DOMUS NOVA



Bedford Gardens W8 – £4,500 (LL) / £7,000 p/w (SL)

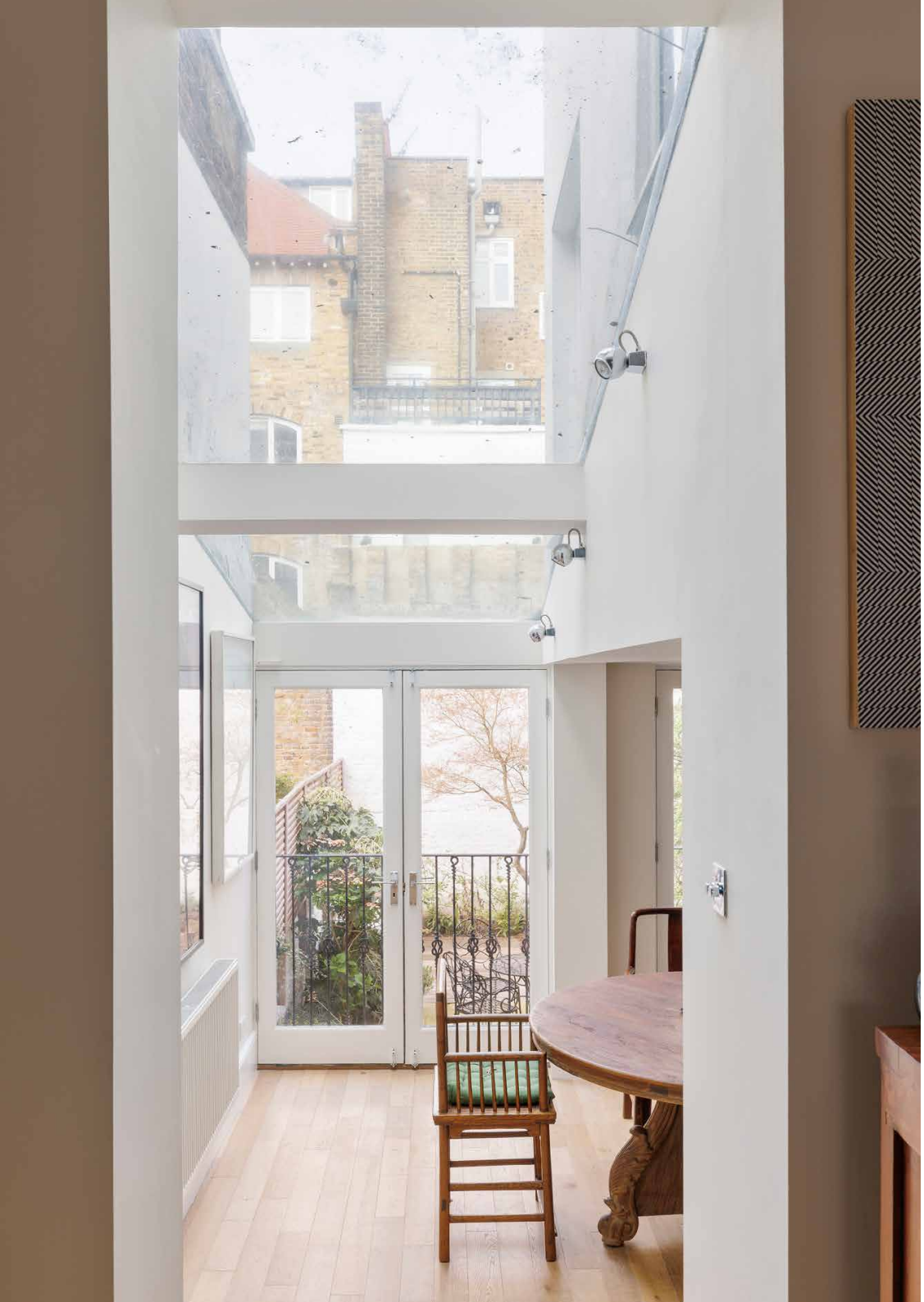
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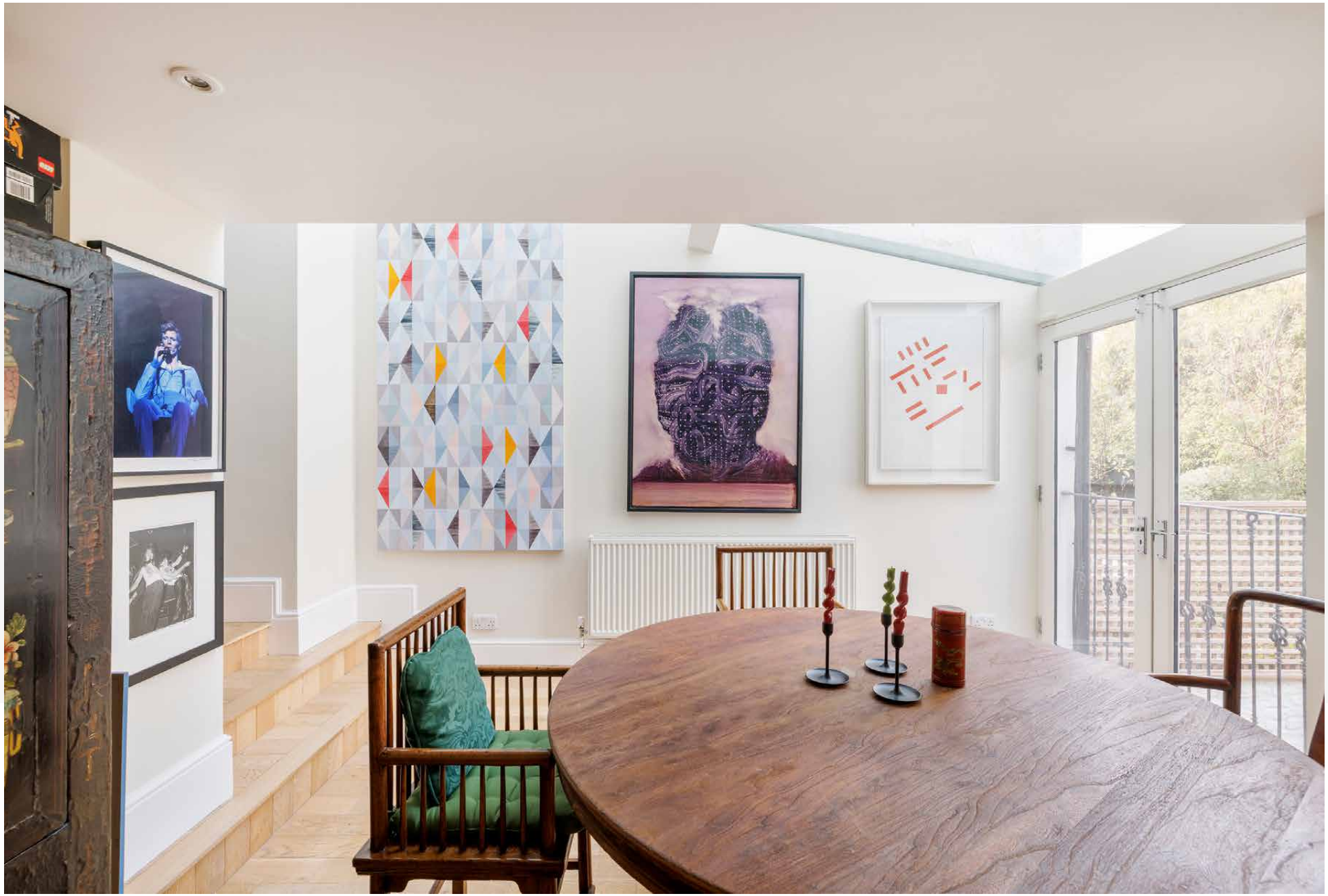
Positioned along a peaceful, tree-lined stretch of Bedford Gardens, this family home has a real sense of quietude. A classic stock-brick façade, framed by wrought-iron detailing and climbing greenery, sits behind a private front garden. Beyond, vibrant interiors unfold across a spacious floorplan.

From the ground floor, a sequence of reception spaces reveals itself with an impressive sense of scale. In the principal reception area, layered textures, vintage rugs and striking artwork create an expressive backdrop. Adjacent, a second seating area takes on a more gallery-like quality with striking wall art. To the rear, a dining room is bathed in natural light beneath an expansive glazed roof, where eclectic furnishings and garden views enhance the sense of openness. A separate study provides a quiet retreat for home working.


Lemon.



> A dining room is bathed in natural light beneath an expansive glazed roof, where eclectic furnishings and garden views enhance the sense of openness



Downstairs, the kitchen is crafted with whitewashed cabinetry and integrated Siemens appliances, set against palm-print wallpaper and soft green tones. Light pours down through overhead glazing, illuminating the waterfall island; pendant lighting takes over when sunlight begins to fade.

Beyond, a relaxed television room introduces a moodier palette, with dark walls and a low-slung sofa creating an inviting atmosphere. French doors open directly onto the garden, establishing an easy indoor-outdoor connection. Outside, the garden is designed with entertaining in mind, complete with a high-spec barbecue, dining and lounge areas – backdropped by whitewashed brick walls softened by climbing greenery.




KEYS


P
A
P





Occupying the first floor, the principal suite is elegant and expressive. A four-poster bed catches the eye against the neutral carpets and walls, while full-height glazing draws in natural light and opens onto a private balcony. The en suite bathroom is finished with pale stone, a dual vanity, rainfall shower and freestanding bathtub.

The remaining bedrooms continue the home's thoughtful design. One guest room features full-height panelled wardrobes and generous natural light, while the other two are finished with pink hues and botanic wallpaper – currently imagined as kids' rooms. These spaces are served by a family bathroom, where blush tones and marble surfaces are set to soothe.







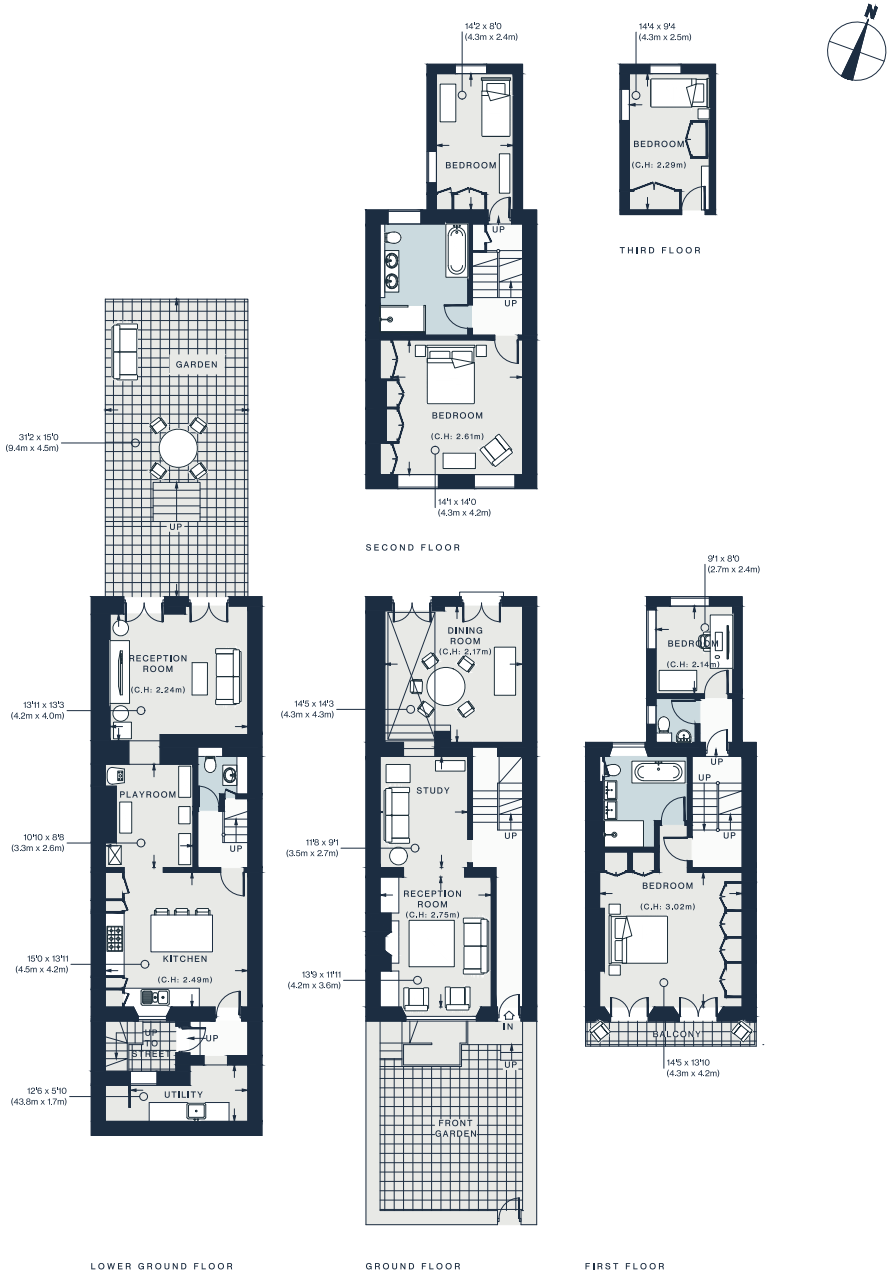









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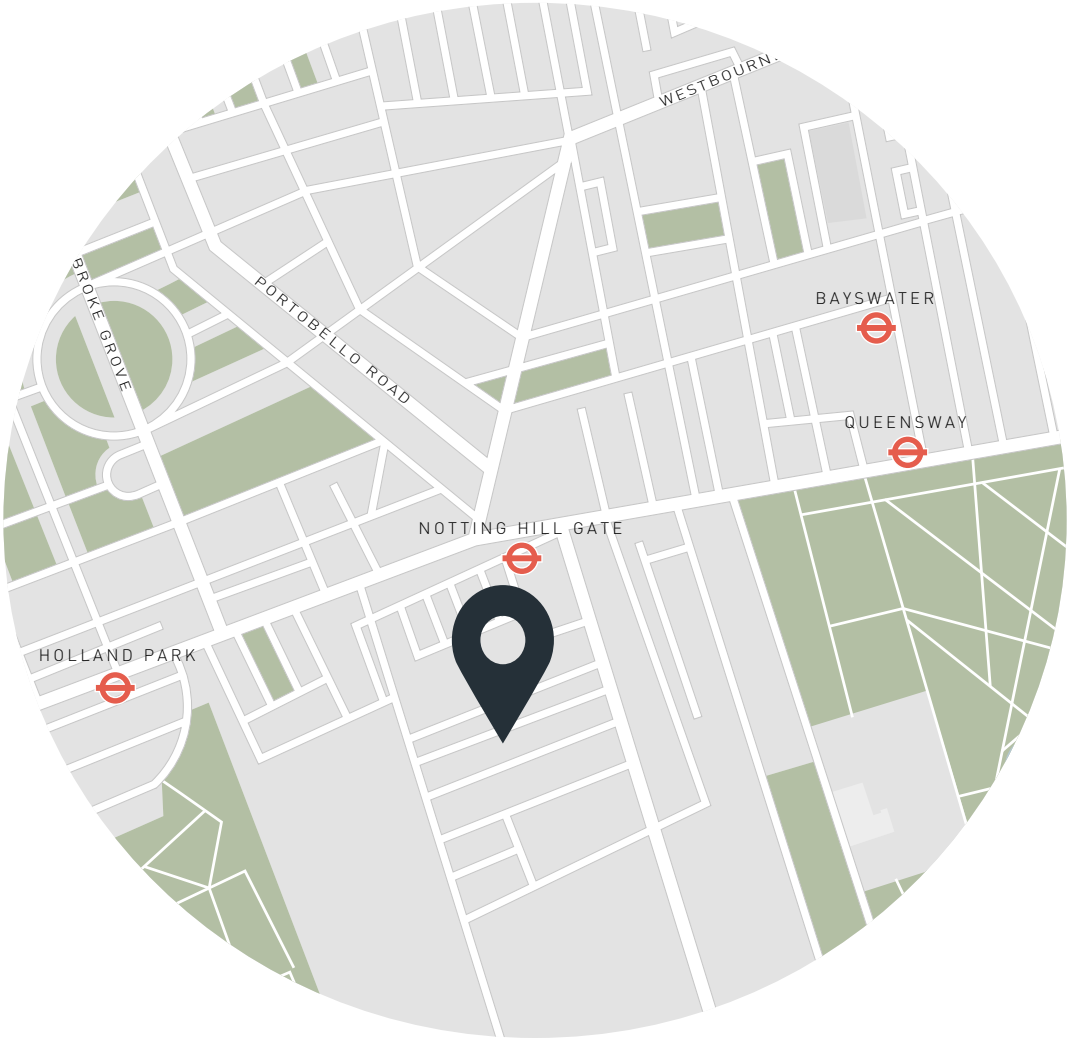
Lower Ground Floor = 799 sq ft / 74.2 sq m
Ground Floor = 631 sq ft / 58.6 sq m
First Floor = 531 sq ft / 49.3 sq m
Second Floor = 637 sq ft / 59.2 sq m
Approx. Gross Internal Area = 2,598 sq ft / 241.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

4 Bedrooms, 3 Bathrooms
Open-plan kitchen and living room
Double reception room
Dining room
Television room
Principal bedroom suite
Four guest bedrooms
One guest bathroom
Additional WC
Study
Utility room
Private balcony
Private front and rear gardens
Royal Borough of Kensington & Chelsea

Approx. 2,598 sq ft / 241,3 sq m
EPC=C
Deposit: £27,000 (LL) / £28,000 (SL)
Council Tax Band: H



Location

Perfectly positioned between Notting Hill Gate and Kensington High Street, Bedford Gardens places the best of west London within easy reach. Moments away, Hillgate Village offers a charming pocket of pastel-fronted houses and neighbourhood favourites, including Mazi, Suzi Tros and Kuro Eatery. For a broader mix, Kensington High Street brings an array of boutiques, cafés and everyday conveniences, while the leafy expanse of Holland Park offers a welcome sense of calm. In the opposite direction, the vibrant energy of Portobello Road Market draws with its antiques and street food, while evenings are best spent at local stalwarts The Churchill Arms and The Windsor Castle.

Notting Hill Gate - 6 mins
Holland Park - 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
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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 tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our Privacy Policy is shown on our website

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