

DOMUS NOVA



Brondesbury Villas NW6 – £1,250,000

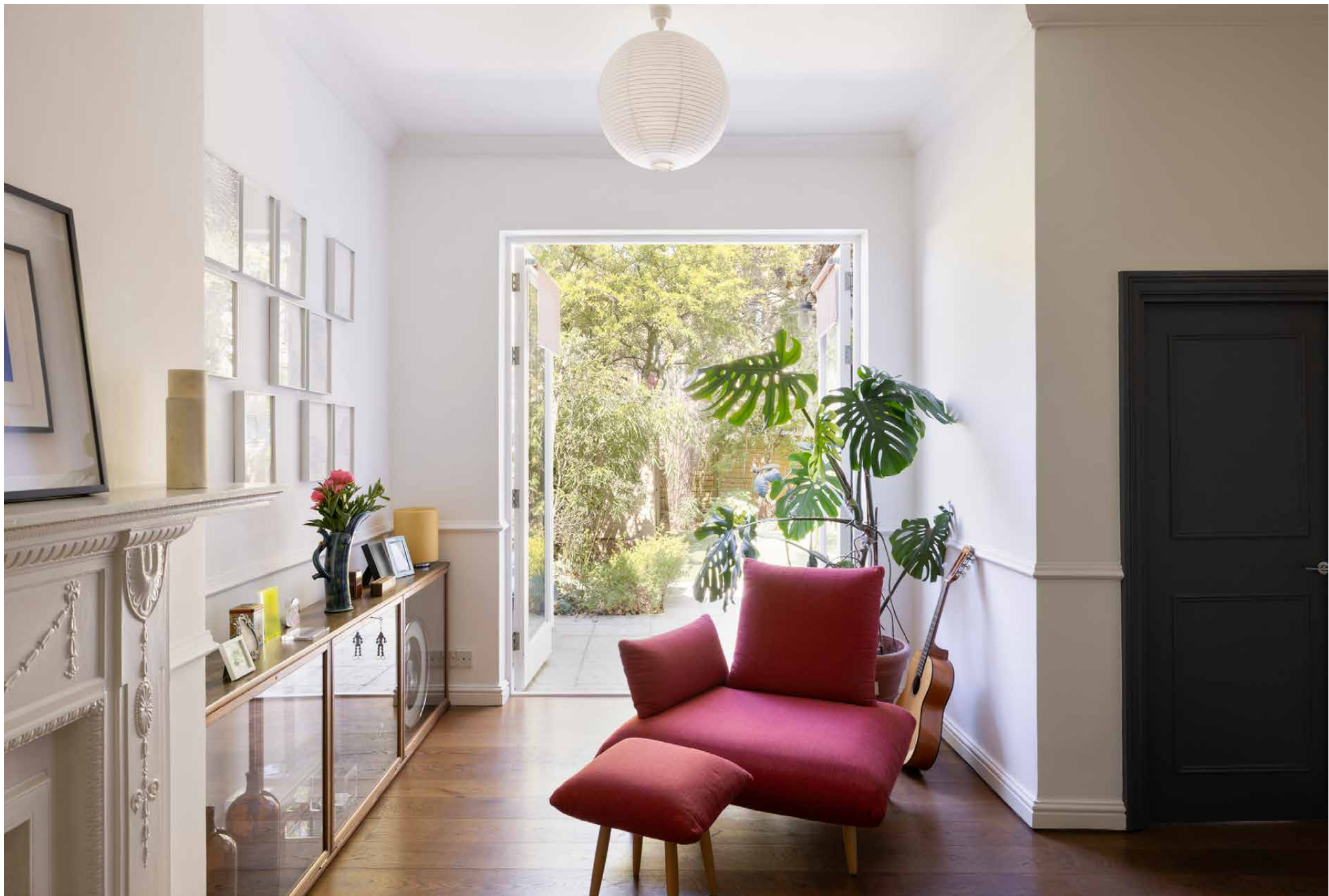
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Calm comes easily to this Queen's Park apartment. Set along a one-sided street, there's an immediate sense of quiet that continues indoors, where a lateral layout brings breadth, balance and a sense of flow. A defining feature of the apartment is its dual-aspect lateral layout, allowing spaces to unfold side-to-side rather than simply front-to-back.

Social hubs revolve around the home's prize asset: an expansive private garden seamlessly connected through three sets of glazed doors. Neat paving lines the immediate area; a manicured lawn encompasses the rest, skirted by greenery and outdoor storage. North-west facing, it benefits from sunlight throughout the day.

Inside, there's a streamlined feel to the kitchen and dining room. A run of glossy white cabinetry splits the room down its centre – cooking and casual dining to one side, with a culinary set up designed for functionality. Note the Smeg appliances, integrated power points and bespoke Italian stone worktops. The other side currently serves a spacious study with integrated storage and direct garden access, though offers the potential with renovation to form a third bedroom. The neighbouring reception room adds a layer of character, where Victorian proportions and an ornate fireplace anchor the home's contemporary feel.











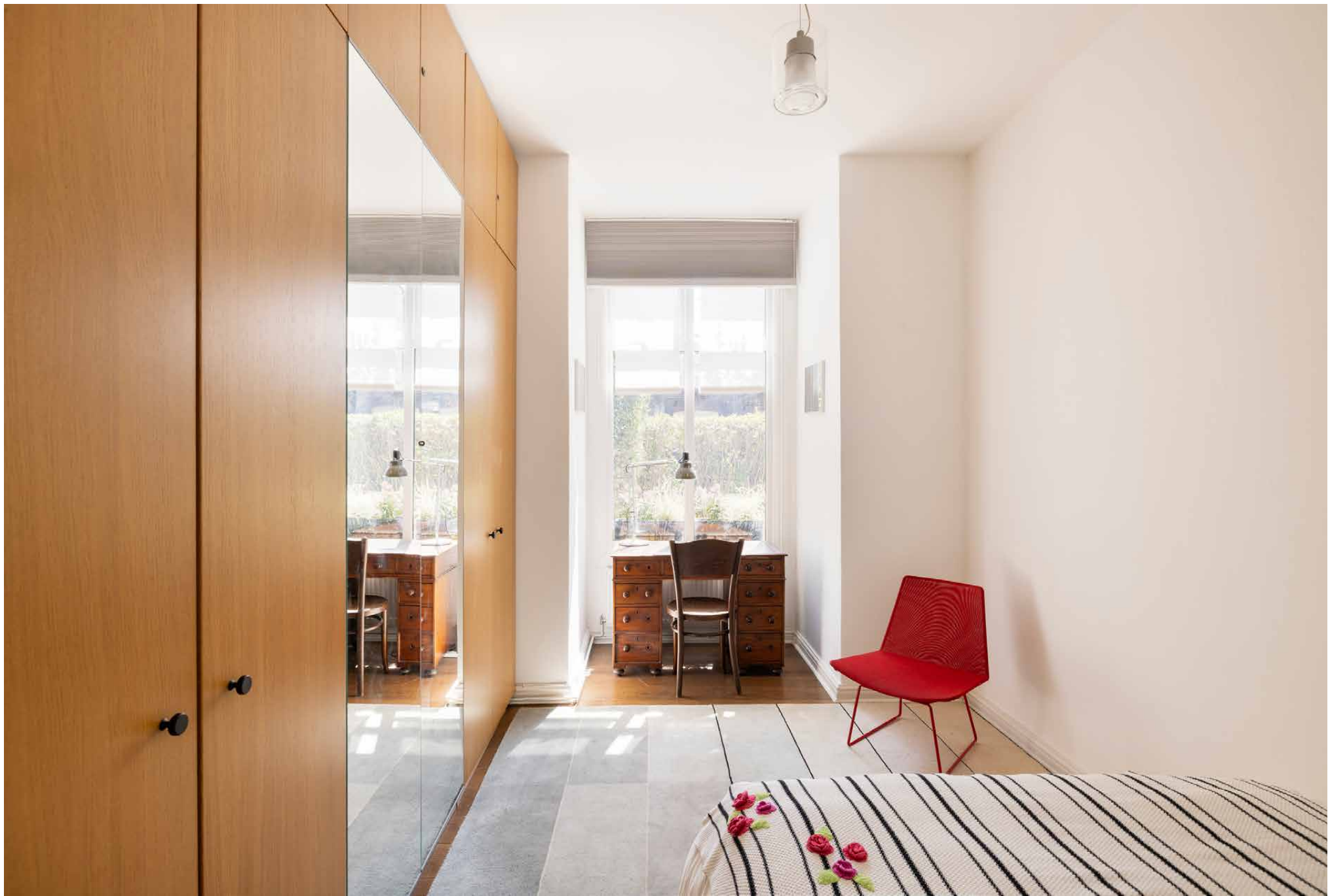


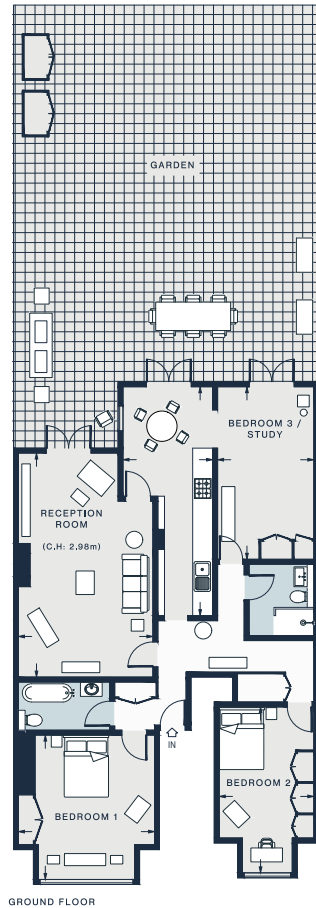


Set apart along a central hallway, two tranquil bedrooms offer privacy and calm. The principal suite is bright and airy, benefiting from high ceilings and an en suite bathroom with a bathtub. The second bedroom is fitted with bespoke storage, served by a neighbouring shower room.









RECEPTION ROOM
22'2 x 13'3 (6.7m x 4.0m)

KITCHEN
22'8 x 8'10 (6.9m x 2.6m)

BEDROOM 1
14'3 x 13'6 (4.3m x 4.1m)

BEDROOM 2
16'5 x 9'4 (5.0m x 2.8m)

BEDROOM 3 / STUDY
17'1 x 9'7 (5.2m x 2.9m)

Approx. Gross Internal Area = 1199 sq ft / 111.4 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

- Open-plan kitchen, dining and living space
- Reception room with working fireplace
- Principal bedroom suite
- Second bedroom
- Versatile study with potential for third bedroom
- Bathroom with underfloor heating
- Additional shower room
- Large private north-west facing garden
- Integrated storage throughout
- Smart heating system with Tado
- Parking available via resident permit

Approx. 1,199 sq ft / 111.4 sq m

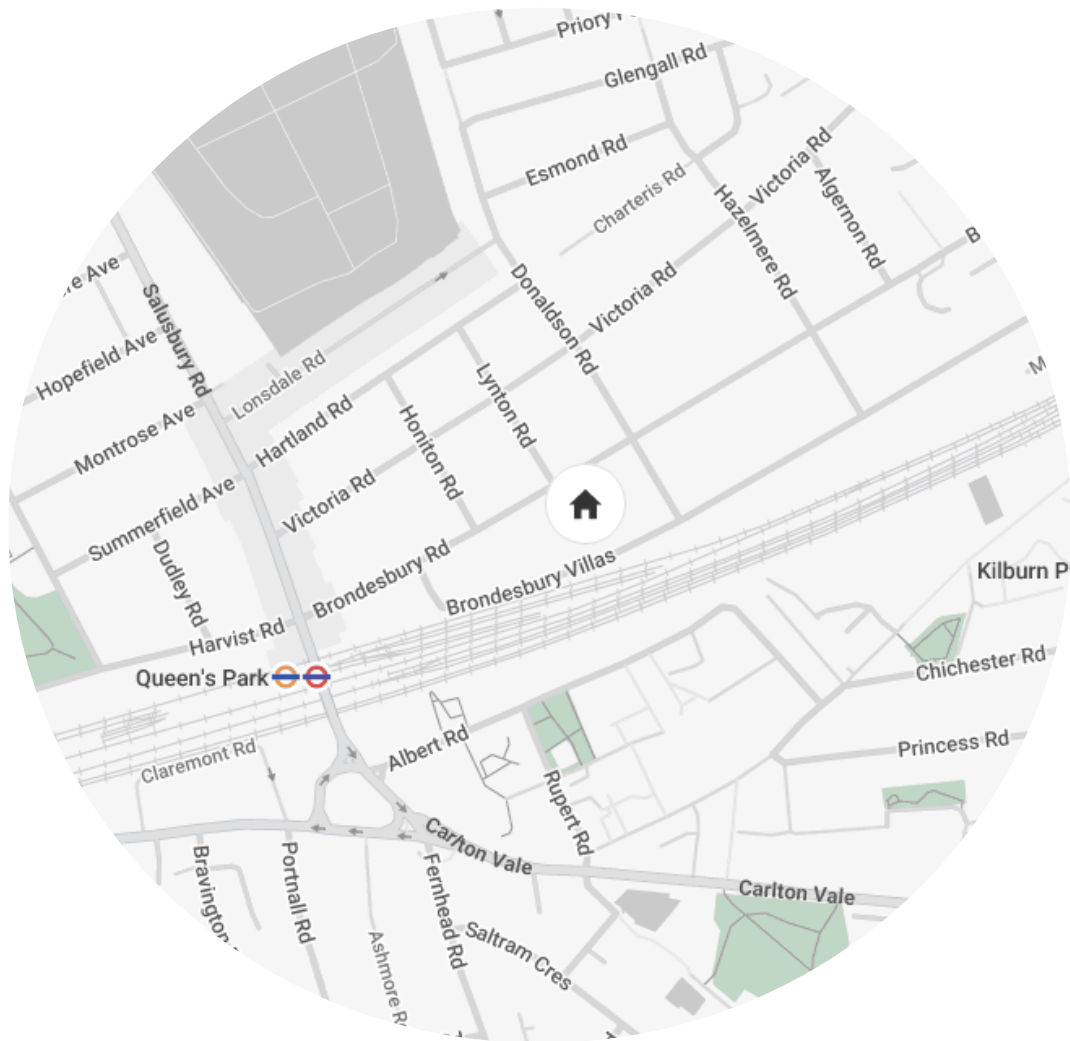
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Tenure: Share of Freehold

Lease Length: circa 999 years

Annual Service Charge: nil

Council Tax Band: E



Location

One of London's most community-minded neighbourhoods, Queen's Park is an idyllic setting for families and creatives alike. Independent stores are in plentiful supply here. Start the day with brunch at Milk Beach, then a stroll around Queen's Park. Stop for drinks at the Wolfpack and finish with dinner at Carmel for Mediterranean inspired cuisine with a rustic-style setting. On Sundays, the local award-winning farmers' market is a highlight.

Queen's Park – 4 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

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