

DOMUS NOVA



Brondesbury Villas NW6 – £825,000

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INTERNATIONAL REALTY



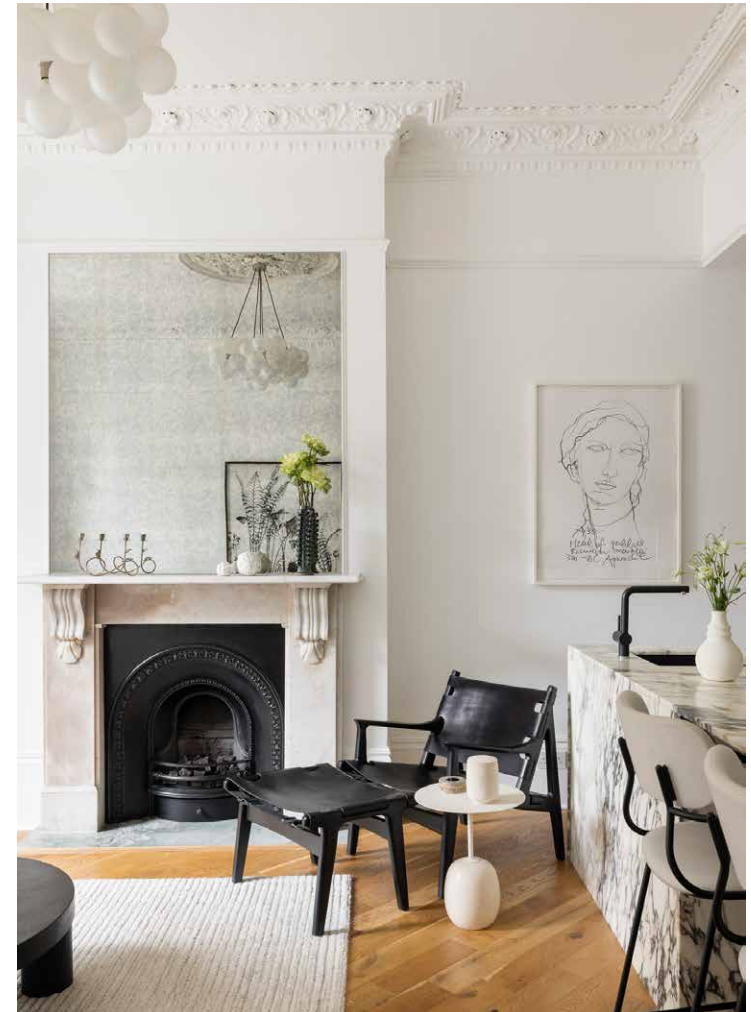
Queen's Park has long balanced heritage with a creative edge – and this Brondesbury Villas apartment follows suit. Behind its Victorian façade, interiors by Kayla Pongrac Studio bring a considered take on modern monochrome, framing restored period detail with tactile finishes.

The open-plan kitchen and living room makes the strongest impression. Engineered oak floors run throughout, grounding a palette of black, white and grey. Original ceiling roses and a marble-fronted fireplace recall the building's 19th-century roots, set in dialogue with sculptural lighting and streamlined cabinetry. At the forefront, a kitchen by Casa Cucina draws the eye: bold sweeps of veined marble and soft-grey joinery conceal integrated appliances, while an island doubles as a breakfast spot or serving space.

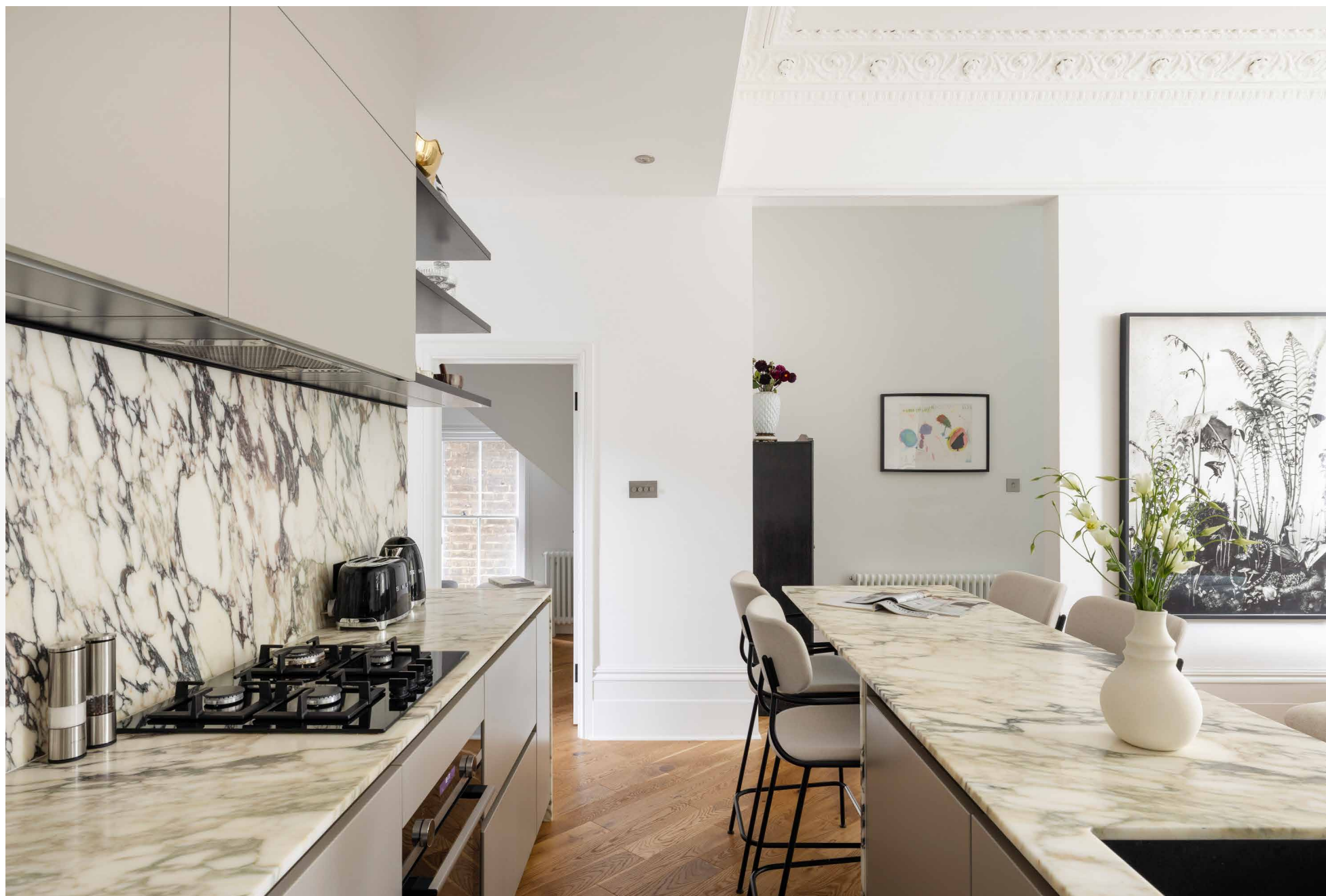










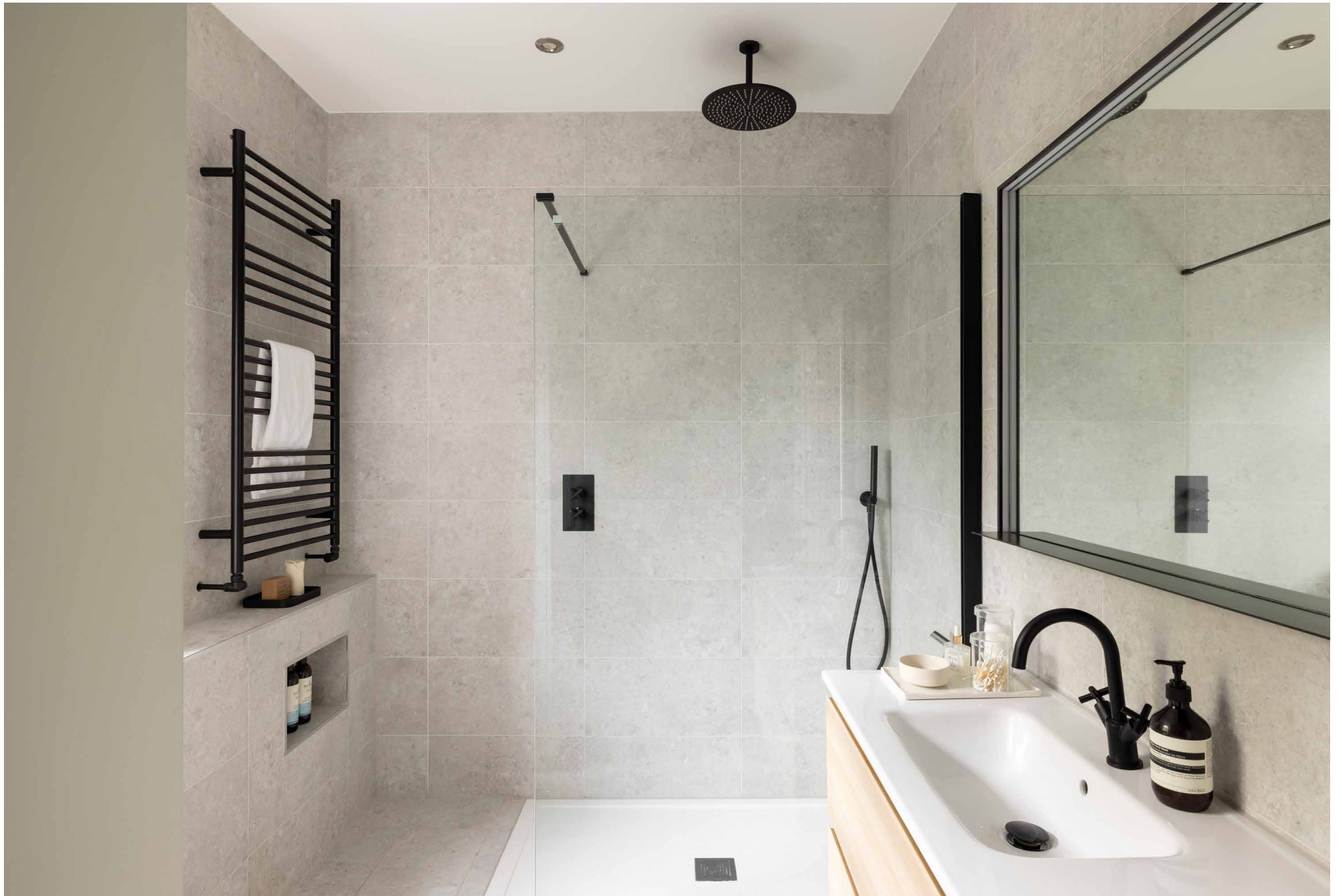




The principal bedroom is calm and composed, fitted with mirrored wardrobes and warmed by natural wood accents. Tall windows open to a Juliet balcony, filling the space with daylight. A second bedroom continues the same restrained approach – equally suited as a guest room, study or snug. Serving both, the shower room is sharply conceived with Italian porcelain tiles, a rainfall shower and floating vanity.

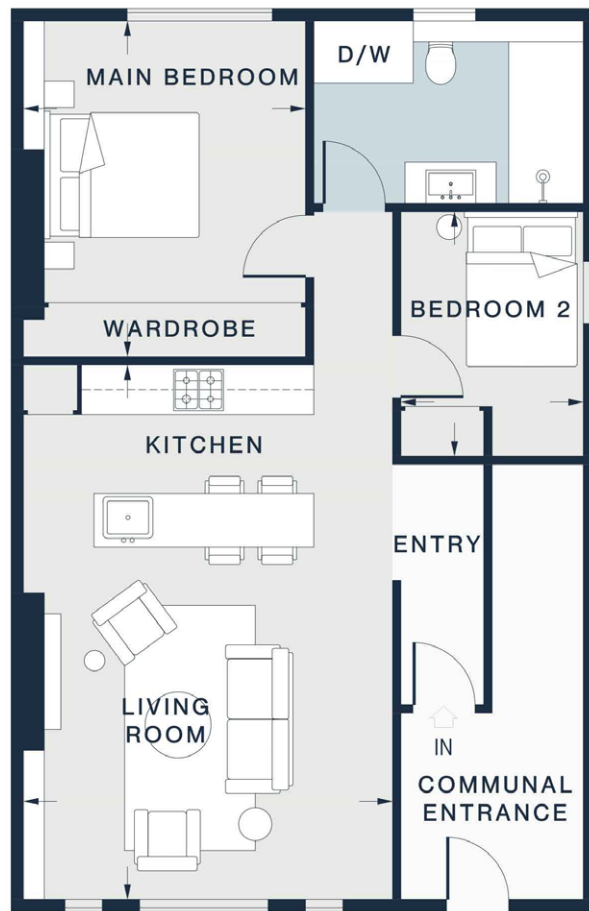












GROUND FLOOR

KITCHEN / LIVING ROOM

21'1 x 14'5 (6.4m x 4.3m)

MAIN BEDROOM

13'4 x 11'2 (4.0m x 3.4m)

BEDROOM 2

9'9 x 7'3 (2.9m x 2.2m)

Approx. Gross Internal Area = 673 sq ft / 62.5 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

Interior design by Kayla Pongrac Studio
Open-plan kitchen and reception room
Principal bedroom with bespoke storage
Versatile guest bedroom
Shower room
One off street parking space

Approx. 673 sq ft / 62.5sq m

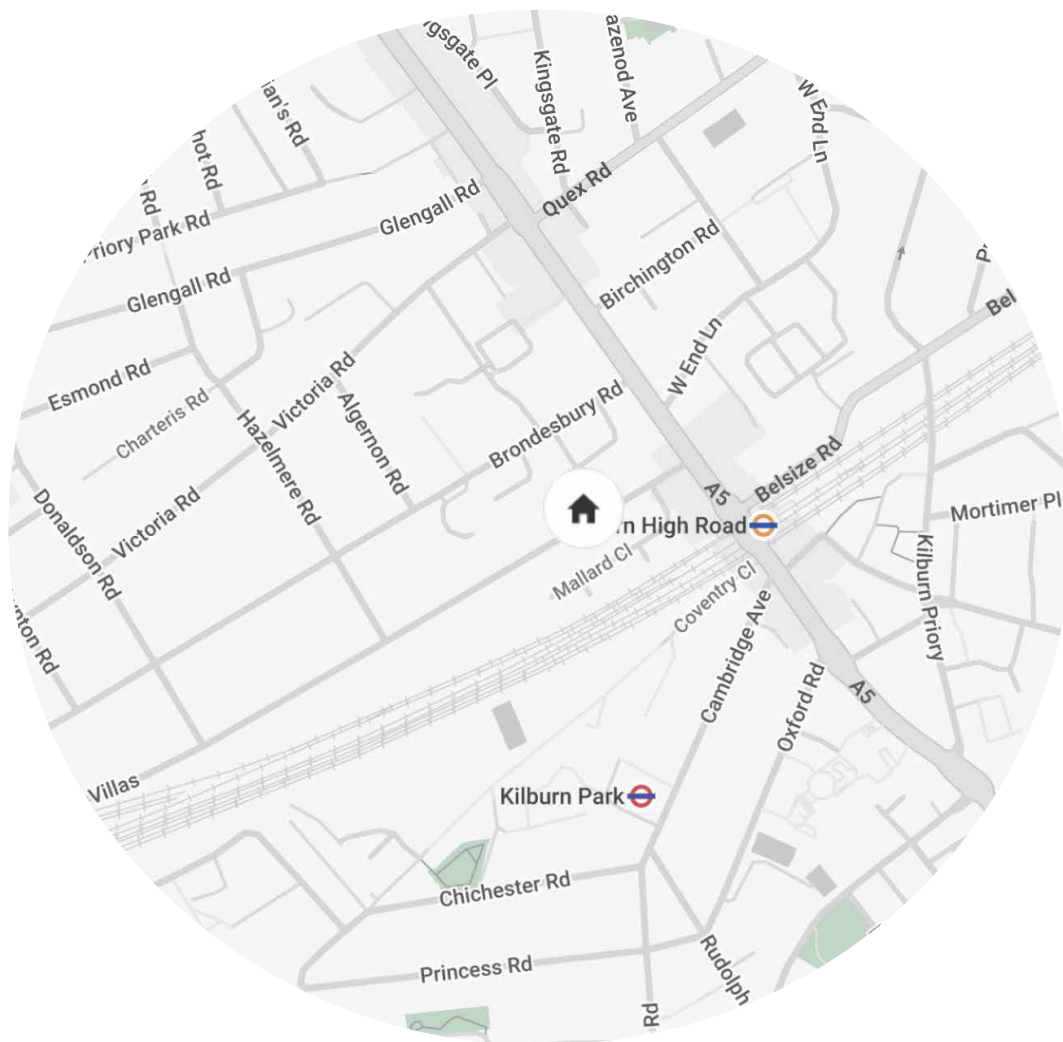
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Tenure: Share of Freehold

Lease Length: circa 960 years

Annual Service Charge: Approx. £1,100

Council Tax Band: D



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.

Kilburn High Road - 4 mins (Lioness)

Queen's Park - 10 mins (Bakerloo)

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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and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com

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