

# DOMUS NOVA



Berkeley Gardens, W8 – £8,000 p/w (LL) / £12,000 p/w (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



From the street, Berkeley Gardens presents a picture of period elegance. Step inside and the mood shifts. Two former residences have been united to create an expansive five-storey home, where sculptural architecture and moments of artistic expression bring energy to every level.

At its heart, a cantilevered staircase rises through the building like an installation, drawing together spaces for entertaining, retreating and everyday family life. Warm timber, veined stone and tactile fabrics soften the clean lines, while generous windows keep the interiors bright.

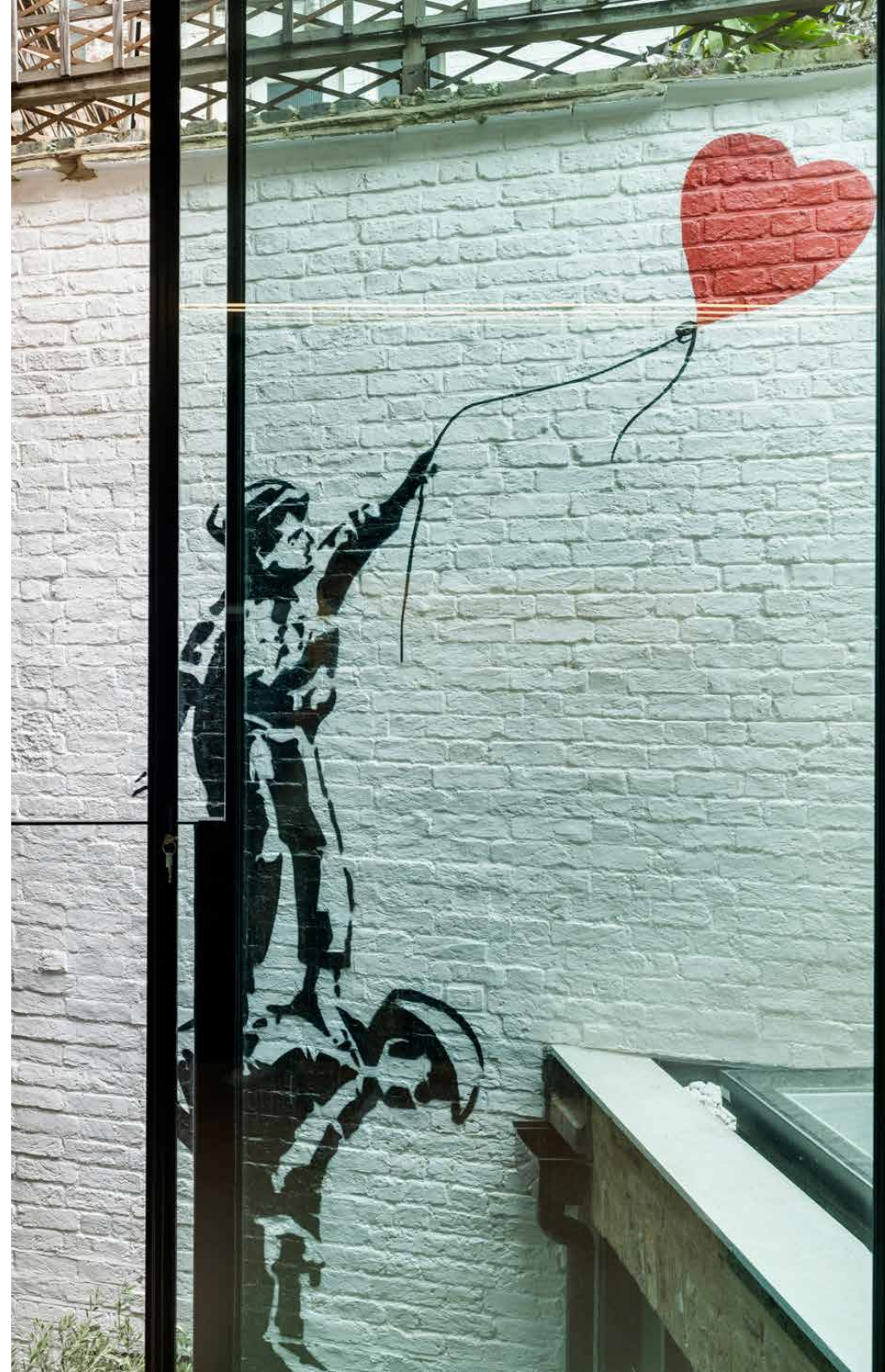






The ground floor sets an expressive tone. Bubble pendants by Giopato & Coombes float above a monolithic marble dining table, with curated artwork lifting the otherwise restrained palette. Beyond, the kitchen feels both polished and practical, pairing dark cabinetry with integrated appliances and an informal breakfast bar. Across the courtyard, a Banksy-inspired mural lends a playful backdrop.

Upstairs, the drawing room offers a contemporary take on tradition. A broad bay window opens onto a balcony, while a statement fireplace and concealed cocktail bar make the space feel ready for evenings that stretch on, spilling onto the terrace beyond.









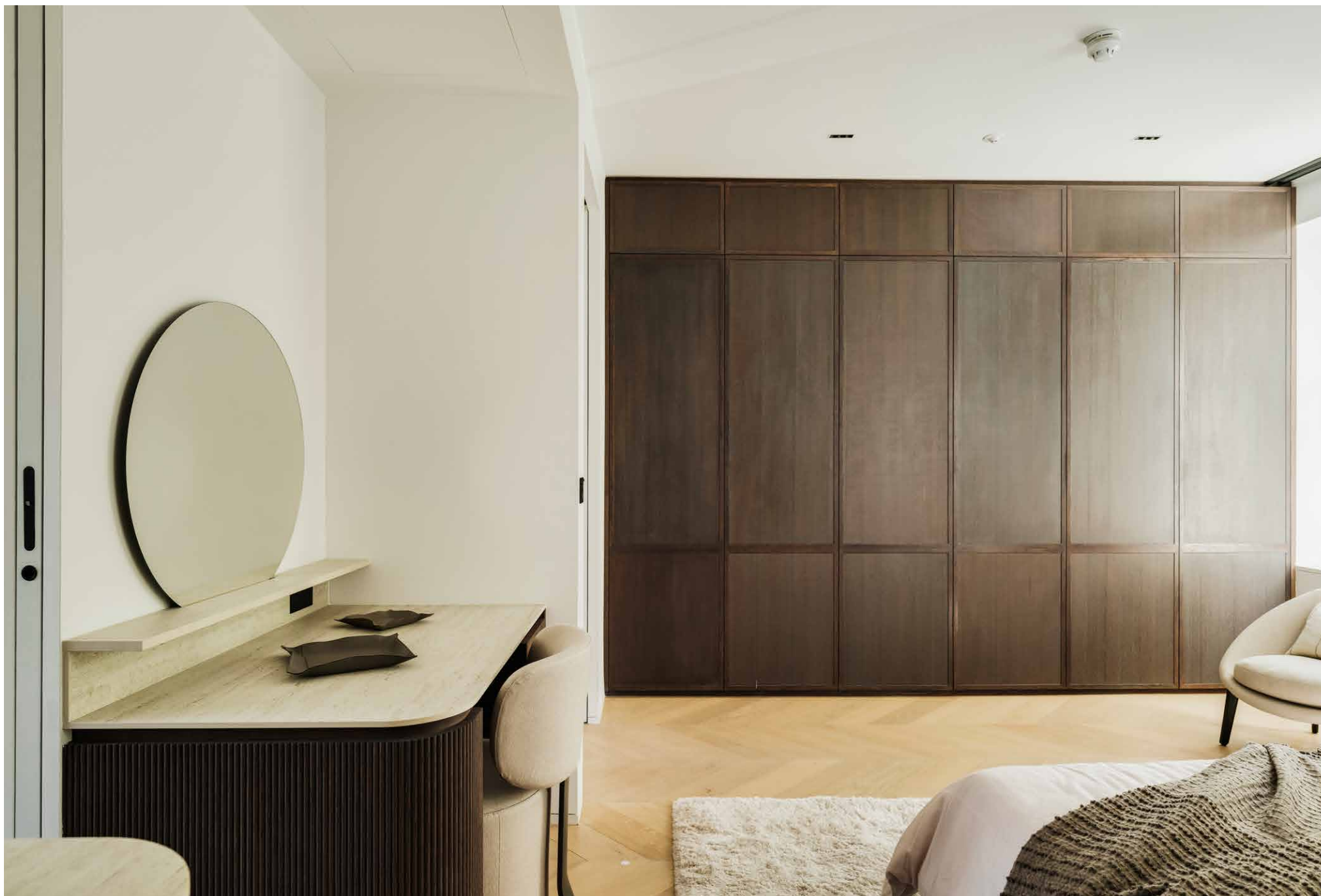




The lower-ground floor is designed for slower moments, with a relaxed television room and a dedicated study-cum-bedroom opening directly onto the internal patio. A tucked-away guest bedroom suite is also found on this floor, ideal for guests or staff.

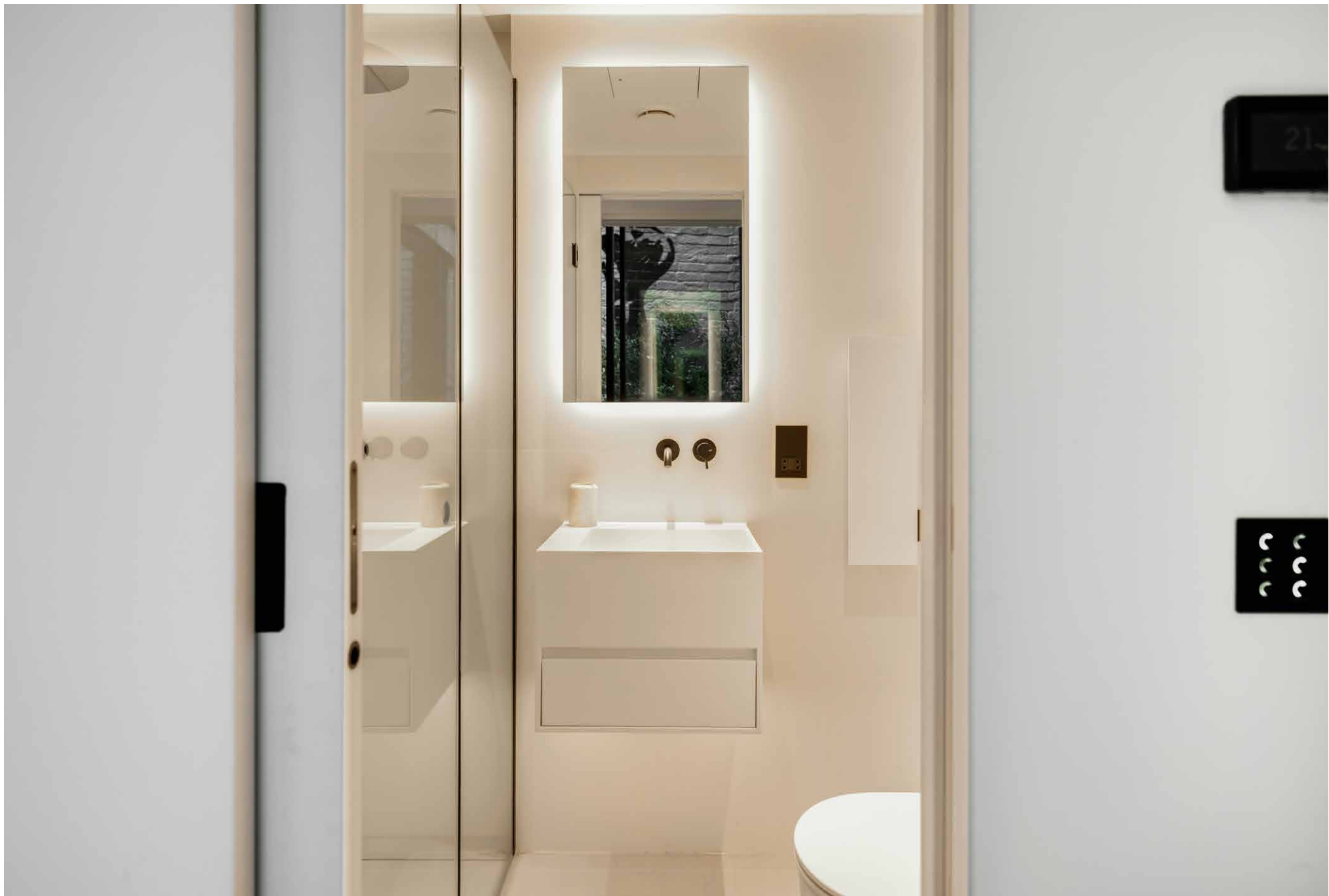
Across the remaining bedrooms, the atmosphere slows. The principal suite layers herringbone oak, timber joinery and soft organic tones, with a pocket door revealing a pared-back bathroom complete with a floating double vanity and oversized rainfall shower. Two further bedroom suites are arranged across the third floor, offering privacy and flexibility for family and guests.







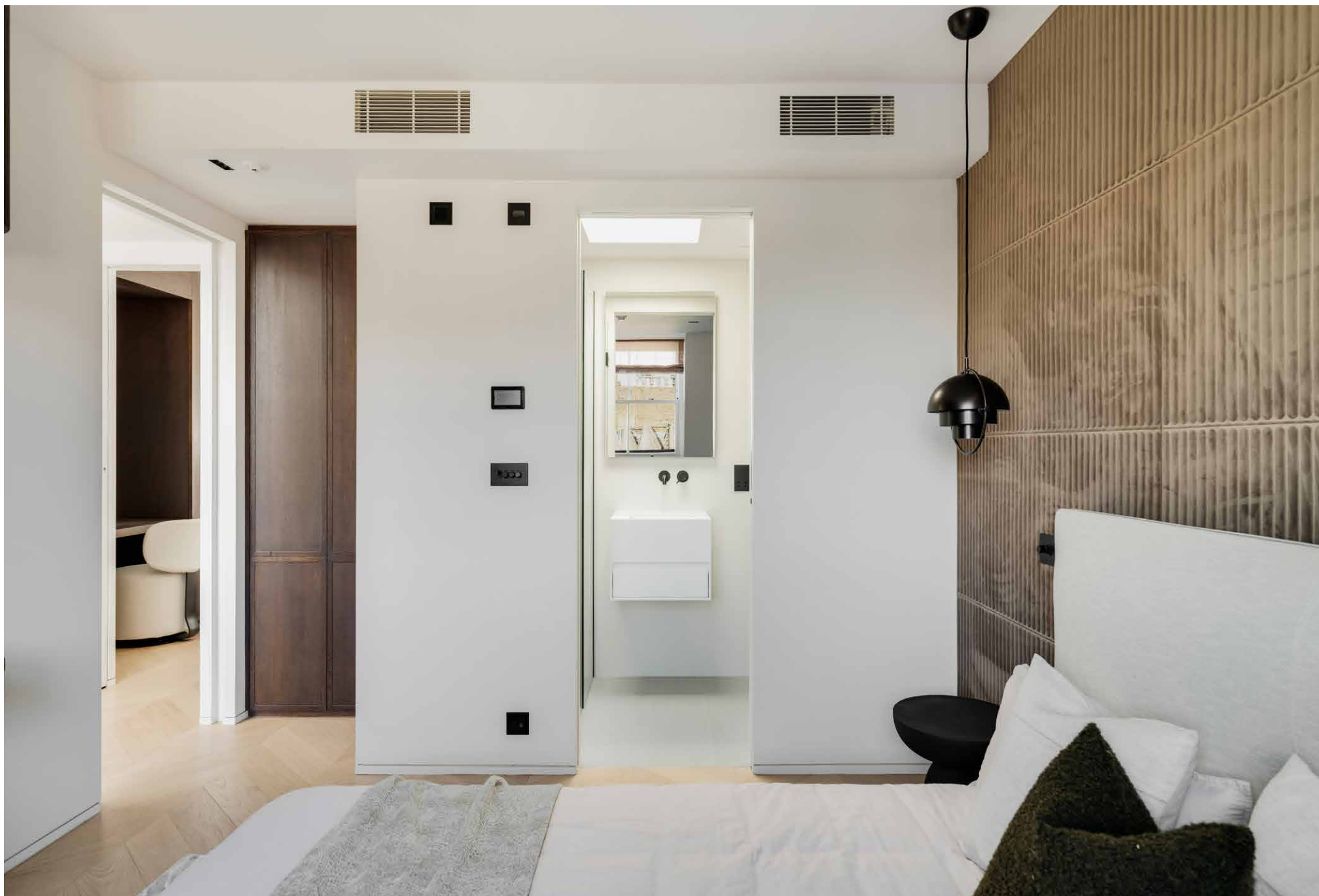




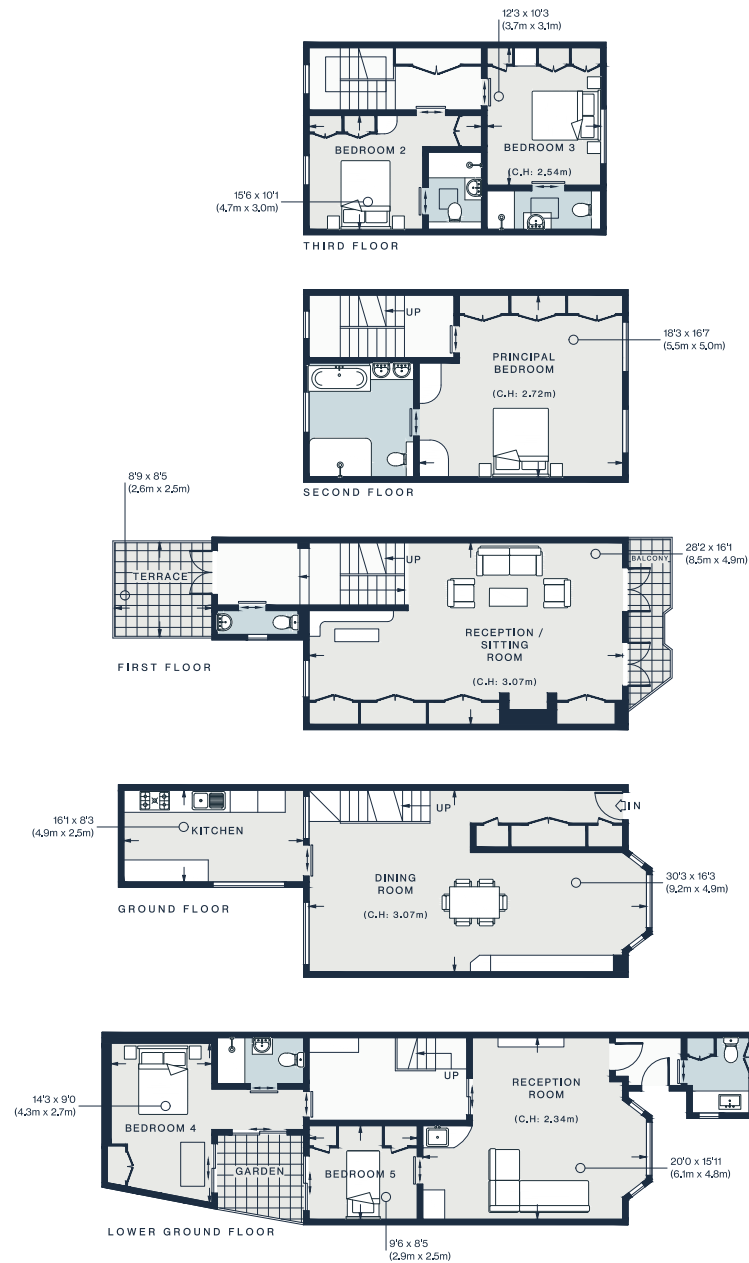


“A five-storey home, where sculptural architecture and artistic expression bring energy to every level.”









Approx. Gross Internal Area = 2754 sq ft / 255.85 sq m

## Property Details

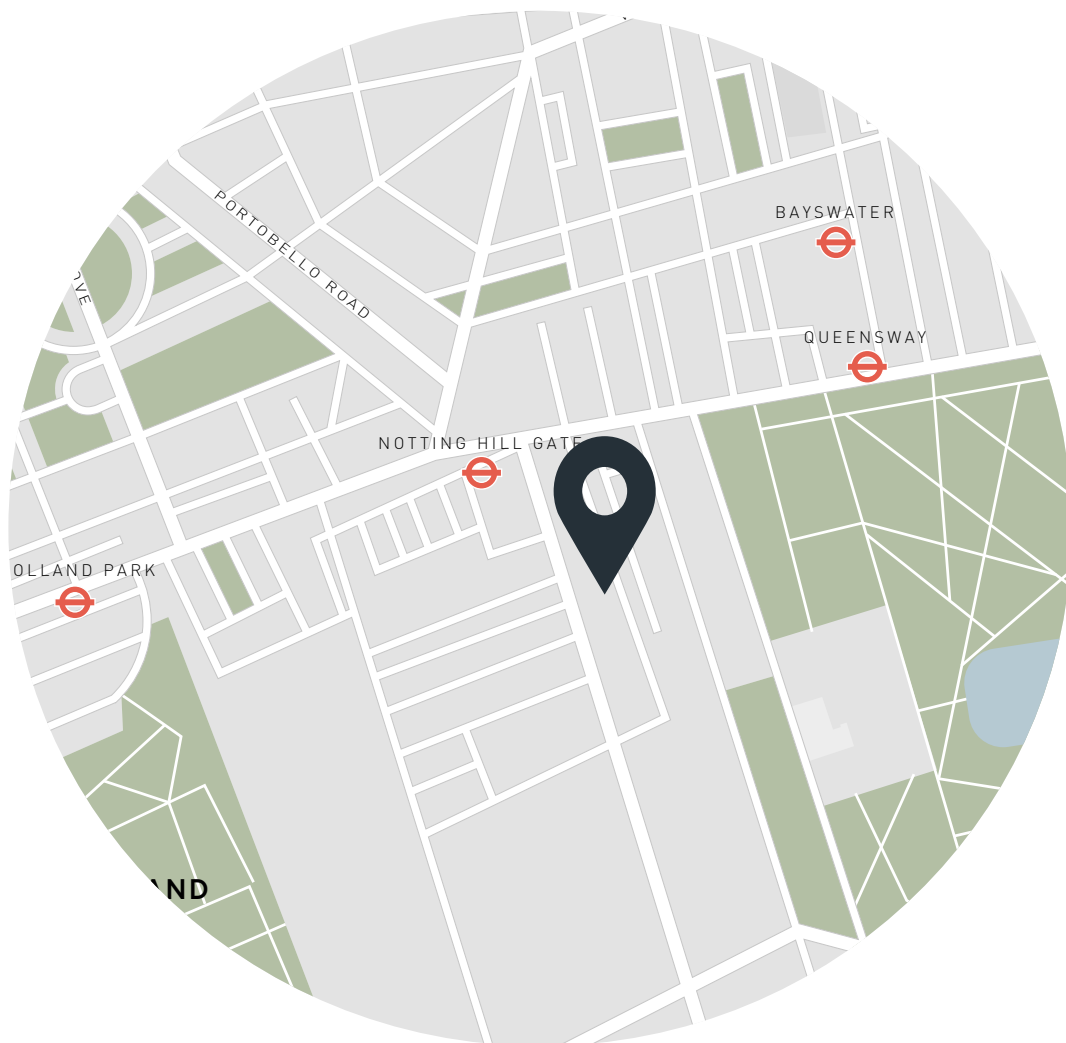
5 bedrooms, 4 bathrooms  
 Expansive, immaculately renovated townhouse  
 Formal dining room and contemporary kitchen  
 Reception room with bar area  
 Snug/ family room  
 Principal bedroom suite  
 Three further bedroom suites  
 Study/ additional bedroom  
 Two cloakrooms  
 Terrace, balcony and internal courtyard  
 Cinema room  
 The Royal Borough of Kensington & Chelsea

Approx. 2,754 sq ft / 255.85 sq m

EPC=D

Deposit: £48,000 (LL & SL)

Council Tax Band: H



## Location

Berkeley Gardens offers a quieter side of one of London's most established neighbourhoods. Mornings might begin with a walk through the gardens of Kensington Palace, while the nearby Tennis Club, independent cafés and local shops lend the area an unmistakable sense of community. An exceptional choice of restaurants – from Michelin-starred Kitchen W8 to the seasonal cooking at Clarke's – ensures dining well is never reserved for special occasions. With the Royal Albert Hall, Serpentine Galleries and South Kensington's world-renowned museums all within easy reach, culture is woven naturally into everyday life.

Notting Hill Gate – 5 mins  
High Street Kensington – 11 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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