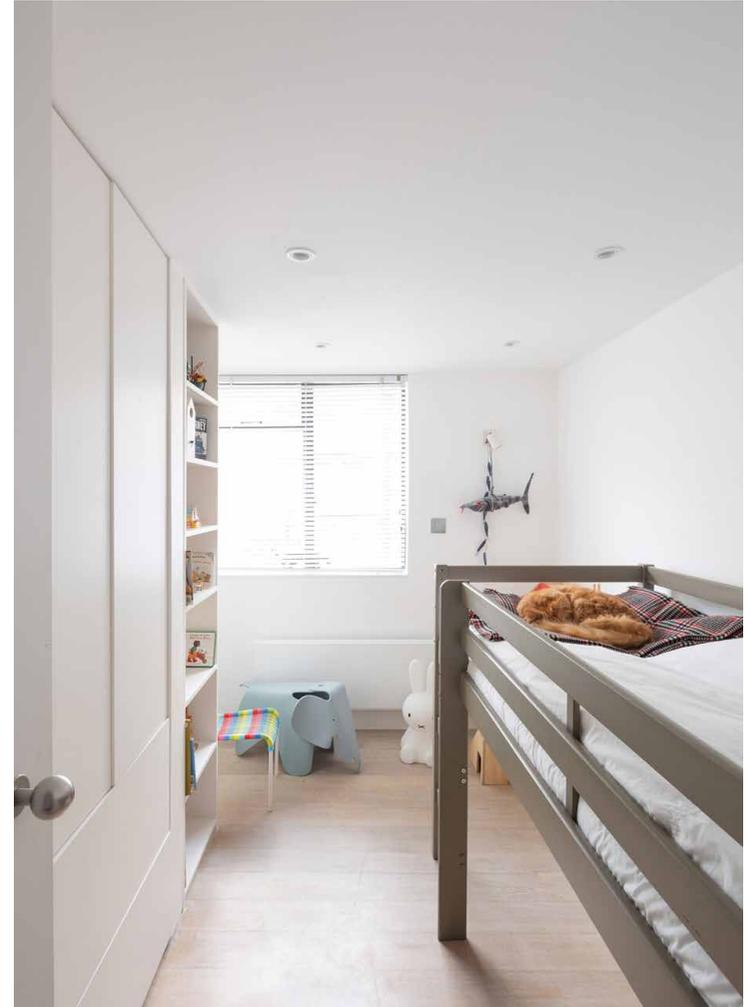
A striking open-tread staircase is constructed with a smooth metal bannister and glass balustrade. Descend to the ground floor, where a second kitchen, two bedroom suites and an additional shower room offers potential for a self-contained studio flat.





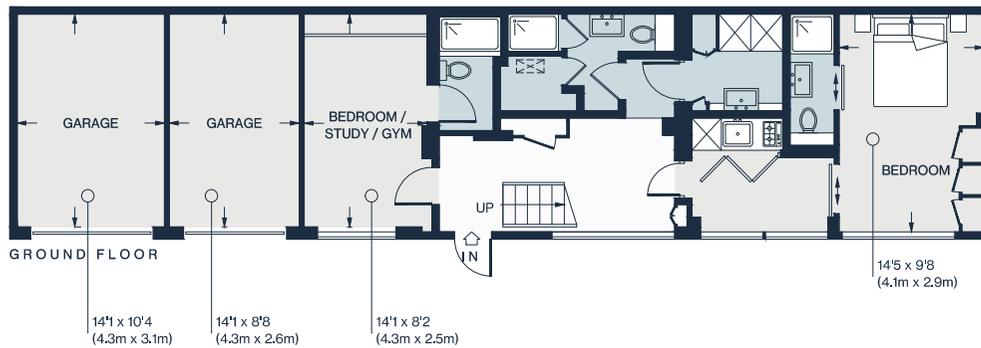
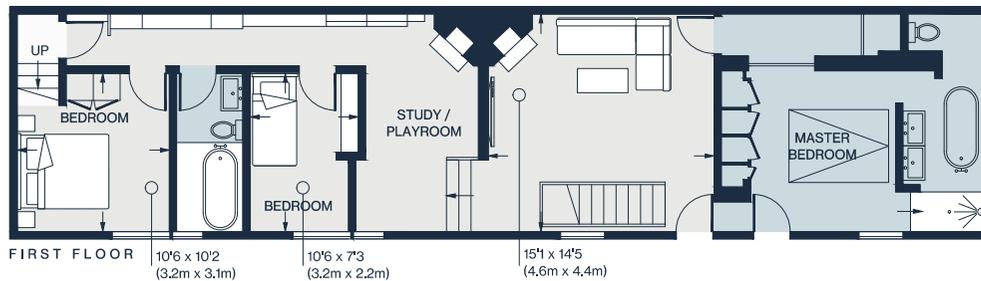
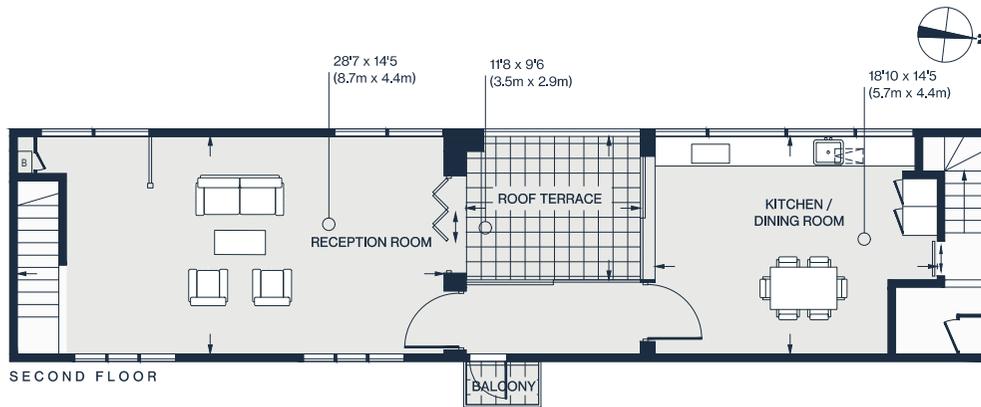












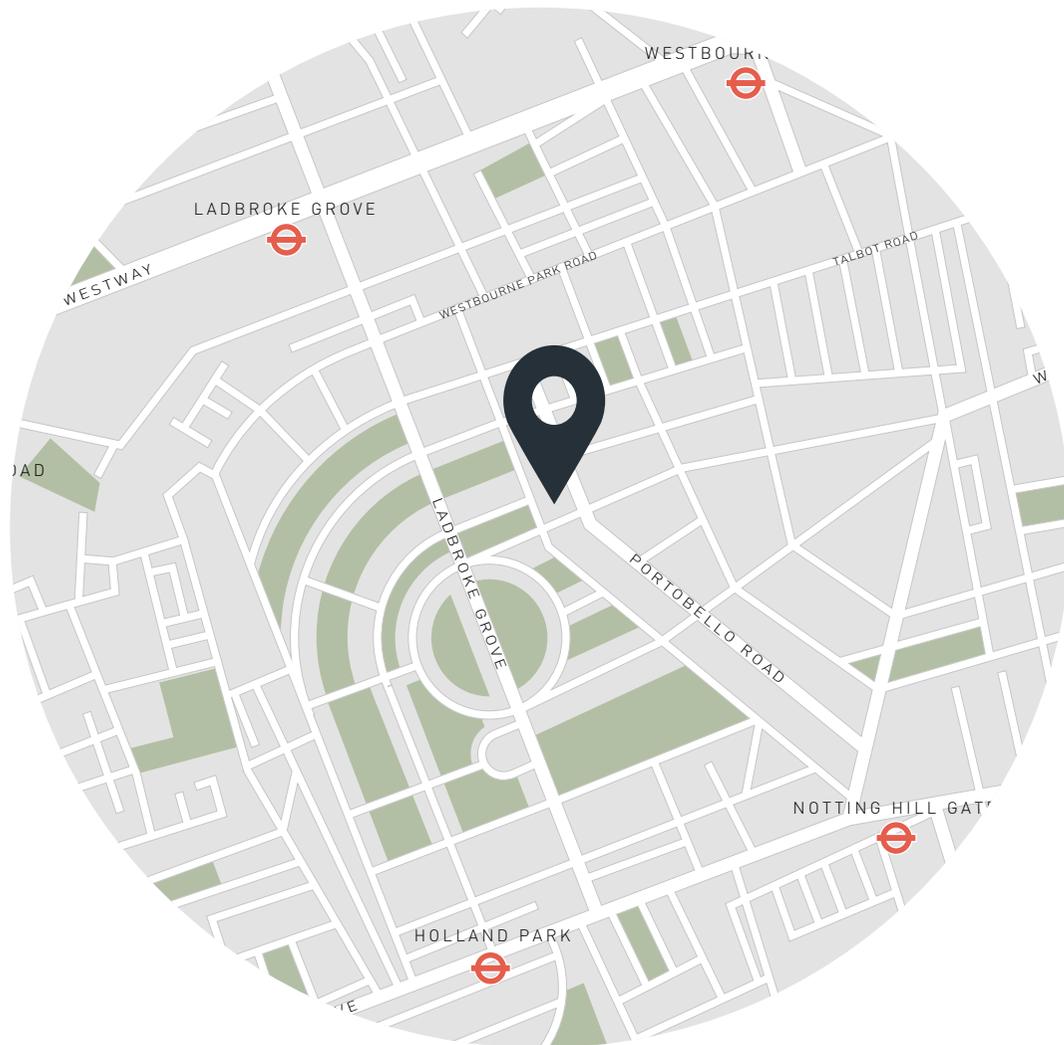
Approx. Gross Internal Area = 2,656 sq ft / 246.8 sq m

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

- 5 Bedrooms, 5 Bathrooms
- Open-plan kitchen and dining room
- Living room
- Study / additional reception room
- Principal bedroom suite
- Two guest bedroom suites
- Two further bedrooms
- Two further bathrooms
- Double garage
- Roof terrace and balcony
- Royal Borough of Kensington & Chelsea

- Approx. 2,713 sq ft / 252.0 sq m
- EPC=D
- Deposit: £18,462
- Council Tax Band: G



Location

A peaceful springboard to the thrum of its postcode, Vernon Yard could not be better placed to enjoy the neighbourhood's diverse offerings. The mews opens onto Portobello Road, offering a dizzying variety of vintage and market stalls to browse through. Just beyond, Westbourne Grove is lined with boutique shops and brunch spots, plus Daylesford Organic Farm shop for local produce. Wellness is in abundance, with SoulCycle, Body Works West, FaceGym and Cloud Twelve all just minutes away from your door. An evening at Electric Cinema followed by dinner at Gold or Core by Clare Smyth paints a quintessential Notting Hill picture.

Notting Hill Gate (10 mins)



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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