

# DOMUS NOVA



Cambridge Gardens W10 – OIEO £2,000,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Cambridge Gardens' rows of handsome Victorian villas exude architectural appeal. Spread across the upper levels of a stock brick townhouse, this three-bedroom apartment is a contemporary setting for serene city living: a palette of pale tones, natural materials and bespoke detailing creates a calm, cohesive atmosphere.

Introduced via a bespoke staircase, the home opens through glazed doors into an open plan kitchen, dining and reception room. A brand-new marble fireplace forms a striking focal point, making a nod to the building's period provenance. Integrated shelving introduces a modern rhythm, while soft lighting casts a warm, ambient glow as day turns to evening.

At the opposite end, a handmade kitchen is anchored by a Carrara marble island. Dark cabinetry provides contrast against whitewashed birch ply walls, while appliances are seamlessly integrated for a clean, architectural finish. Large sash windows draw in natural light throughout the day, illuminating a dining area at the centre of the room.









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The sense of tranquillity continues into the bedrooms. The principal suite is serene and softly layered, complete with rattan wall lights and a sliding pocket door that reveals an en suite bathroom – finished with zellige tiles and a glass-enclosed shower. Upstairs, vaulted ceilings enhance the feeling of volume and light. Two further bedrooms sit beneath the eaves, one with its own en suite featuring parquet tiling and a marble sink. The other is served by an additional bathroom, equally as contemporary and soothing in feel.



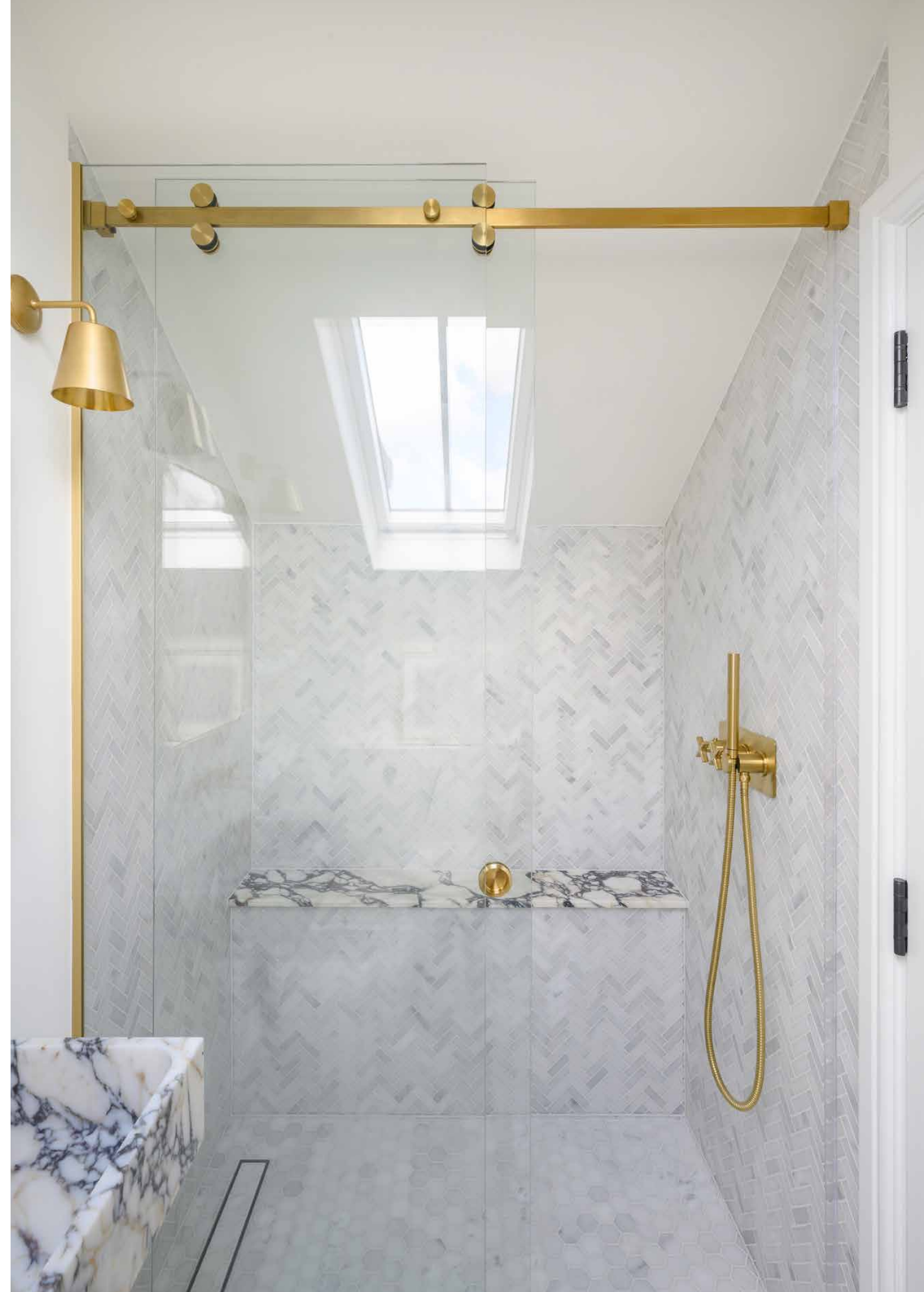


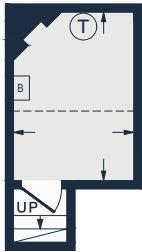






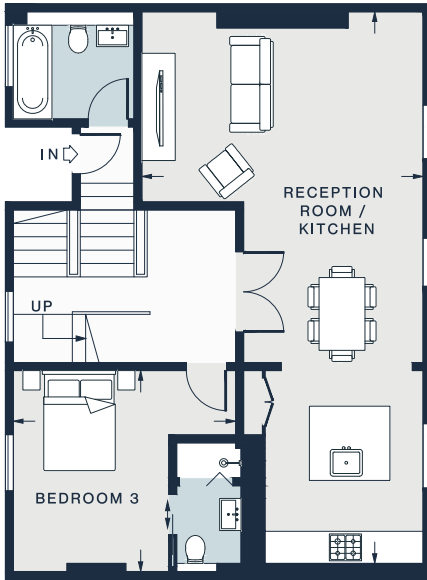




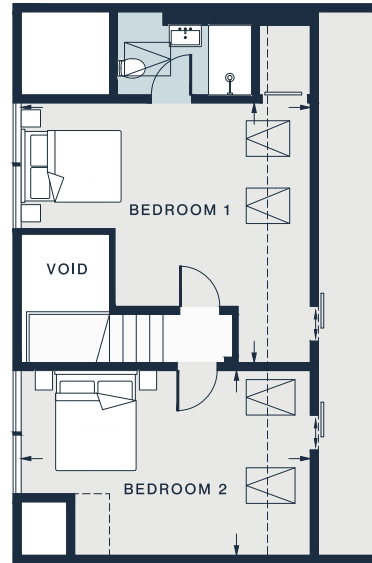


SECOND FLOOR  
HALF LANDING

= REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR



THIRD FLOOR

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom suite  
Guest bedroom suite  
One further bedroom  
One further bathroom

Approx. 1,625 sq ft / 151 sq m  
EPC=C  
Tenure: Share of Freehold  
Lease Length: circa 996 years  
Annual Service Charge: Approx. £5,000  
Council Tax Band: F

### RECEPTION ROOM / KITCHEN

33'10 x 17'1 (10.3m x 5.2m)

### BEDROOM 2

17'9 x 11'4 (5.4m x 3.4m)

### BEDROOM 1

17'9 x 15'11 (5.4m x 4.8m)

### HALF LANDING

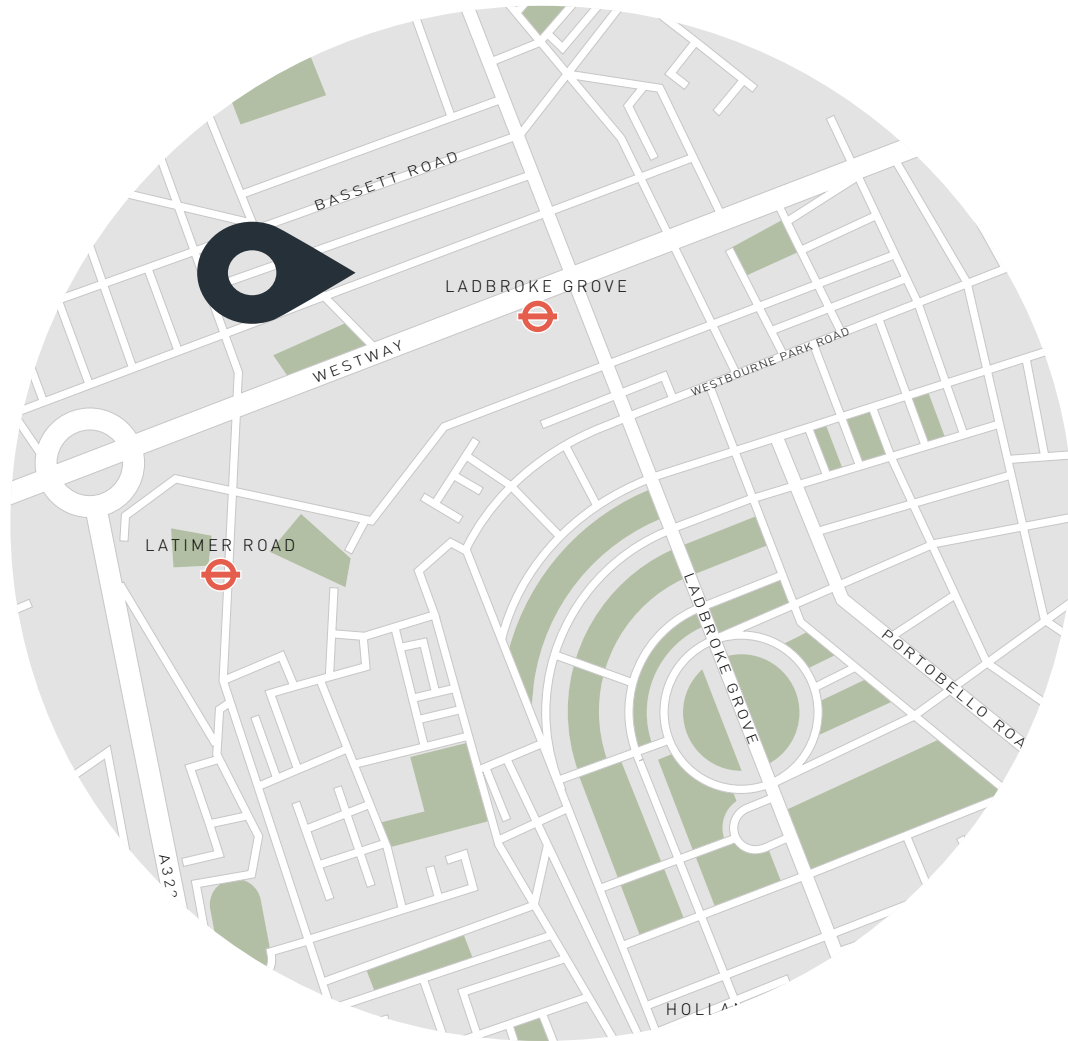
10'4 x 7'3 (3.1m x 2.2m)

### BEDROOM 3

13'7 x 12'4 (4.1m x 3.7m)

Approx. Gross Internal Area = 1,625 sq ft / 151 sq m (Excluding Void)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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## Location

Caught between North Kensington and Notting Hill, this vibrant neighbourhood is defined by a fantastic sense of community. Cambridge Gardens is a quiet, tree-lined street just minutes away from Golborne Road: locals flock to Lisboa and Layla Bakery for morning pastries, before venturing down Portobello Road for its renowned vintage markets. Spend an evening with a film at the Electric Cinema followed by artisanal plates at Strakers, Gold or Core by Clare Smyth.

Ladbroke Grove - 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

Specialising in London  
and Ibiza's design-led homes

Let's talk

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