

DOMUS NOVA



Baldwyn Gardens, W3 – £1,950 (LL) / £2,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



A classic, revived. Handsome period architecture has been reimagined for family life on Baldwyn Gardens. Within walking distance of popular Churchfield Road, this four-storey home is perfectly placed to connect – and switch off.

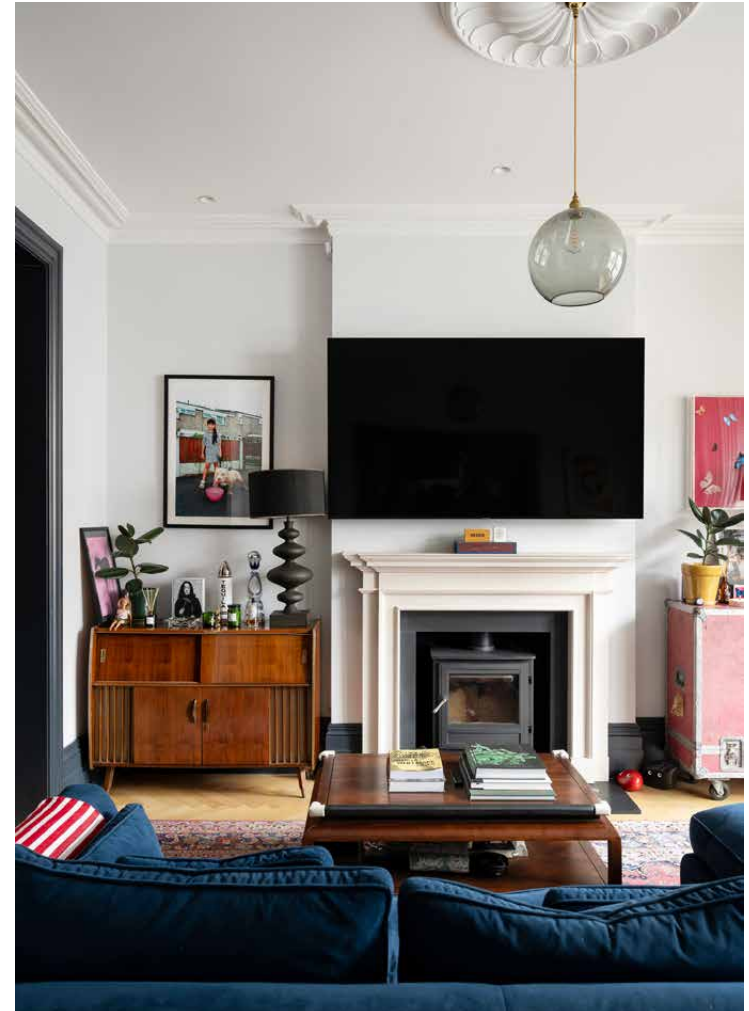
Outside, a smart red brick façade updated with sleek, black-framed windows. Inside, deep tones continue the contemporary edge.

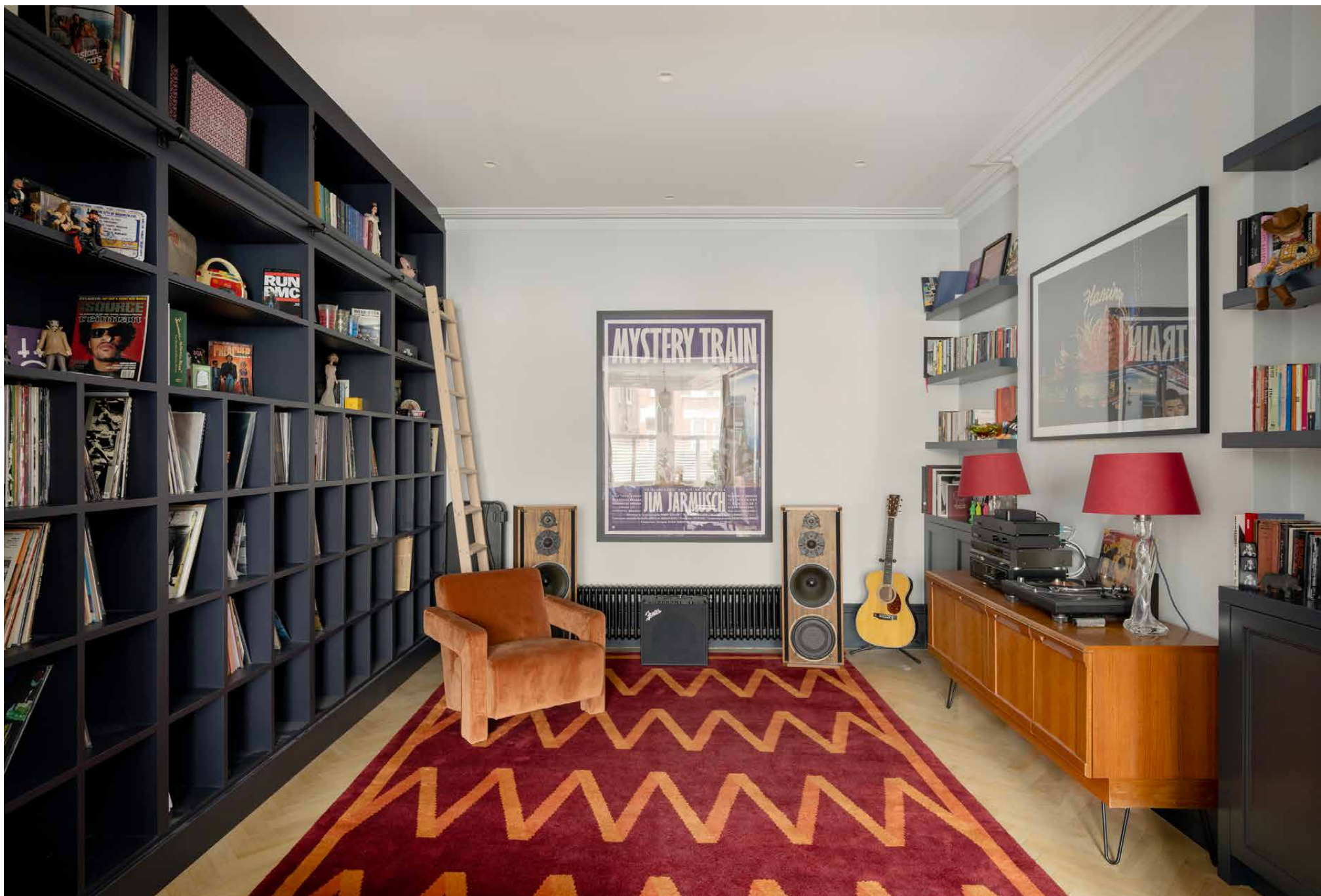
Living spaces unfold in layers, creating a sense of openness that draws you in. Everyday ease begins in the double reception room, flowing from the hallway through fully retracting doors. One half is made for slowing down, with walls of library shelving for records and books, vintage Celestion Ditton 66 speakers and a full hi-fi system to set the tone.

The mood carries through to the living area, anchored by a large Barker and Stonehouse L-shaped sofa, widescreen TV and wood burner. Dark accents keep things sharp, while a huge bay window floods the space with light.











To the rear, a dramatic kitchen extension opens the house up completely, drawing the eye straight to the garden. Floor-to-ceiling glass rises to the apex of the roof, while two oversized skylights crown either side, making the space a magnet for natural light.

This is a kitchen designed to impress: sculptural pendant lighting, satin-sealed concrete floors and dark cabinetry create impact. Siemens smart ovens, a Fisher & Paykel fridge freezer and Quooker tap perform quietly in the background alongside a concealed utility room. Drift easily between the oak dining table and marble island, or outside to the garden, where a patio and lawn lead to a studio.







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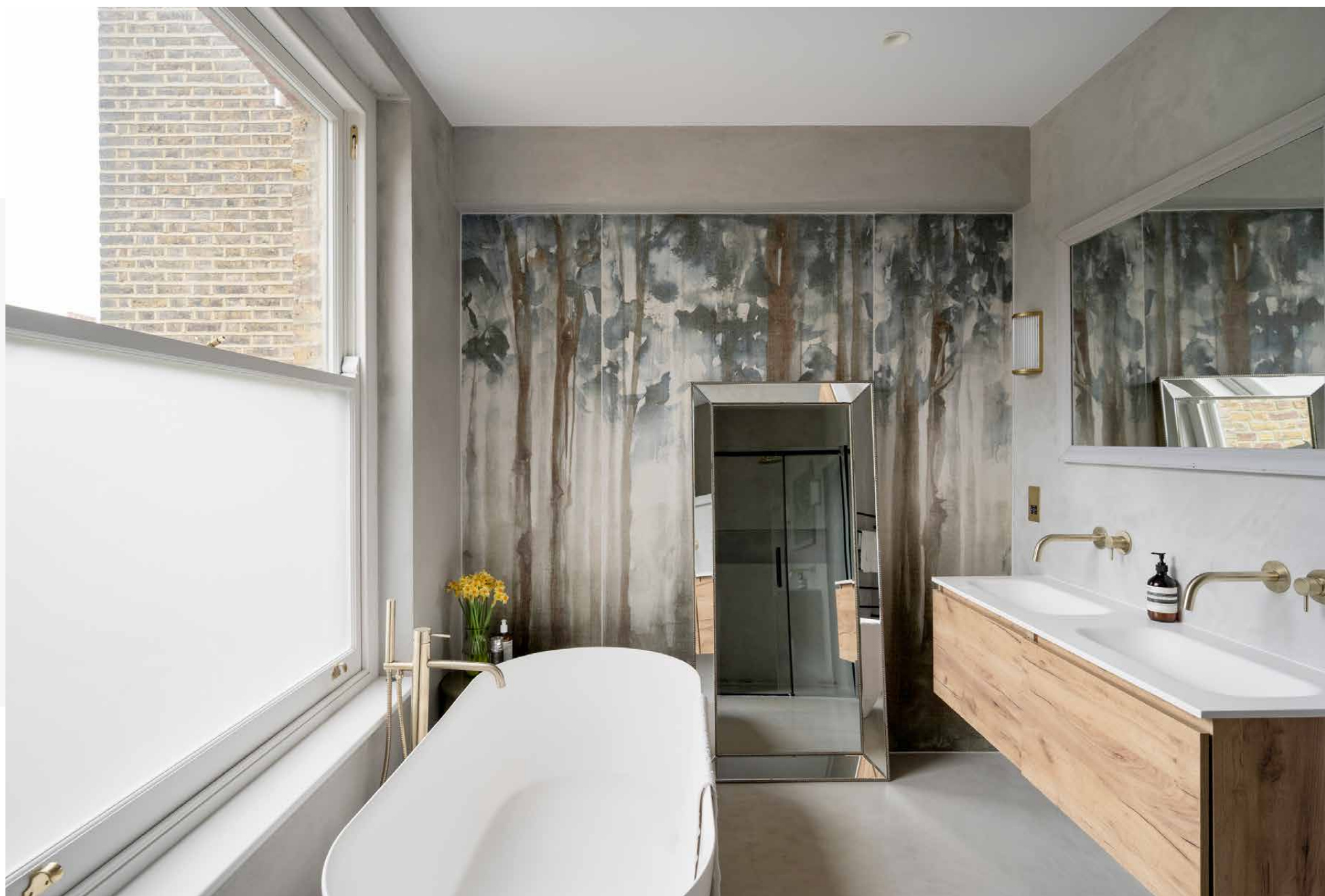


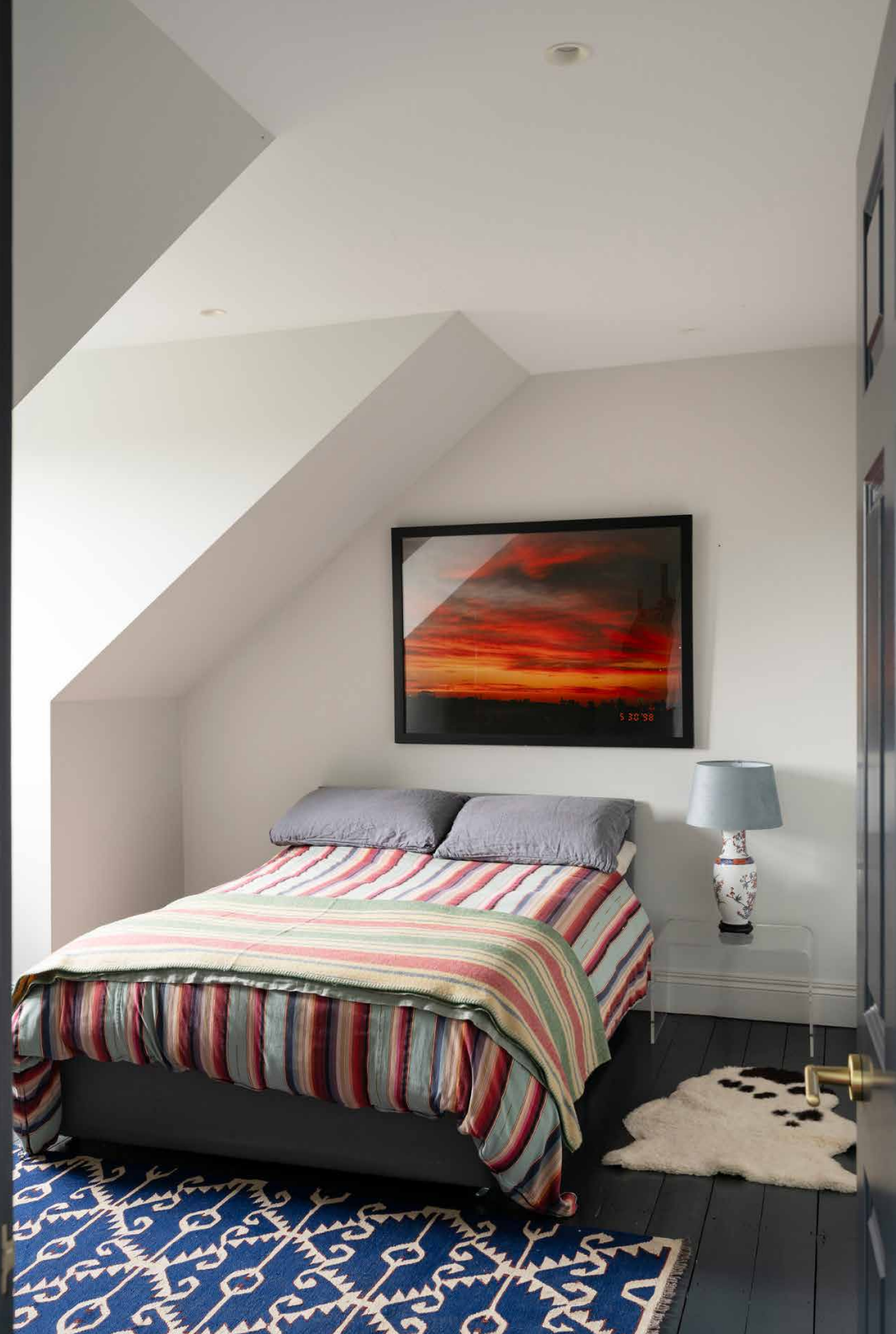
The first floor is almost entirely dedicated to the generous principal suite, spanning a sleeping space, walk-in wardrobe, study zone and additional dressing area. The en suite bathroom is soothing and spa like, with micro cement walls and floors, a double sink and deep bathtub. A watercolour mural wall adds a final layer of calm, while underfloor heating cocoons the space in comfort.

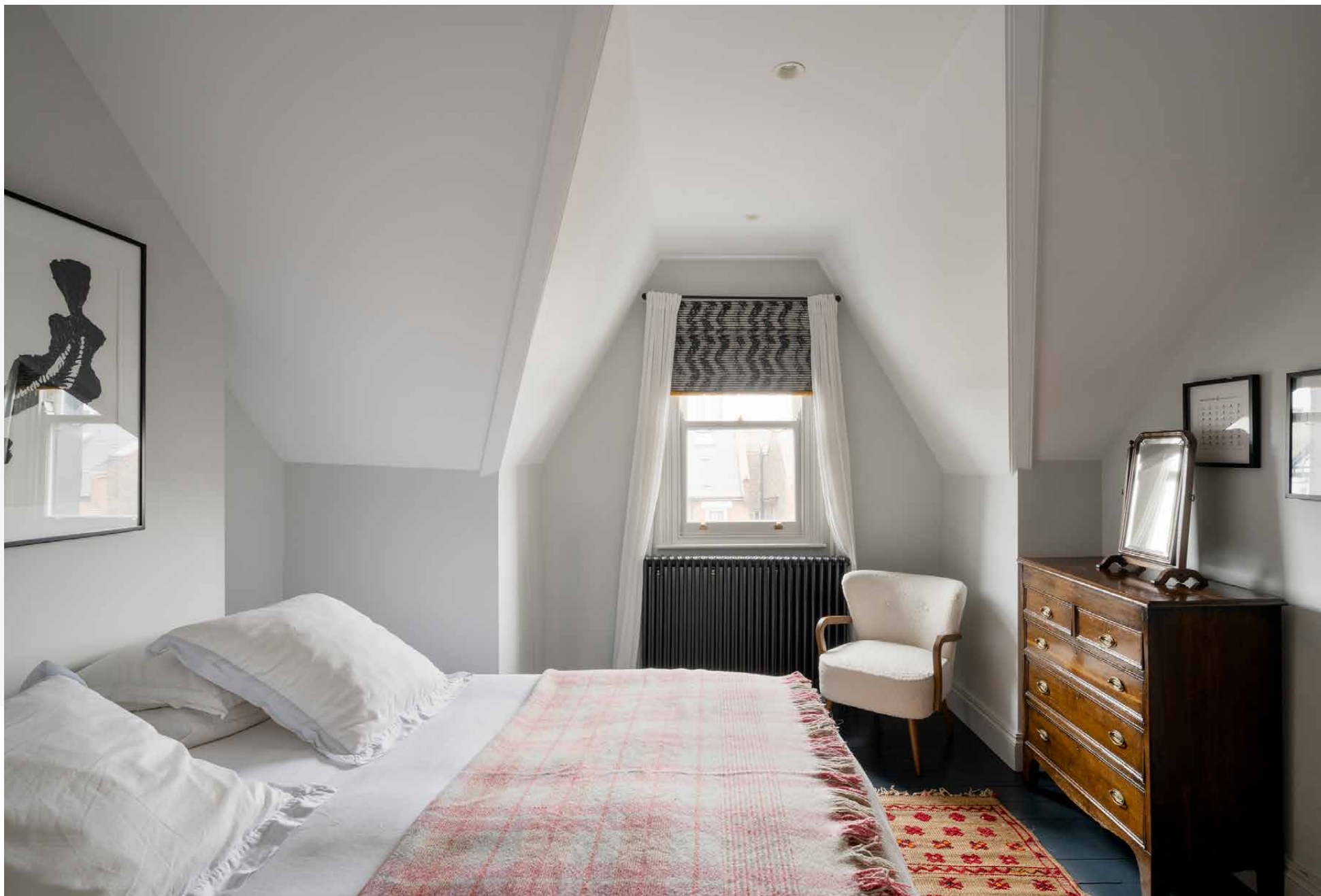
Two further bedrooms share a sense of retreat, pairing white walls with dark floorboards. A contemporary shower room serves these rooms, finished with white metro tiles and deep navy walls.

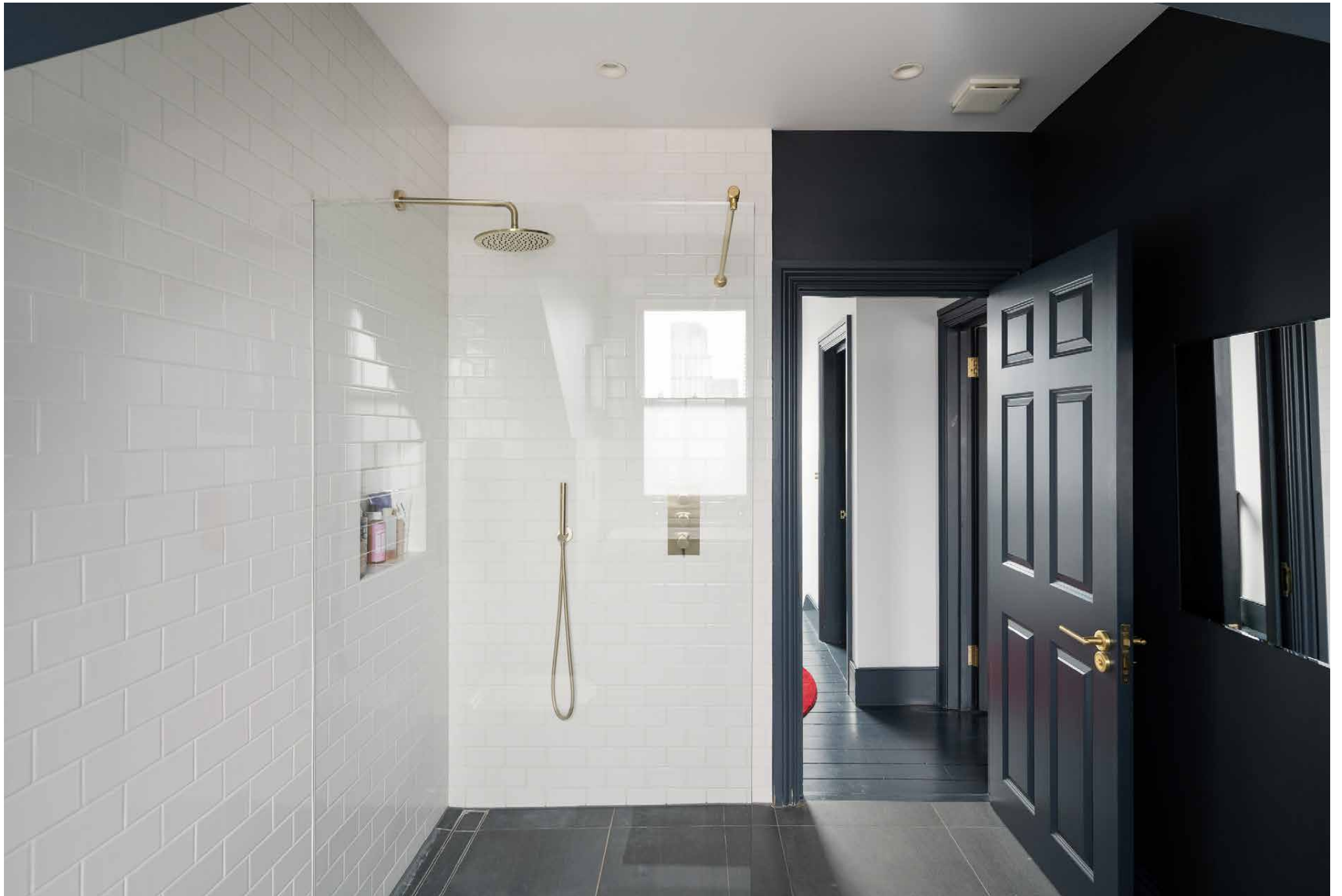
Adding to the home's convenience are a downstairs cloakroom and a basement providing excellent storage.





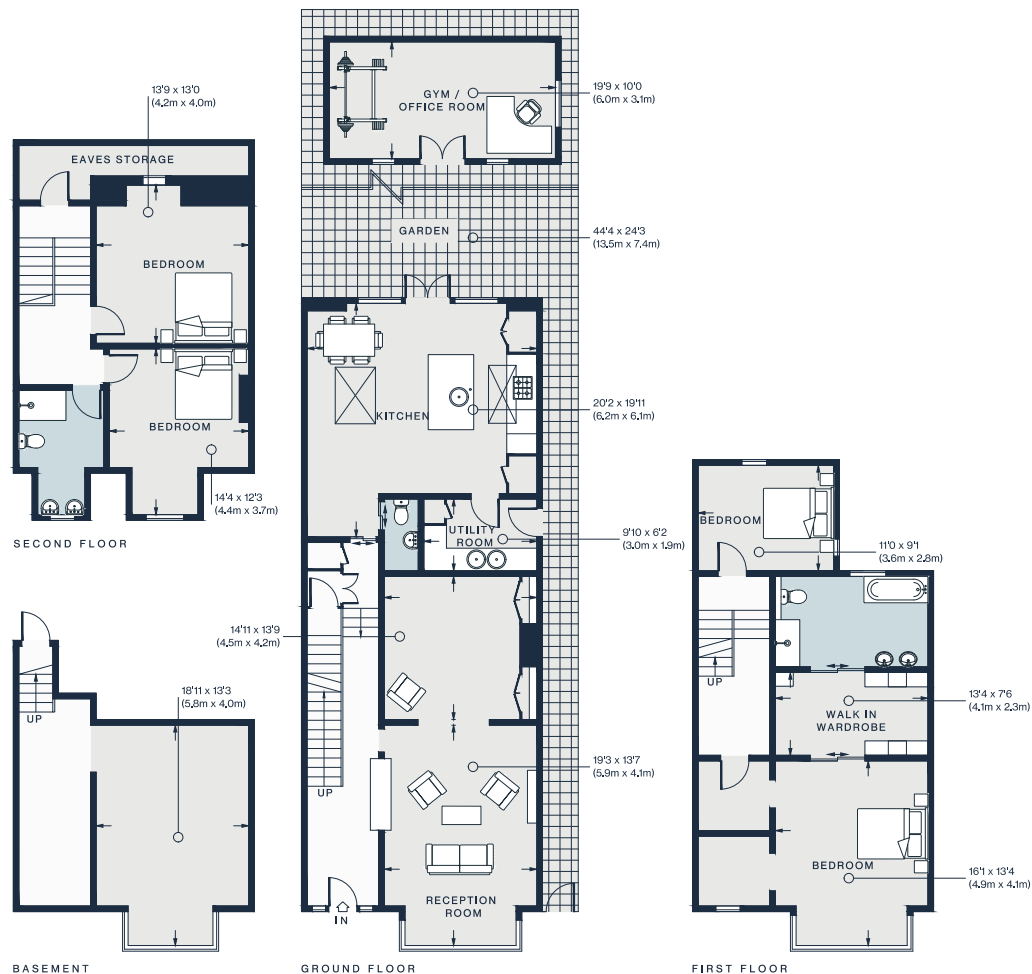








P Permit holders only Mon - Fri 9 - 10 am 3 - 4 pm



Basement = 365 sq ft / 33.9 sq m
 Ground Floor = 1,089 sq ft / 101.2 sq m
 First Floor = 729 sq ft / 67.7 sq m
 Second Floor = 513 sq ft / 47.2 sq m
 Gym / Office Room / Eaves Storage = 277 sq ft / 26 sq m
 Approx. Gross Internal Area = 2,973 sq ft / 276 sq m
 (Including Gym / Office Room / Eaves Storage)

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.
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Property Details

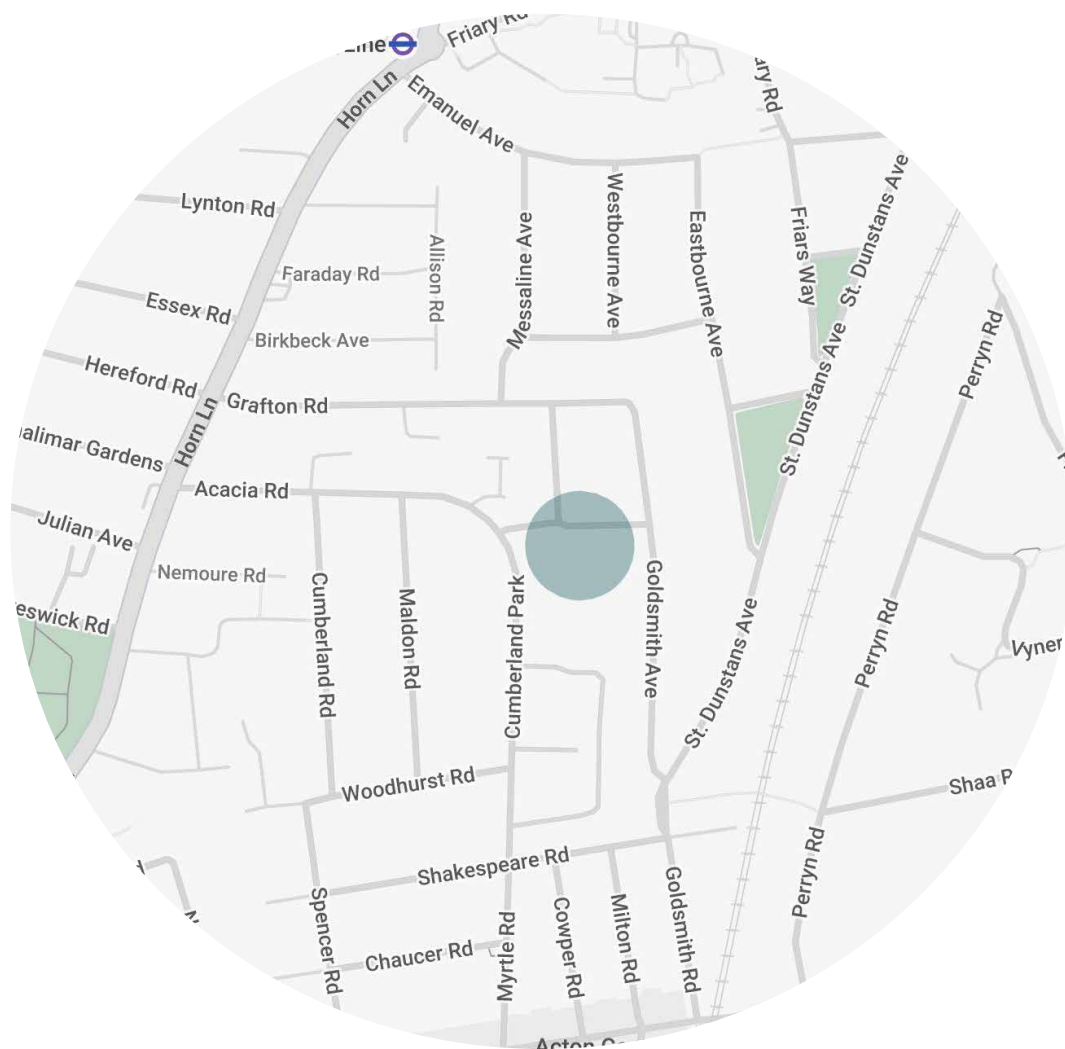
3 Bedrooms, 3 Bathrooms
 Family home in sought-after Poet's Corner
 Standout contemporary kitchen extension
 Double reception room
 Generous principal bedroom suite with study & walk-in wardrobe
 Two further bedrooms
 Shower room
 Garden with studio
 Utility room and cloakroom
 Underfloor heating in kitchen and principal suite
 Cellar
 London Borough of Ealing

Approx. 2,973 sq ft / 276 sq m

EPC=D

Deposit: £11,700 (LL) / £10,000 (SL)

Council Tax Band: G



Location

In the heart of the Poet's Corner community, Baldwyn Gardens sits in a characterful conservation area with a tight-knit community feel. The liveliness of Churchfield Road is a short stroll away. Stop for morning coffee at Fields or Kave, beat the weekend sourdough queue at Layla Bakery, or pick up supplies at Basil & Tom's greengrocers or much-loved deli Churchfield Food Store. Keep it local come evening, with a drink at Vindinista Wine Shop & Bar or The Station House. Acton Park is also close by for runs, fresh air or a game of tennis. Several top-rated schools are in walking distance, making this an ideal catchment area for families.

Acton Central – 8 mins (London Overground)

Acton Main Line – 9 mins (Elizabeth Line)

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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