

# DOMUS NOVA



Arundel Gardens, W11– £4,500 p/w (SL)

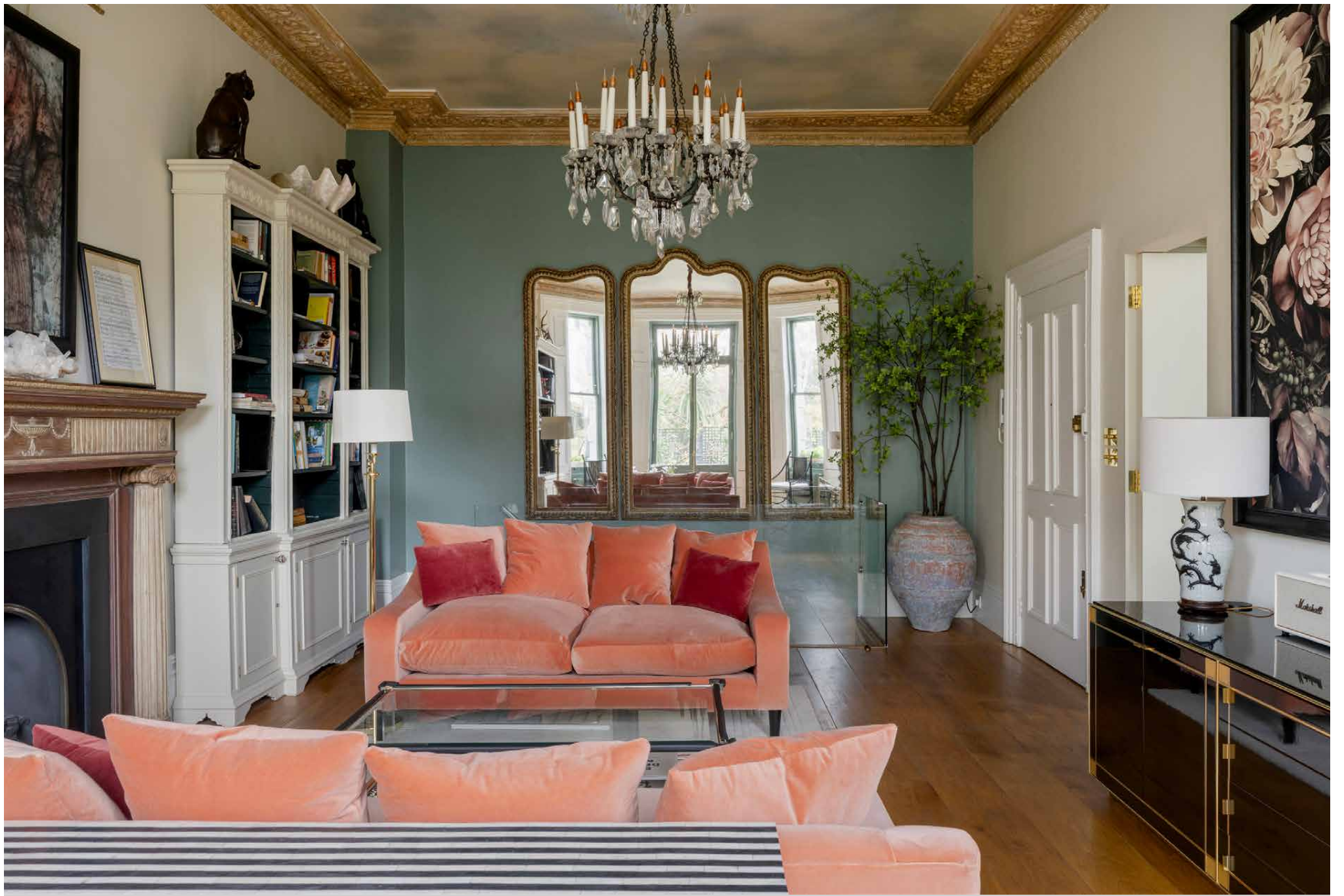
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Across the two floors of Arundel Gardens, a period framework has been confidently reworked. Original features are dialled up and displayed, while rich layers of colour and texture keep things contemporary.

On the ground floor, a deep palette, statement artwork and crystal chandelier bring contrast to the reception room's classical framework. A bay window draws in soft garden light; built-in cabinetry keeps the layout composed. To the rear, the kitchen shifts mood. Cabinetry in soft off-white and Castle Grey sets a quieter tone, grounded by a York stone hearth and a blue gas-fired stove. A Le Cornue cooker takes centre stage, while open shelving and considered detailing keep the space practical.











Downstairs, two bedrooms sit within a more cocooned setting. The principal bedroom is calm and enveloping, with dark-framed glazing and an en suite bathroom that exudes sophistication. A second bedroom sits alongside, served by a family bathroom with a rolltop tub. Completing the lower floor is a flexible space, suited to a study or dressing room, with direct access to the private garden.

Outside, the patio garden extends the living space.

Finished with terracotta tiles and bordered by mature planting, it's ideal to entertain or enjoy quiet downtime. Beyond, direct access to communal gardens adds another layer of outdoor space.





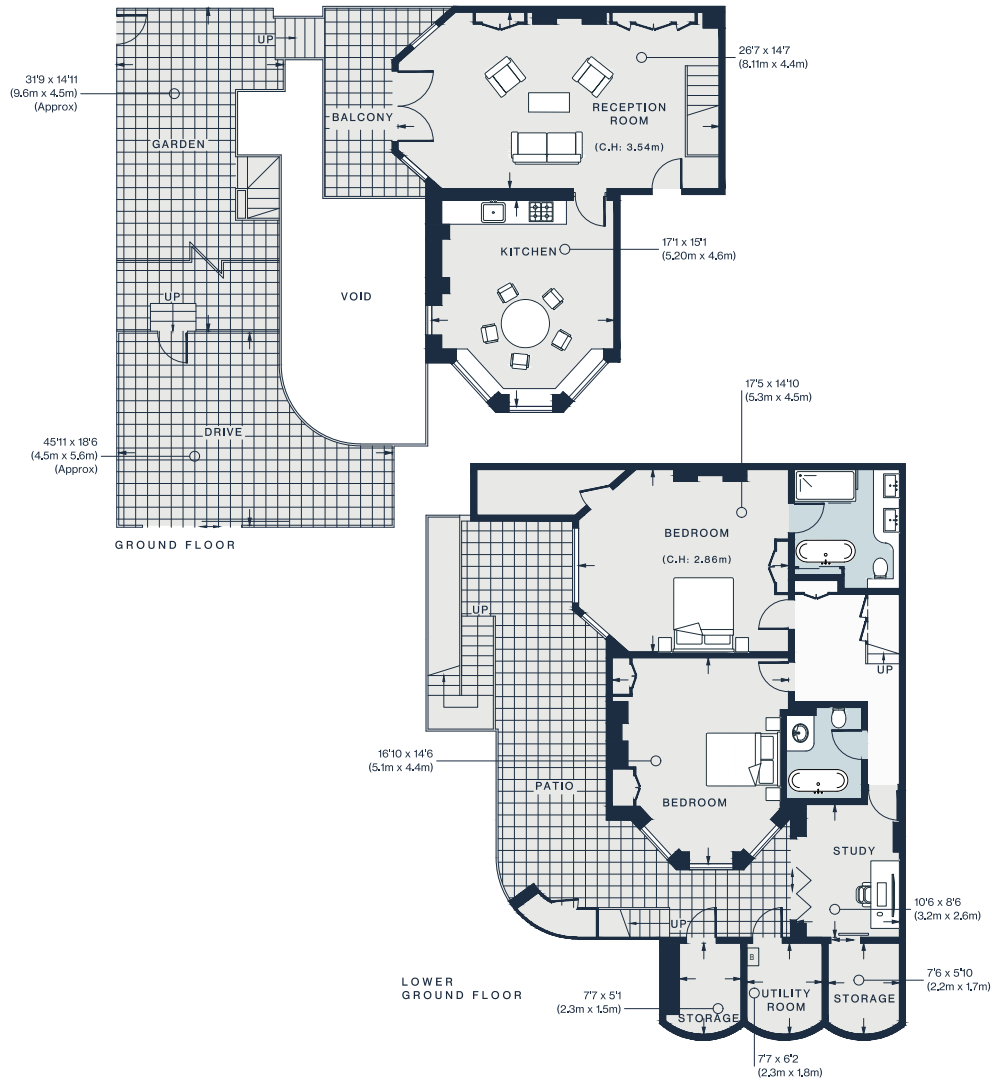


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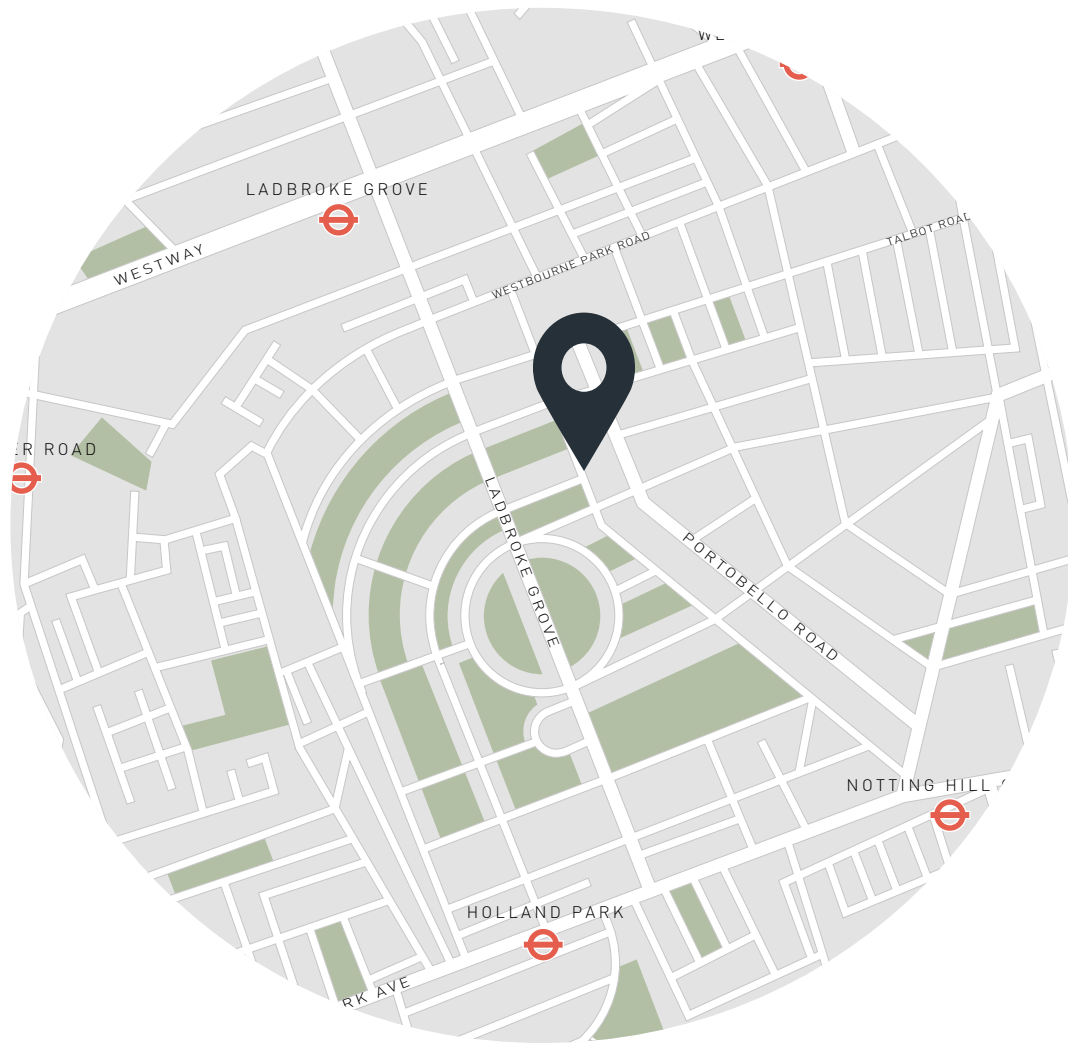


## Property Details

- 2 Bedrooms, 2 Bathrooms
- Spacious reception room
- Bright kitchen and dining room
- Principal bedroom suite
- Guest bedroom
- Family bathroom
- Balcony
- Split-level patio garden
- Access to communal gardens
- Royal Borough of Kensington and Chelsea

Approx. 1,540 sq ft / 143.1 sq m  
EPC=G  
Deposit: £18,000  
Council Tax Band: G

Approx. Gross Internal Area = 1,451 sq ft / 134.8 sq m  
Utility / External Storage = 89 sq ft / 8.3 sq m  
Total = 1,540 sq ft / 143.1 sq m



## Location

Nestled amongst quintessential Notting Hill townhouses, Arundel Gardens has a distinctly peaceful quality. Yet, the thrum of its vibrant postcode is just a stone's throw away. Coveted eateries such as Gold and Zephyr are on your doorstep, as is Notting Hill Fish & Meat Shop for seasonal local produce. Portobello Road and Westbourne Grove offer an eclectic mix of vintage shops and luxury boutiques to update your wardrobe. Head to Holland Park for a weekend picnic or hop on the Tube at Notting Hill Gate to get you into central London and beyond.

Ladbroke Grove - 8 mins

Notting Hill Gate - 12 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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