domus stay.

Highgate House

NOTTING HILL

2 Bedrooms, 2 Bathrooms
For 4 guests





A powder-blue two-bedroom townhouse to rent on the quieter side of Notting Hill. Four floors, two terraces and plenty of personality – all tucked under the radar.

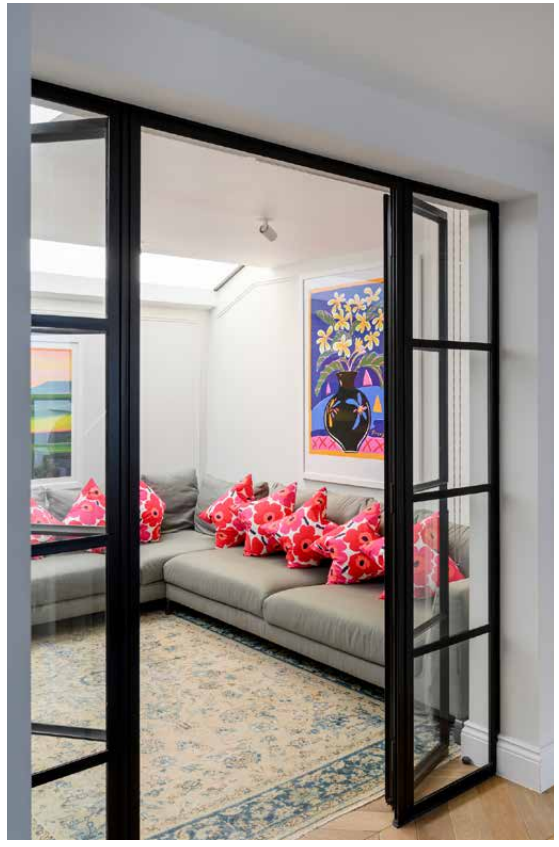
Notting Hill has its quieter corners – and Hillgate House is one of them. Once the stomping ground of bootmakers, blacksmiths and coachmen, this little pocket of Hillgate Village has held onto its old-world charm. Inside, designer Sara Ripamonti has given each floor its own character – from laid-back living spaces to a snug made for film nights.



The living spaces

A room made for doing very little. On the raised-ground floor, the reception is just that: a place to switch off and lose a few hours. Morning light filters through east-facing sash windows, washing over traditional panelling, coving and colourful artwork. Pluck a book from the shelves, settle into an armchair by the fire and ease into a slow start before setting out to explore the neighbourhood.









Kitchen & dining

Downstairs, socialising is given its own floor. Gather around the circular dining table, pull up a stool at the breakfast bar or take charge of dinner in the blue shaker kitchen that's all country house. Beyond the Crittall doors, a skylit snug and cinema room is the place for a film night. Outside, a tiled courtyard with a barbecue takes things al fresco when the weather allows.



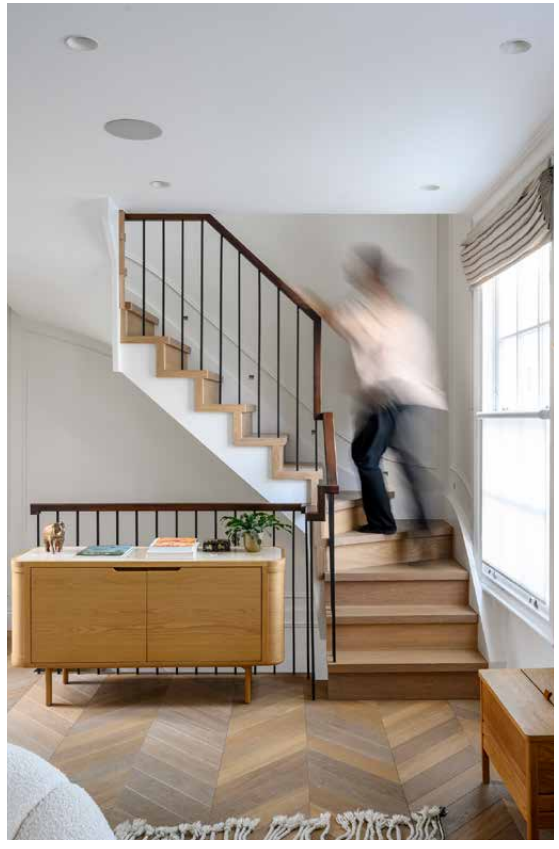


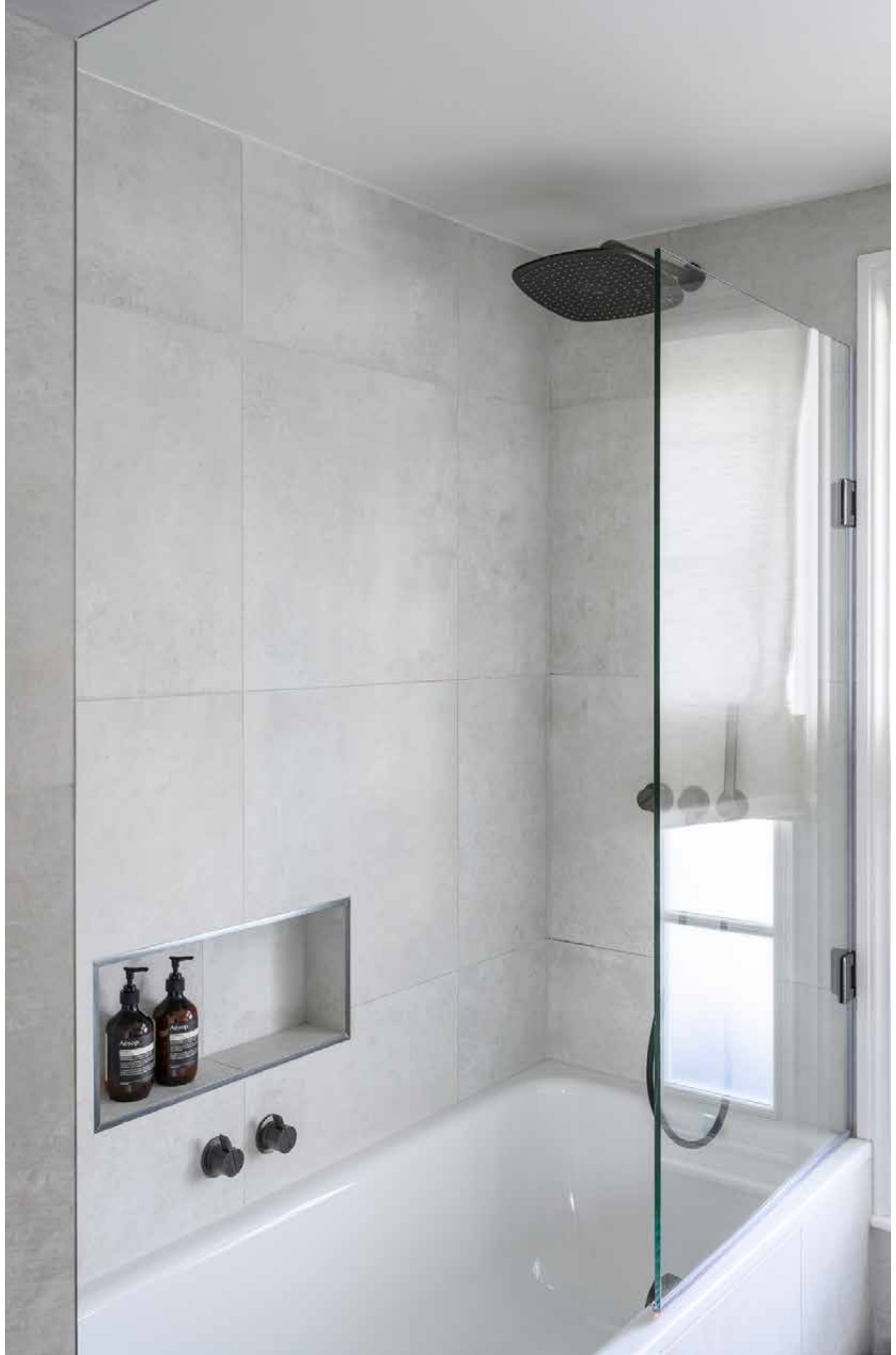
Bedrooms & bathrooms

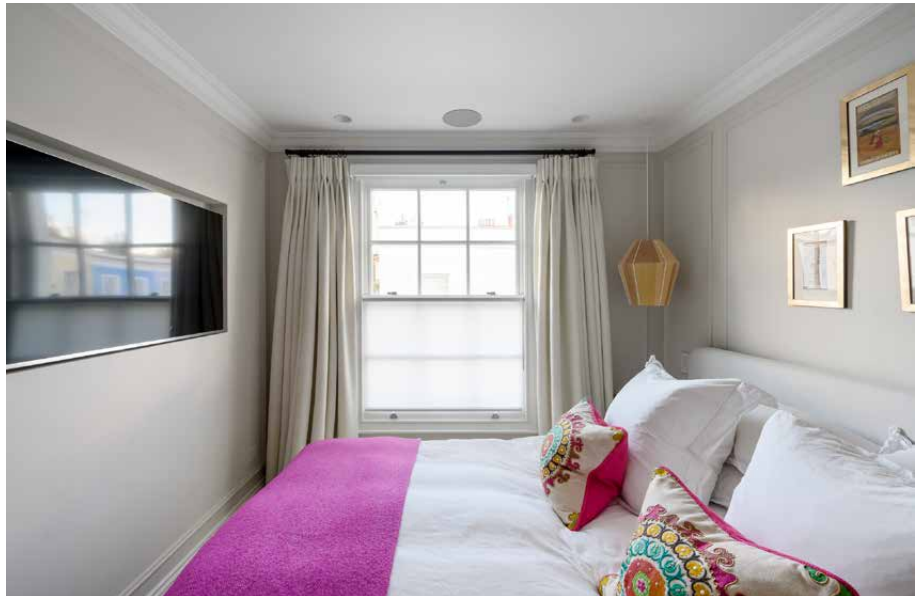
When it's time to turn in, the upper floors are quietly cocooning. With a bedroom and bathroom on each level, there's a welcome sense of privacy. The principal is an exercise in understated comfort: all soft tones, wall panelling and a whole row of wardrobes. The en suite takes a more contemporary turn, with a moody greyscale palette, floating basin and a bath with overhead shower.

Above, the second bedroom comes with a built-in desk – a dedicated corner for catching up on emails. Next door, the bathroom has a more playful side, where whimsical hot-air-balloon murals meet vibrant blue tiles.



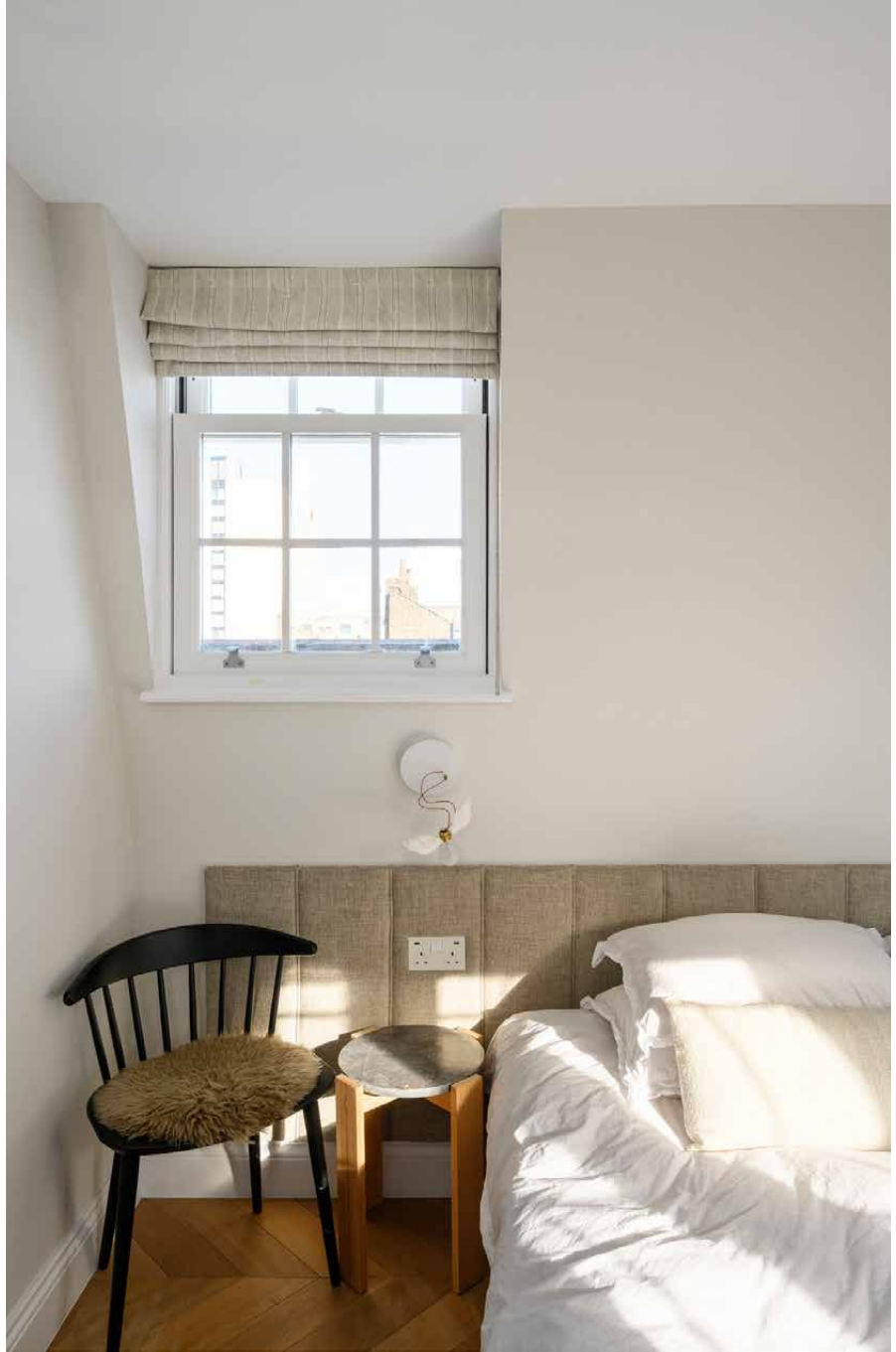








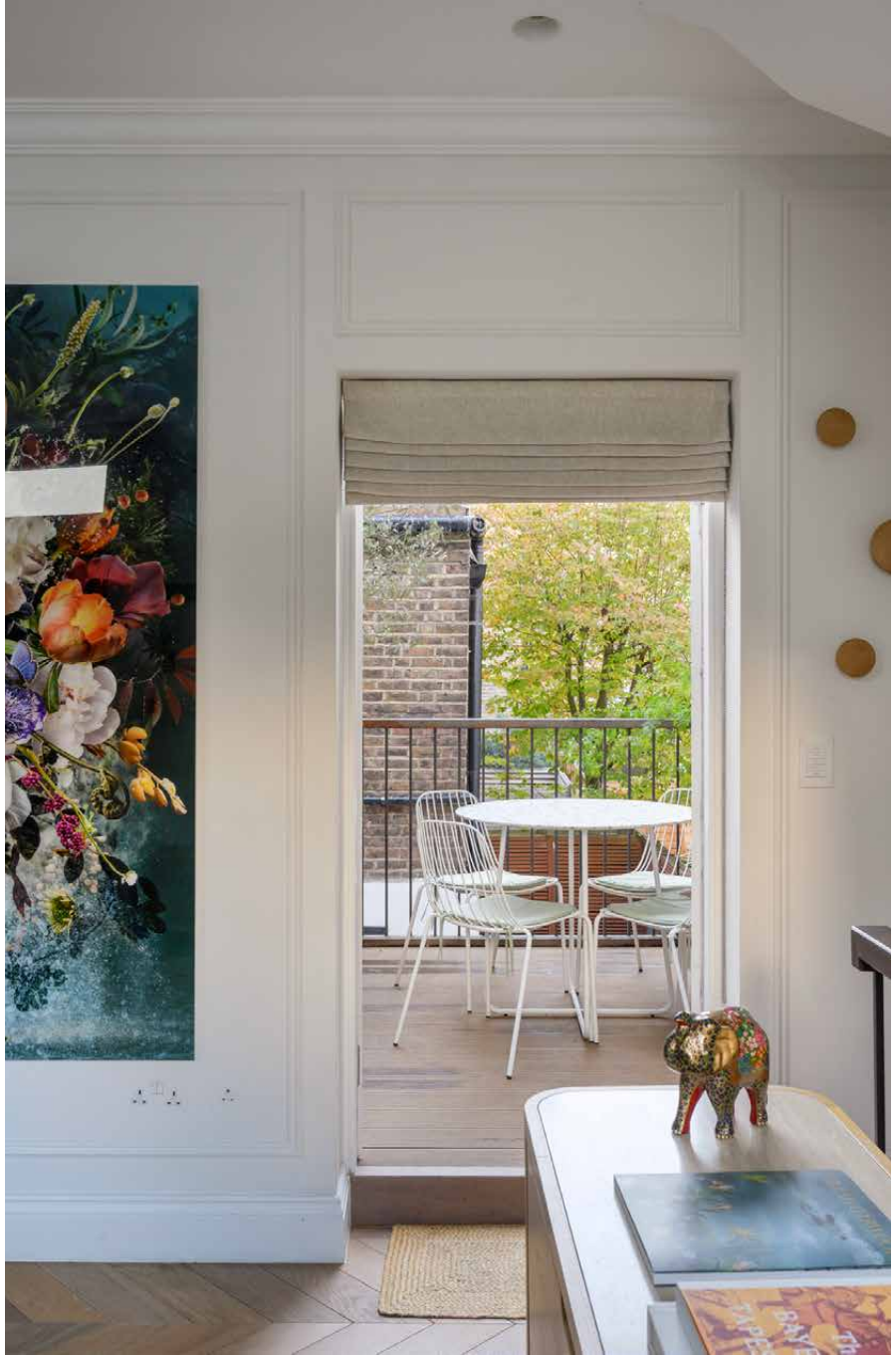






Outside space

Two outdoor spaces, each with its own rhythm. Off the reception room, a sheltered terrace is tucked between neighbouring homes – a quiet spot for a morning coffee before the city stirs. Downstairs, the tiled courtyard sets the scene for summer barbecues.





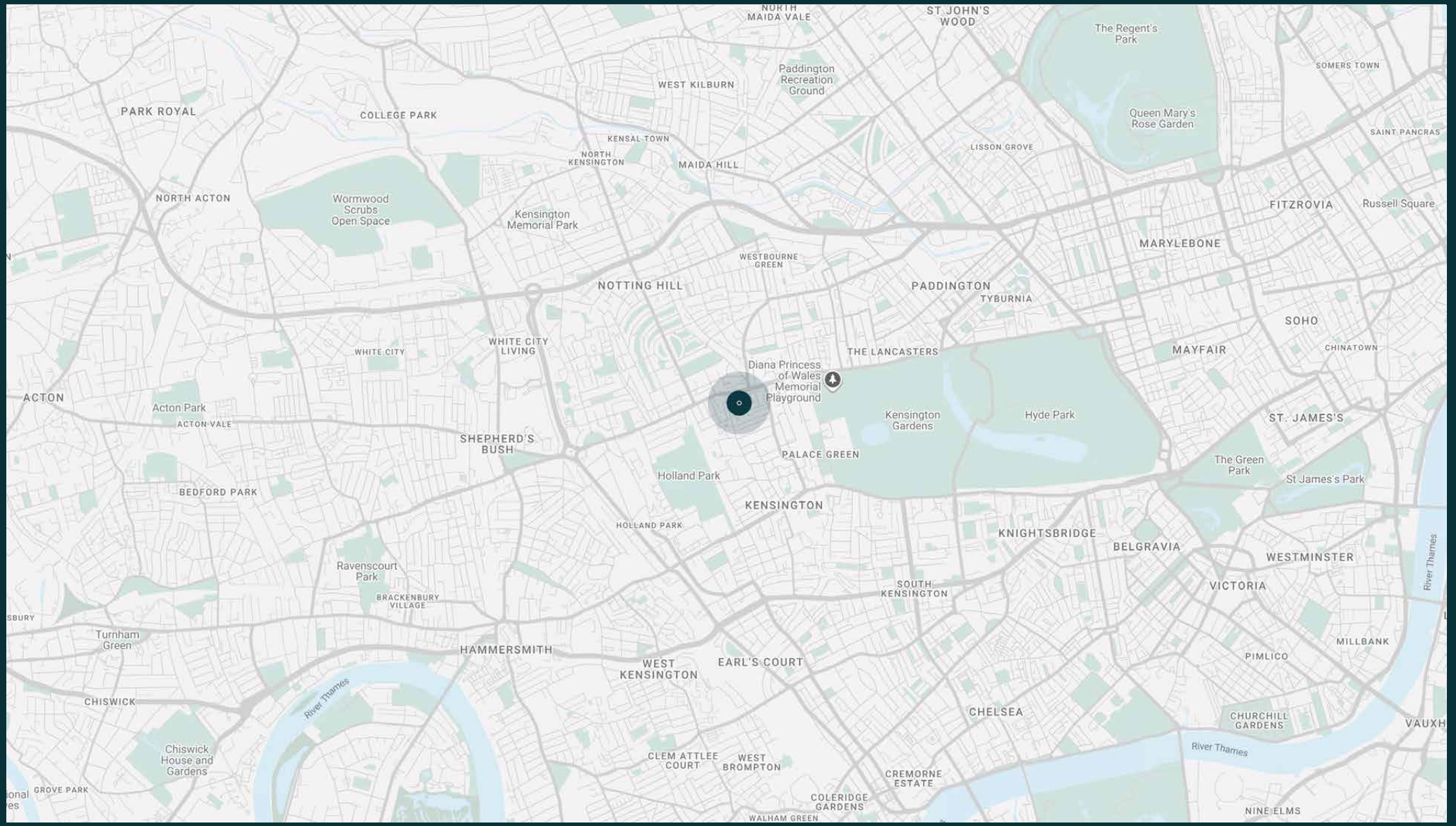


The neighbourhood

Perfectly positioned between the leafy green spaces of Holland Park and Kensington Gardens, there's a calm yet connected feel to life here. A roll call of popular restaurants, bars and shops are all within strolling distance – think morning coffee from Lift or Kuro Bakery, lunches at Mazi and evenings at Akub. Neighbourhood institutions The Windsor Castle and The Churchill Arms are on hand for a pint, while The Hillgate is close enough to become a contender for your favourite local. Stretch your legs a little further and you'll find yourself among the colourful stalls of Portobello Road or the shops of Kensington High Street.






NORTH MAIDA VALE
ST. JOHN'S WOOD
The Regent's Park
SOMERS TOWN
WEST KILBURN
Paddington Recreation Ground
PARK ROYAL
COLLEGE PARK
Queen Mary's Rose Garden
SAINT PANCRAS
KENSAL TOWN
NORTH KENSINGTON
LISSON GROVE
MAIDA HILL
NORTH ACTON
Wormwood Scrubs Open Space
Kensington Memorial Park
FITZROVIA
Russell Square
MARYLEBONE
WESTBOURNE GREEN
NOTTING HILL
PADDINGTON
TYBURNIA
SOHO
WHITE CITY
WHITE CITY LIVING
THE LANCASTERS
MAYFAIR
CHINATOWN
Diana Princess of Wales Memorial Playground
ACTON
Acton Park
ACTON VALE
Kensington Gardens
Hyde Park
ST. JAMES'S
SHEPHERD'S BUSH
PALACE GREEN
The Green Park
St James's Park
Holland Park
BEDFORD PARK
KENSINGTON
HOLLAND PARK
KNIGHTSBRIDGE
BELGRAVIA
WESTMINSTER
Ravenscourt Park
SOUTH KENSINGTON
VICTORIA
BRACKENBURY VILLAGE
River Thames
Turnham Green
HAMMERSMITH
MILLBANK
PIMLICO
WEST KENSINGTON
EARL'S COURT
CHISWICK
CHELSEA
CHURCHILL GARDENS
Chiswick House and Gardens
River Thames
CLEM ATTLEE COURT
WEST BROMPTON
CREMORNE ESTATE
GROVE PARK
COLERIDGE GARDENS
WALHAM GREEN
NINE ELMS

Property features

- Pastel-painted townhouse over four floors
- Dedicated reception room
- Separate kitchen and dining room
- Snug/ cinema room
- Principal bedroom suite
- Guest bedroom
- Guest bathroom
- Two terraces
- Additional cloakroom
- Walking distance to Portobello Road and

Approx. 1,253 sq ft / 116 sq m



Guest & concierge services

Our concierge team are here to help guests settle in, seamlessly. Centre court tickets to Wimbledon, Premier League seats with the best views, Savile Row tailors on standby, or a private chef to cater to individual tastes – we aim to elevate every stay.

From the moment of booking with us, each guest has a single point of contact to finesse the details. Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

- Weekly housekeeping
- Luxury linens and toiletries
- A personal welcome and arrival essentials
- Professional inventory inspection before and after every stay
- Flexible check-in/out
- Legal compliance on all our homes
- Unlimited access to guest services and tailored experiences
- Access to a curated portfolio of sole agency properties







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Please get in touch if you have any questions or require any further information.

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