DOMUS NOVA



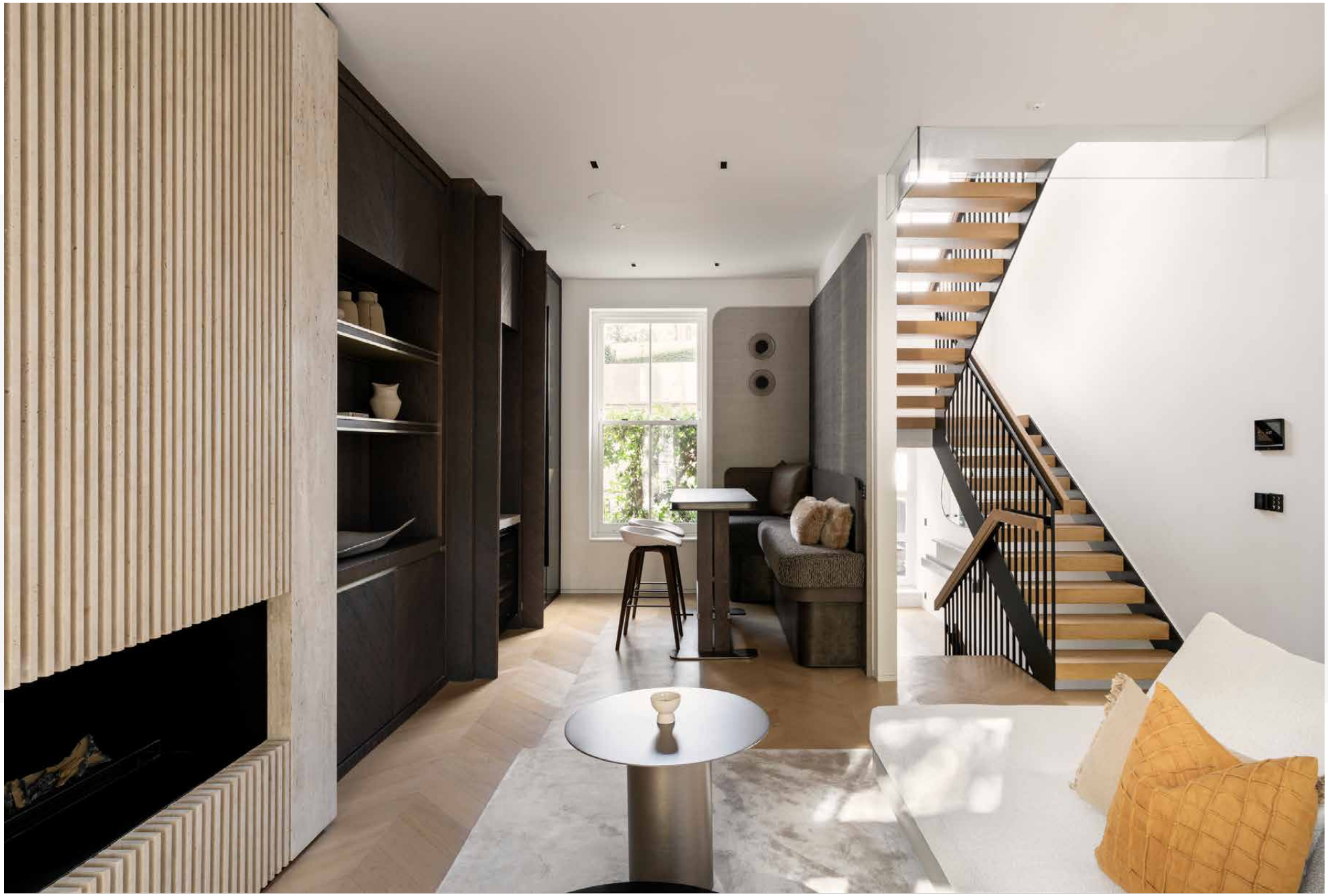
Berkeley Gardens, W8 – £8,000 p/w (LL) / £12,000 p/w (SL)

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.

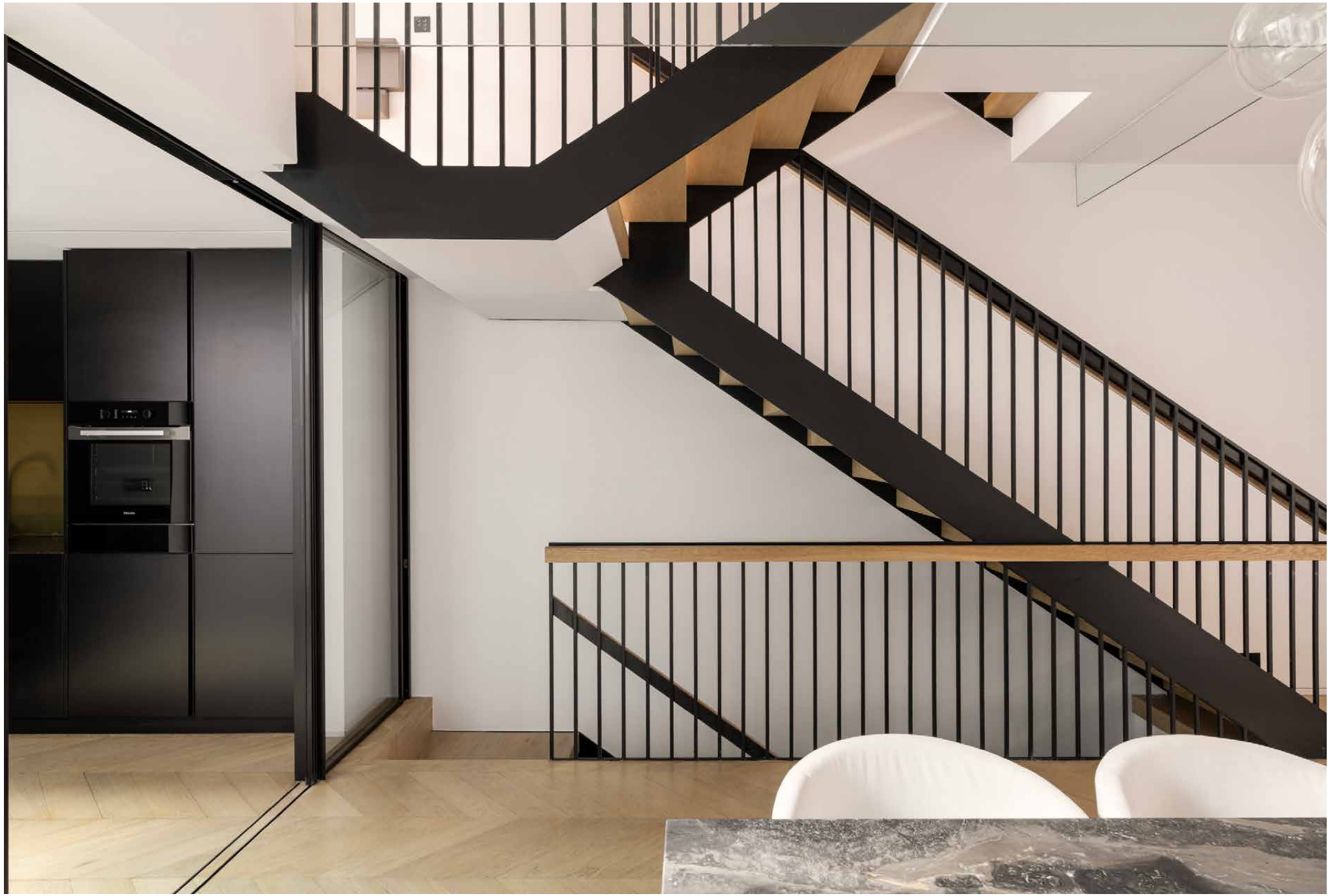
Upstairs, the drawing room offers a contemporary take on tradition. A broad bay window opens onto a balcony, while a statement fireplace and concealed cocktail bar make the space feel ready for evenings that stretch on, spilling onto the terrace beyond.









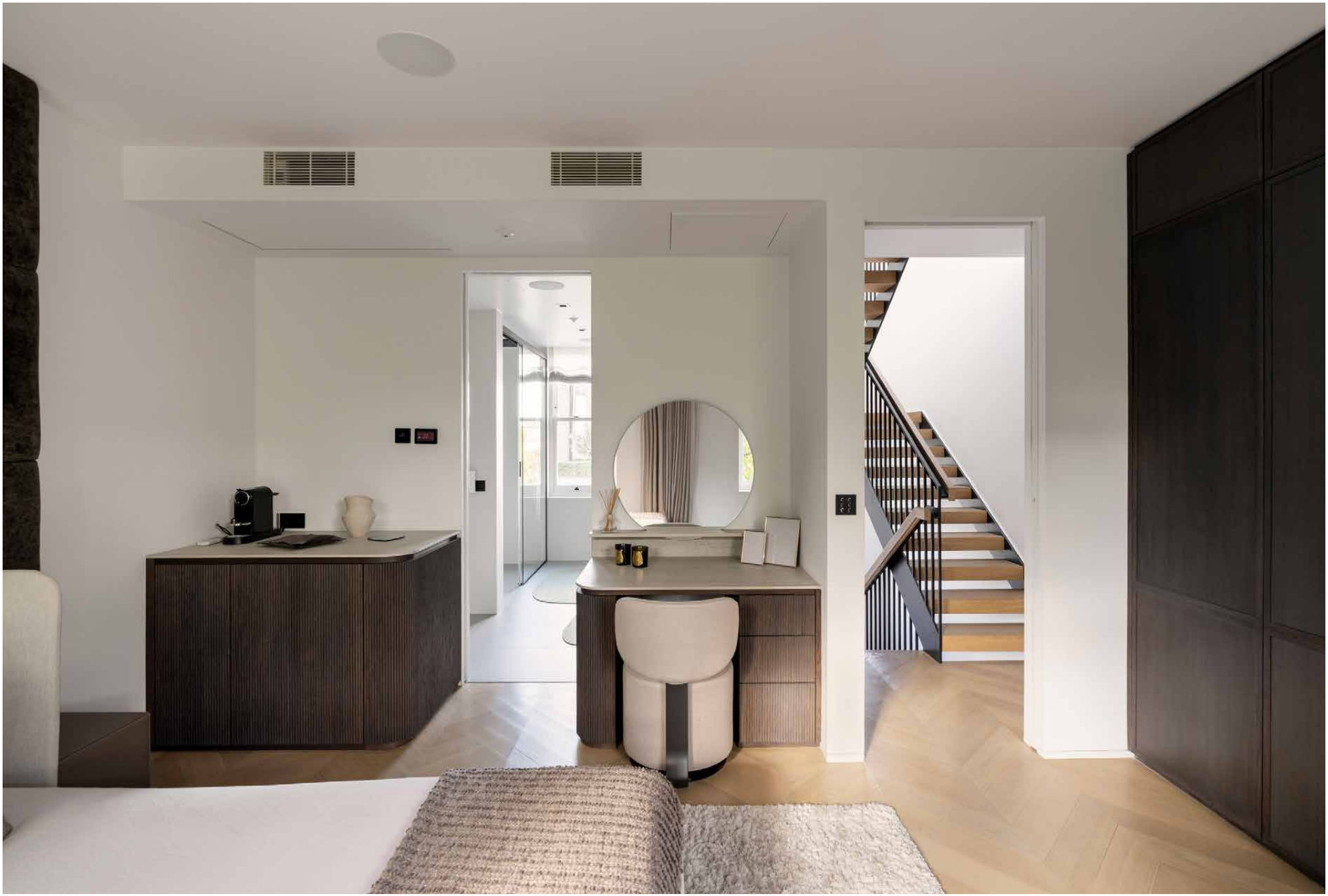




The lower-ground floor is designed for slower moments, with a relaxed television room and a dedicated study-cum-bedroom opening directly onto the internal patio. A tucked-away guest bedroom suite is also found on this floor, ideal for guests or staff.

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.





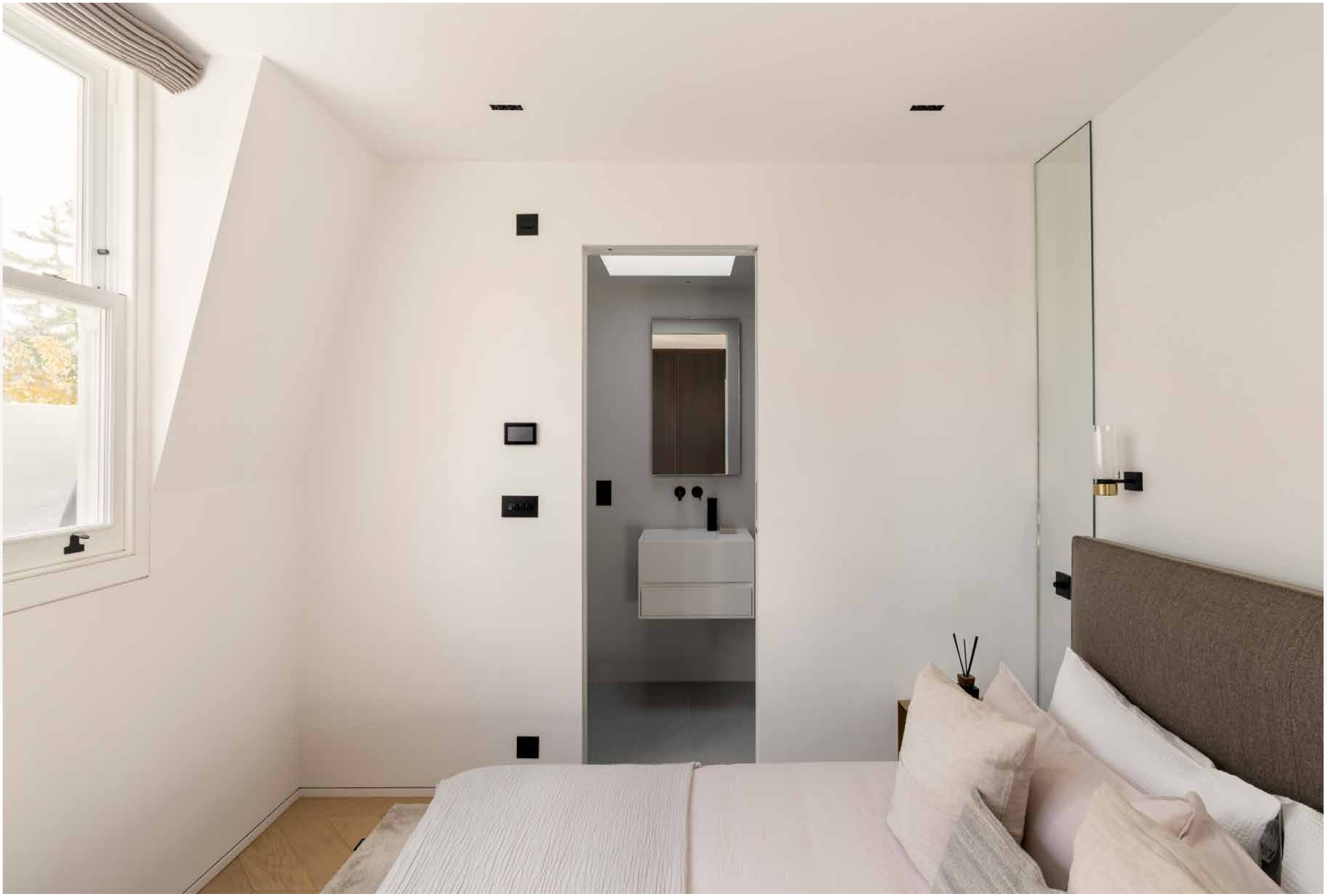






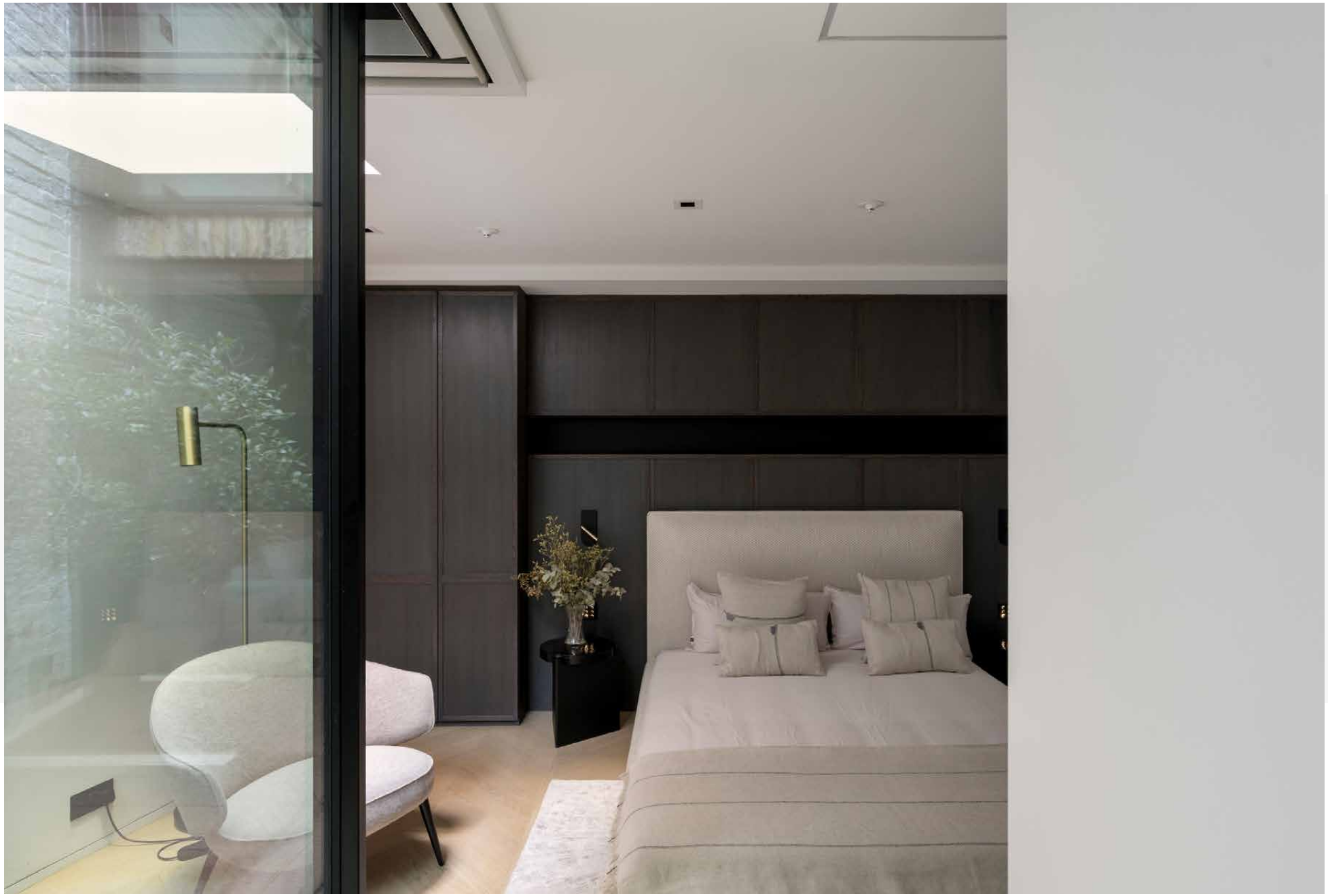


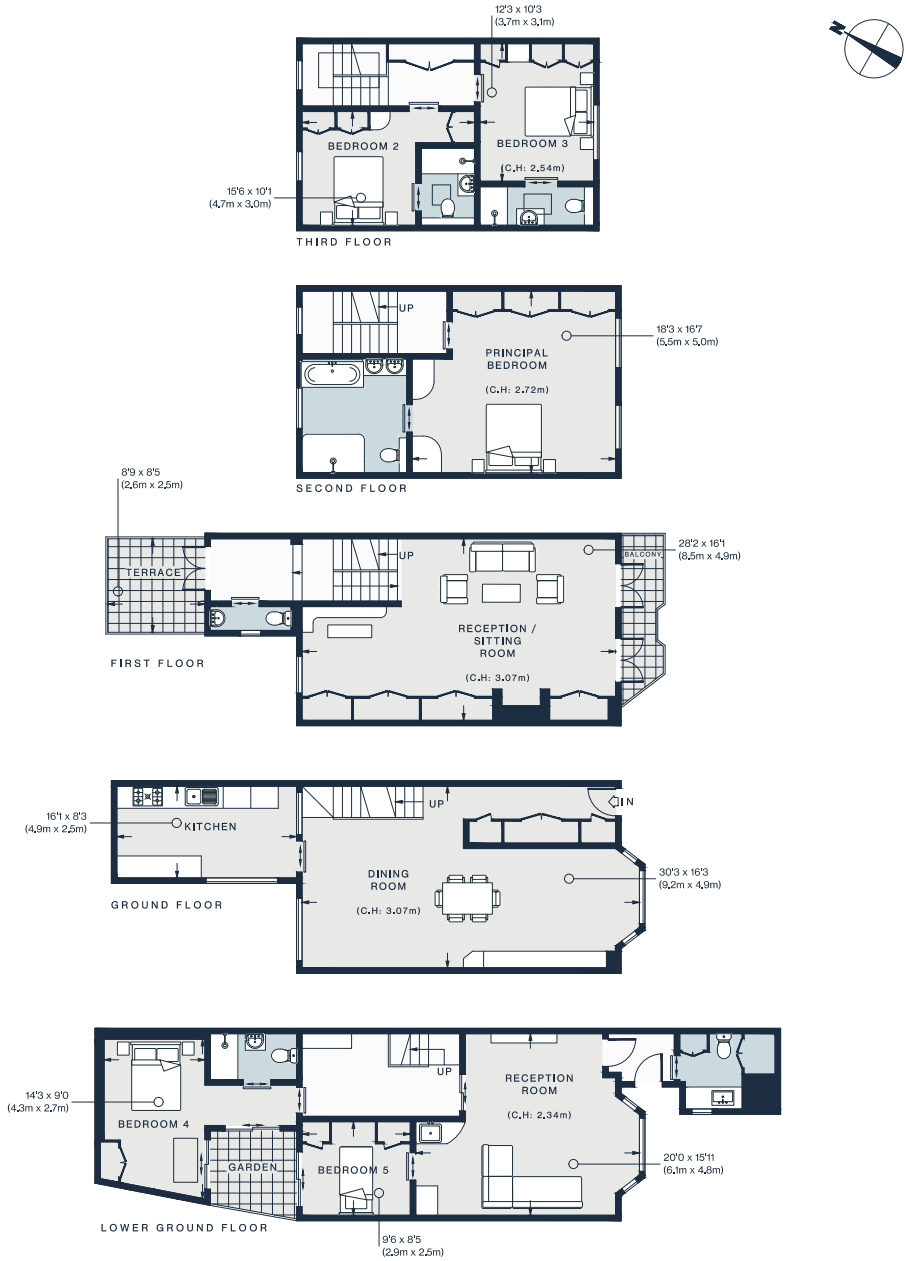
A five-storey home, where sculptural architecture and artistic expression bring energy to every level.






VINTAGE ROLEX





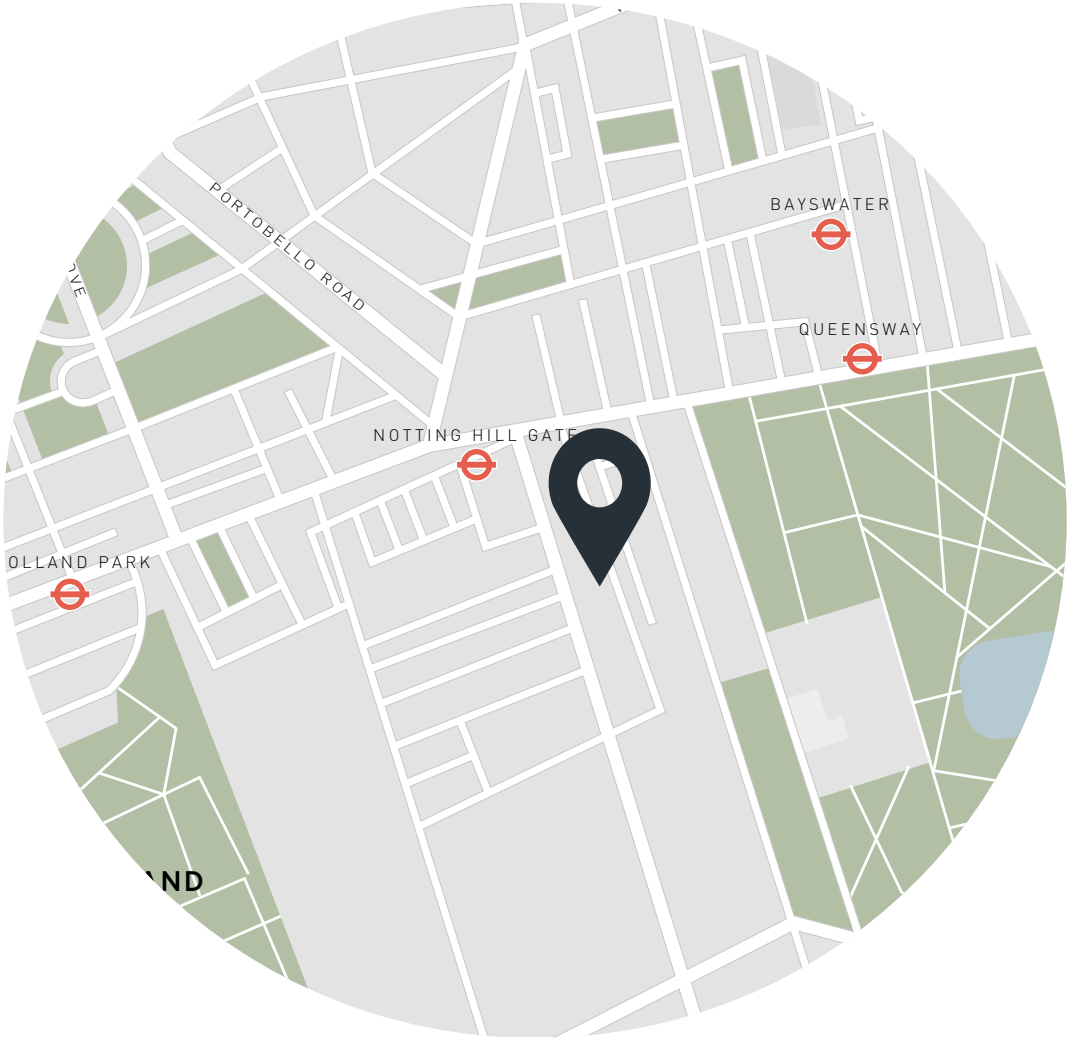
Approx. Gross Internal Area = 2754 sq ft / 255.85 sq m

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

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
020 7727 1717
lettings@domusnova.com

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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