

DOMUS NOVA



Bolton Gardens SW5 – £1,400 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Close to the capital's best cultural institutions, this red-brick and stucco townhouse brings tradition and modernity together in quiet conversation. A two-bedroom home shaped by a recent renovation, architect-designed craftsmanship is at its best here.

Set on the third floor, the living area opens out in a sweep of oak herringbone flooring and gallery-like walls. South-facing sash windows draw in the light; a black fireplace gives the room its focus. Space is generous and flexible – there's room for conversation as much as calm.

Along the rear wall, the kitchen brings precision.

Solid wood cabinetry is custom made, its proportions centred by a single slab of stone that forms both countertop and splashback. Integrated appliances sit neatly within the composition. To one side, a floating open-tread staircase serves as a sculptural centrepiece – leading up to the non-demised flat roof.







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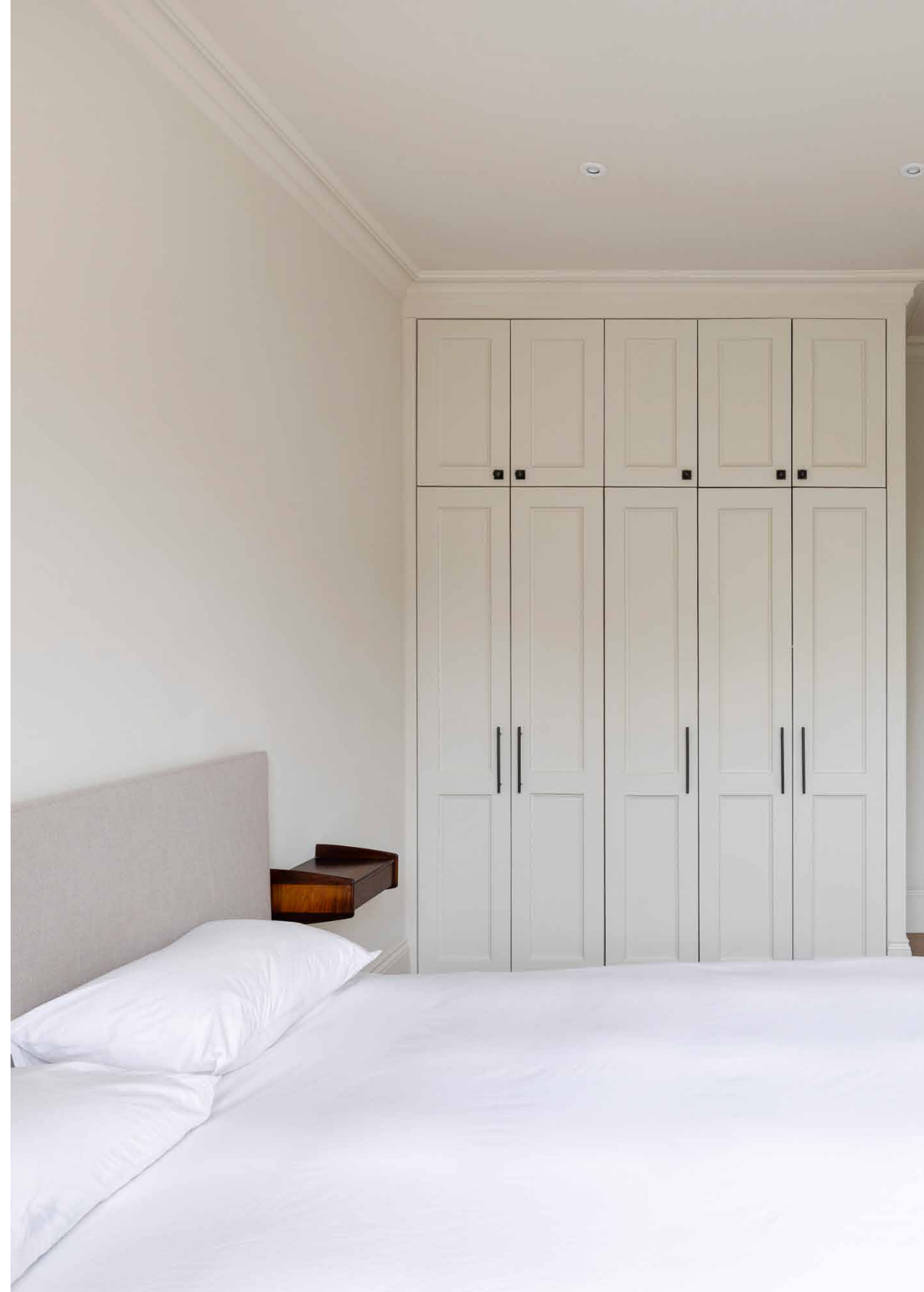




In the principal bedroom, bespoke wardrobes keep the architecture clean-lined and free of distraction.

Through sash windows, a small balcony opens to the air. The second bedroom follows suit, with built-in wardrobes. Between them, a generous bathroom finished in ceramic tiling, complete with walk-in shower and deep bathtub.

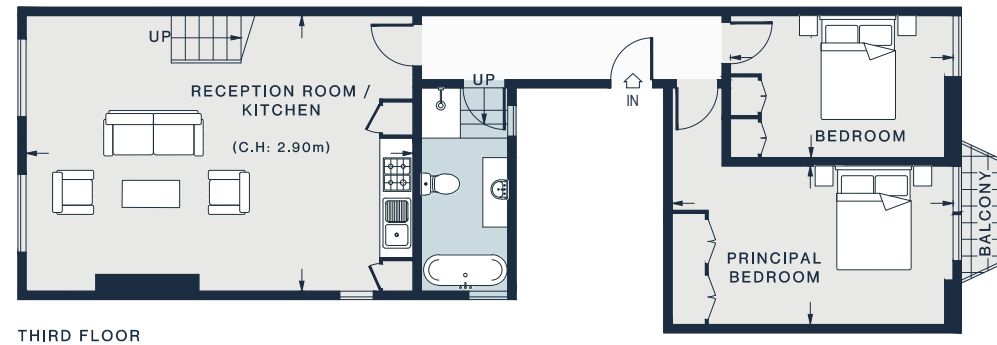
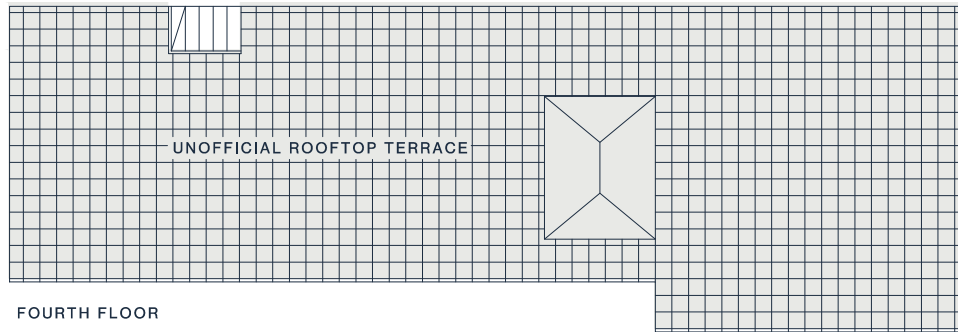
The home further benefits from soundproofed floors, acoustic underlay and renewed insulation.











RECEPTION ROOM /
KITCHEN
22'10 x 16'1 (6.9m x 4.9m)

PRINCIPAL
BEDROOM
16'7 x 9'6 (5.0m x 2.9m)

BEDROOM
13'2 x 8'6 (4.0m x 2.6m)

Approx. Gross Internal Area = 803 sq ft / 74.6 sq m

Property Details

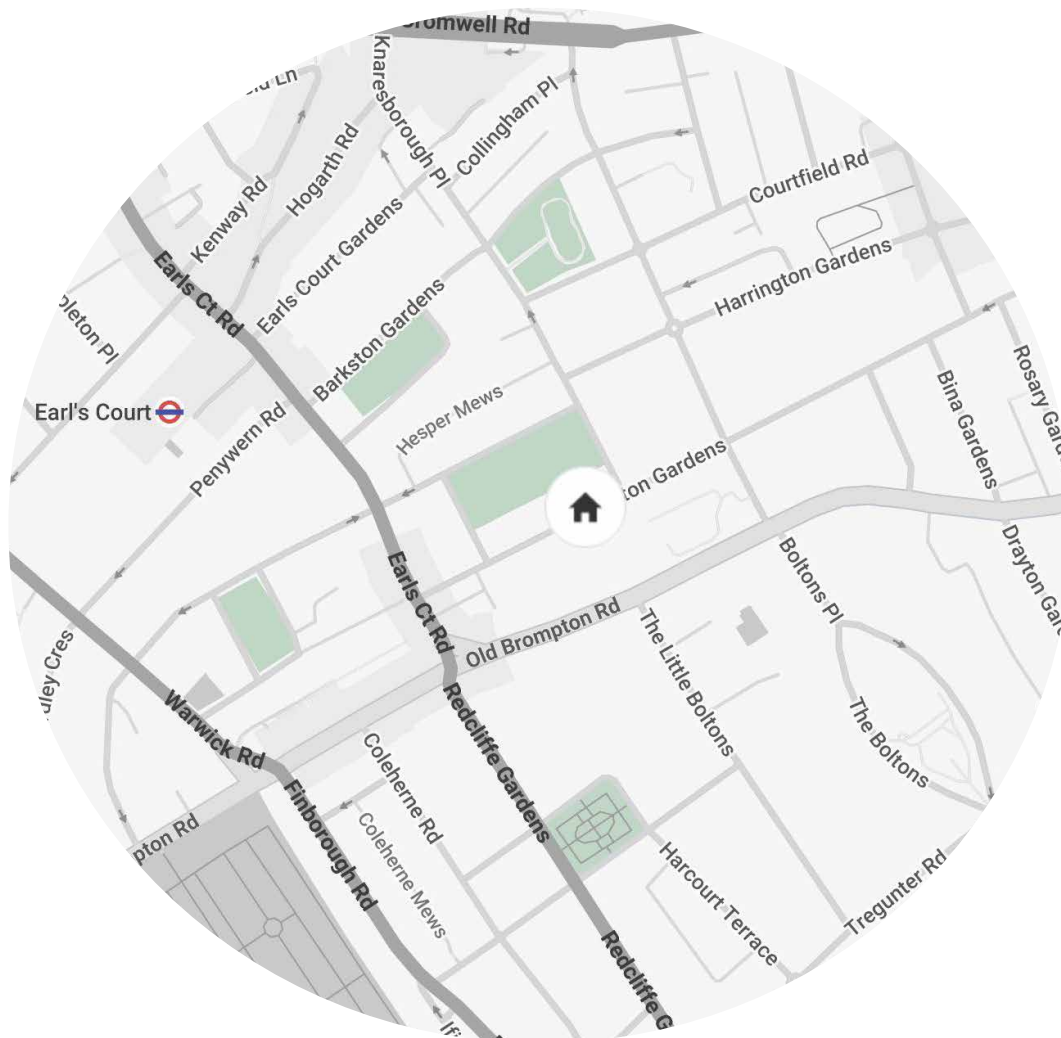
Open-plan kitchen, dining and reception room
Principal bedroom with bespoke storage
Guest bedroom with built-in cabinetry
Family bathroom
Balcony
Royal Borough of Kensington & Chelsea

Approx. 803 sq ft / 74.6sq m

EPC=D

Council Tax Band: G

Deposit: £8,400



Location

Moments from vibrant institutions like the Victoria & Albert Museum and the Natural History Museum, a sense of peace prevails. Grab a coffee to go from HJEM before a stroll around the museums, or head north to Hyde Park. Coveted local restaurants such as Margaux, Yashin Ocean House and Zuma are perfect for get-togethers. For a day of shopping, there's Kensington High Street to the north, Chelsea's iconic Kings Road to the south and the upmarket department stores of Knightsbridge to the east – followed by a performance closer to home at The Royal Albert Hall. Head to The Troubadour for an evening of live music.

Earl's Court - 7 mins (Circle, District, Piccadilly)

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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