

DOMUS NOVA



Wallingford Avenue, W10 – £2,750 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Wallingford Avenue sits in the quieter stretch of residential North Kensington. A street that's settled without feeling sleepy, runs of traditional redbrick homes line the road, all original bay windows and plane trees overhead.

Inside, the ground floor opens in one long, connected run. Crittall glazing provides a preview into the home's heart: a bespoke kitchen that uplifts in colour and character. Pistachio green tones thread through the marble, across a striking central island and sweeping from countertop to splashback. The bay window has been reconfigured as a built-in banquette, a peaceful spot that caters to morning or evening affairs. Colour continuity maintains connection with the reception room beyond – an exceptionally bright setting courtesy of glazing overhead and to the rear. Wooden floors carry through the dining area to the lounge, where full-height Crittall doors fold back to dissolve the boundary between inside and out.



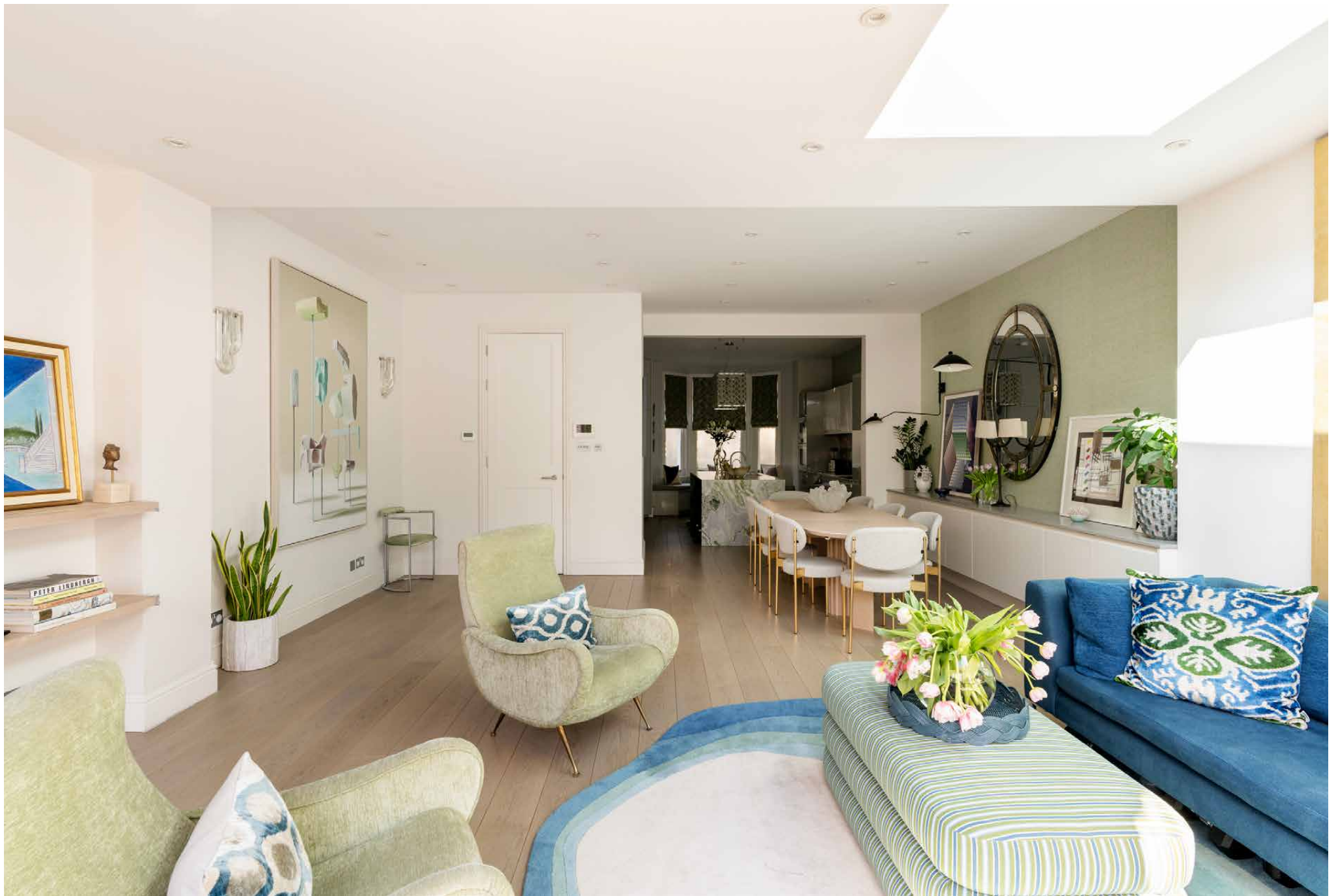


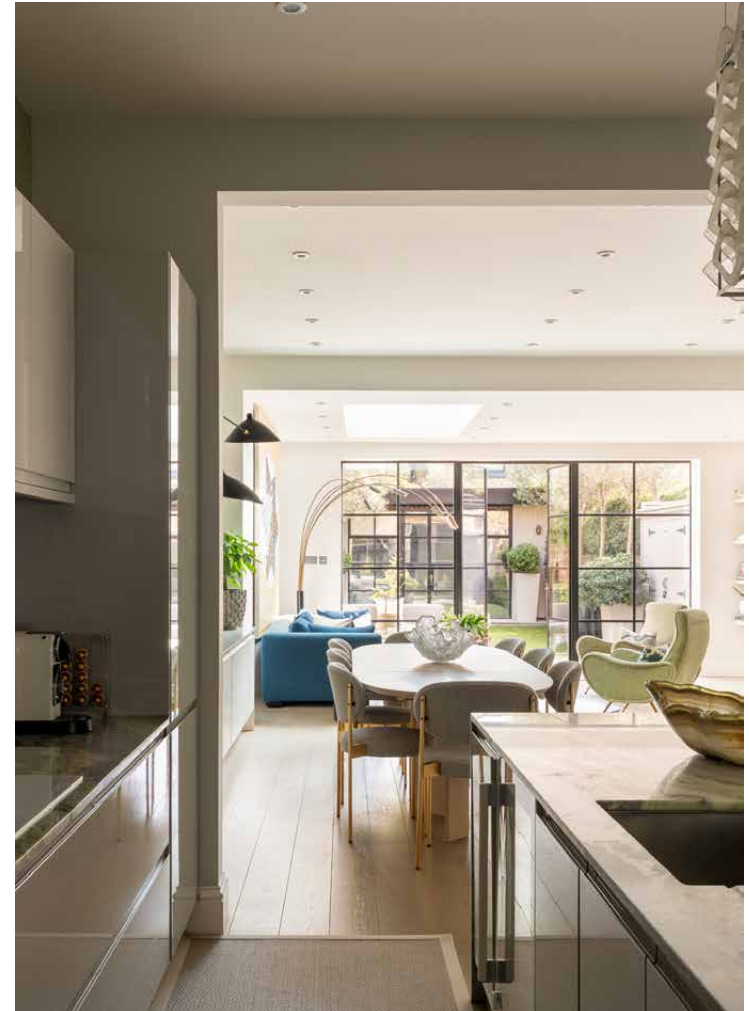


Outdoors, a landscaped garden is pristine and peaceful. The immediate area is given over to a decked terrace, a welcome extension of the interiors in warmer months. Rows of trees line the walled lawn, with a summer house at the rear – complete with a shower room – offering a self-contained space to work, create or house visiting guests.











“Crittall glazing provides a preview into the home’s heart: a bespoke kitchen that uplifts in colour and character.”





Upstairs, three bedrooms sit across the first and second floor, each with its own character. The top floor principal is quiet and neutral – textured wallpaper, eaves storage and a view across the rooftops. Its en suite bathroom is equally considered, with white veined stone wrapping around the room and shower. On the first floor, the guest bedroom suite is styled in soft teal tones, with a shower room clad in deep geometric tiles. The third bedroom is served by a spacious family bathroom, featuring a freestanding tub and terrazzo tiles underfoot.



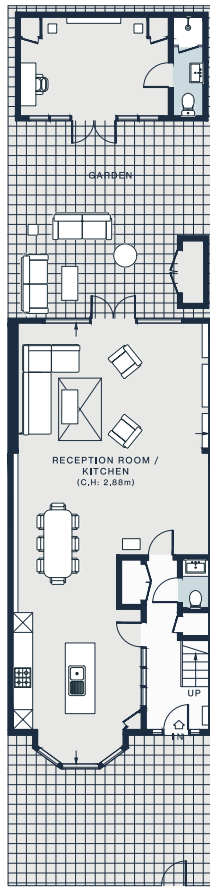




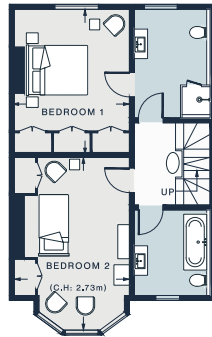




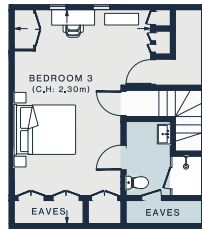




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

RECEPTION ROOM/
KITCHEN
44'6 x 19'0 (13.5m x 5.7m)

BEDROOM 1
14'3 x 11'6 (4.3m x 3.5m)

BEDROOM 2
17'3 x 11'7 (5.2m x 3.5m)

BEDROOM 3
21'4 x 13'7 (6.5m x 4.1m)

Ground Floor = 816 sq ft / 75.8 sq m
First Floor = 582 sq ft / 54.1 sq m
Second Floor = 398 sq ft / 37 sq m
Outbuilding = 193 sq ft / 17.9 sq m

Approx. Gross Internal Area = 1989 sq ft / 184.8 sq m

Property Details

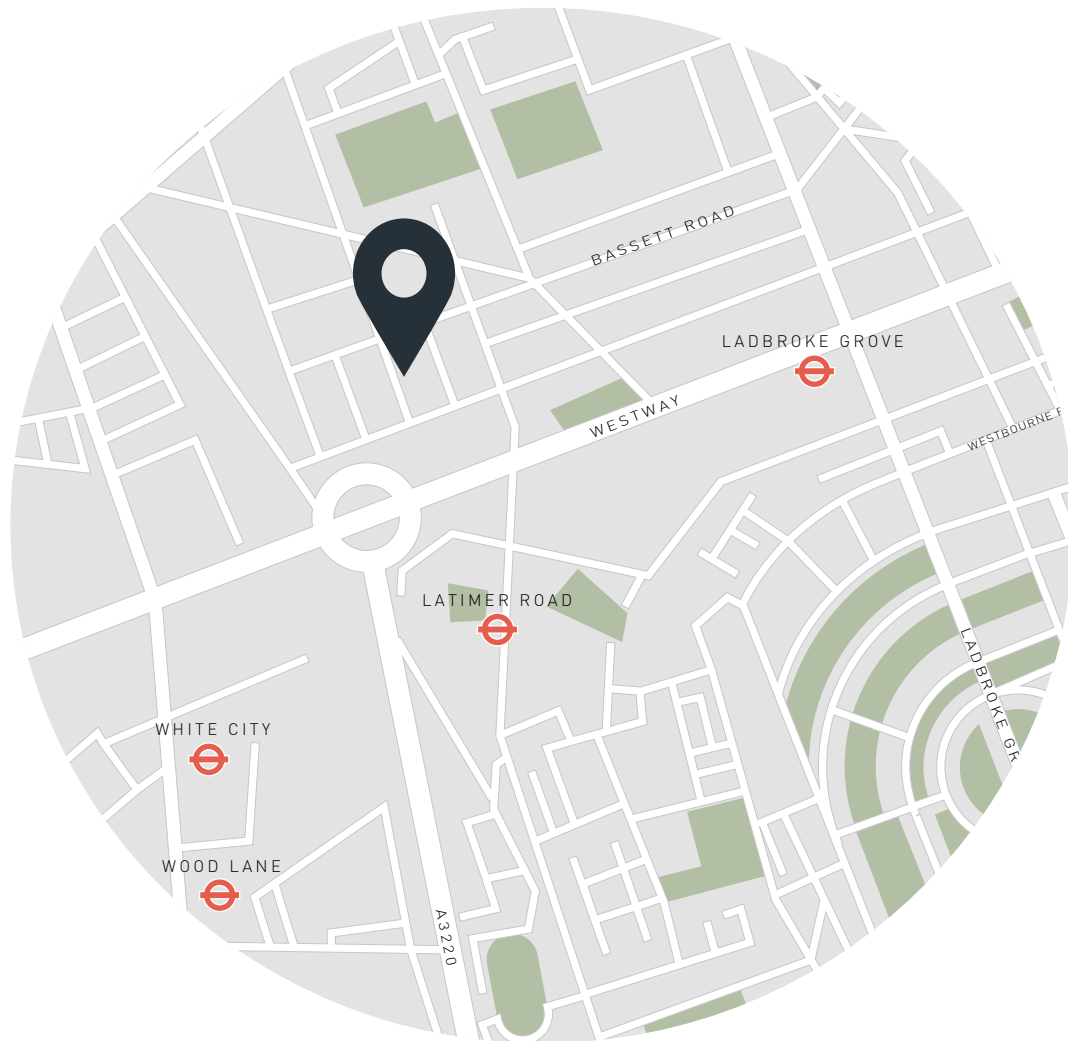
- 4 bedrooms, 3 bathrooms
- Bespoke-designed kitchen
- Open-plan dining and reception room
- Principal bedroom suite
- Guest bedroom suite
- One further bedroom
- Family bathroom
- Private landscaped garden
- Garden studio with shower room
- Enclosed front garden

Approx. 1,989 sq ft / 184.8 sq m

EPC=C

Deposit: £16,500

Council Tax Band: G



Location

There's a community feel to North Kensington, where the streets are lined with period façades and leafy trees. A place to press pause in a thrumming capital. Yet, you're never far from some of West London's notable hotspots. Within walking distance of both Golborne and Portobello Road, there's an array of independent businesses on the doorstep. Shop for supplies at Golborne Deli & Wine Store, book lunch at Straker's or enjoy pastries to go from Lisboa. Spend weekends browsing renowned antique and vintage stalls. For luxury shopping, The Village at Westfield is close by – stop for a drink at the White City branch of Soho House.

Latimer Road – 9 mins

Ladbroke Grove – 13 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

Specialising in London
and Ibiza's design-led homes

Let's talk

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