

DOMUS NOVA



Kensington Park Road W11 – £2,600 p/w (LL) / £3,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Stylish minimalism with a prime Notting Hill postcode. Five immaculately-designed floors to spread out. Plus, a suntrap roof terrace and snug cinema room.

Sophisticated interiors articulated across five spacious floors, this three-bedroom Notting Hill home epitomises a city sanctum. The open-plan reception room and kitchen's minimalist framework – high ceilings, neutral tones and pale wood floors – sets the scene for considered design details: a pillar-box red tuxedo sofa; a mid-century modern side cabinet; an oversized arc floor lamp.

The kitchen is all whitewashed cabinetry and clean lines, centered around a large island. A dark wood dining table is an inviting focal point for mealtime gatherings. Upstairs, a second sitting room occupies the entire fourth floor, with large bi-folding windows opening out to the south-west facing terrace. Its manicured topiary and integrated seating make it a soothing alfresco spot.





A blonde wood sculptural staircase with glass balustrades interweaves the floors, illuminated by a skylight that sits at the top of the stairwell. Find the principal bedroom suite on the second floor, characterised by its muted palette and tranquil atmosphere. Floor-to-ceiling wardrobes frame a minimalist pebble fireplace, whilst sunlight pours through sash windows. Next door, its ensuite bathroom features a large wood-framed bath and dual vanity.

For family members or guests, two additional bedrooms are light-filled sanctuaries. One of the rooms enjoys a sleek ensuite bathroom, whilst an additional shower room serves the other. The home's pièce de résistance is nestled on the lower-ground floor: a cosy cinema room is complete with a relaxed L-shaped sofa and warm recessed lighting.

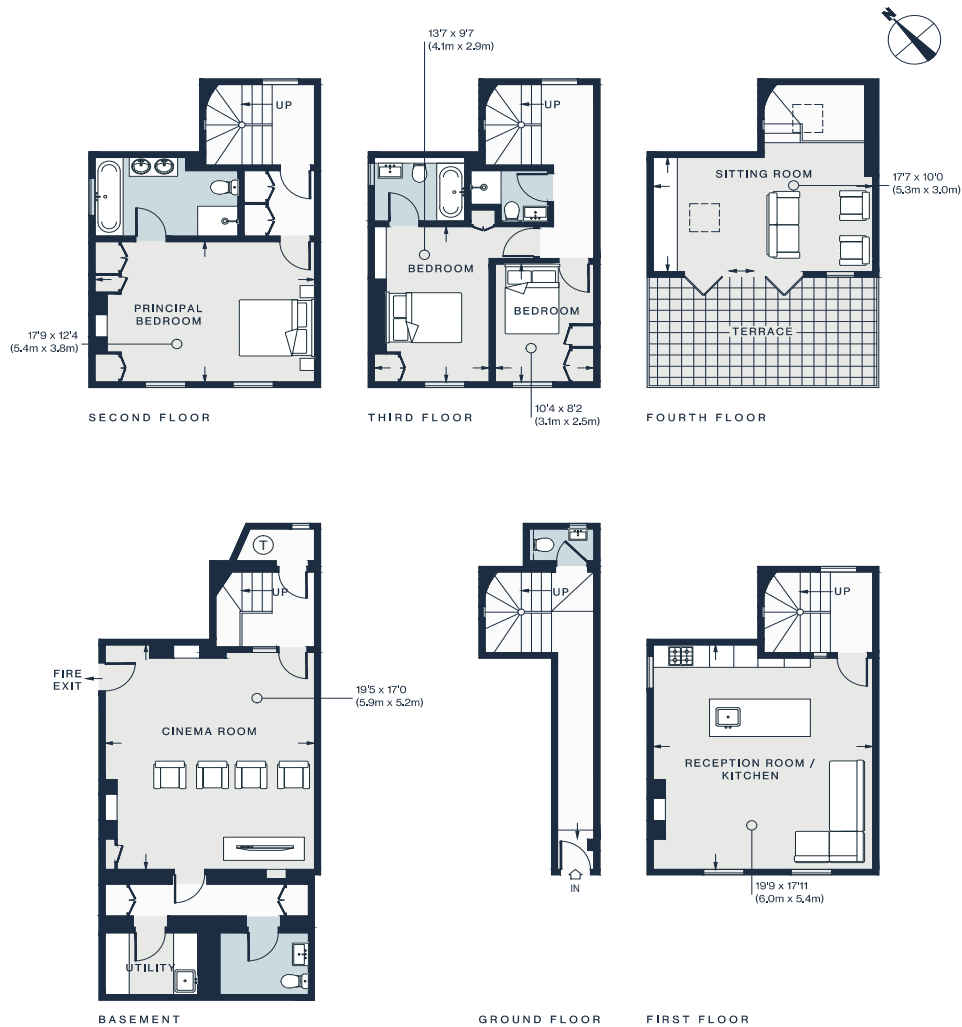












Approx. Gross Internal Area = 2196 sq ft / 204.0 sq m

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

Open-plan kitchen and reception room

Sitting room

Cinema room

Principal bedroom suite

Guest bedroom suite

One further bedroom

One further bathroom

Private terrace

Utility room

Royal Borough of Kensington & Chelsea

Approx 2,196 sq ft / 204.0 sq m

EPC - C

Deposit Payable - £18,000 (LL) / £16,000 (SL)



Location

Sharing the street with some of Notting Hill's best architecture and most exclusive restaurants – including three Michelin-star Core by Clare Smith – Kensington Park Road puts you within easy reach of the neighbourhood's most coveted spots. It runs parallel to Portobello Road, where bohemian boutiques, bars and market stalls will keep you occupied for hours. Pick up fresh provisions from the Notting Hill Fish Shop, Sally Clarke's or Daylesford Organic Farm Shop. Head to Westbourne Grove for brunch at Granger & Co. or Beam, or an uplifting workout at Bodyism and Pscyle

Nearest tube:
Notting Hill Gate (8 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
020 7727 1717
lettings@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenants should verify in writing which fixtures and fittings form part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY