

DOMUS NOVA



Cambridge Gardens W10 – £695,000

In partnership with **BARNES**
INTERNATIONAL REALTY



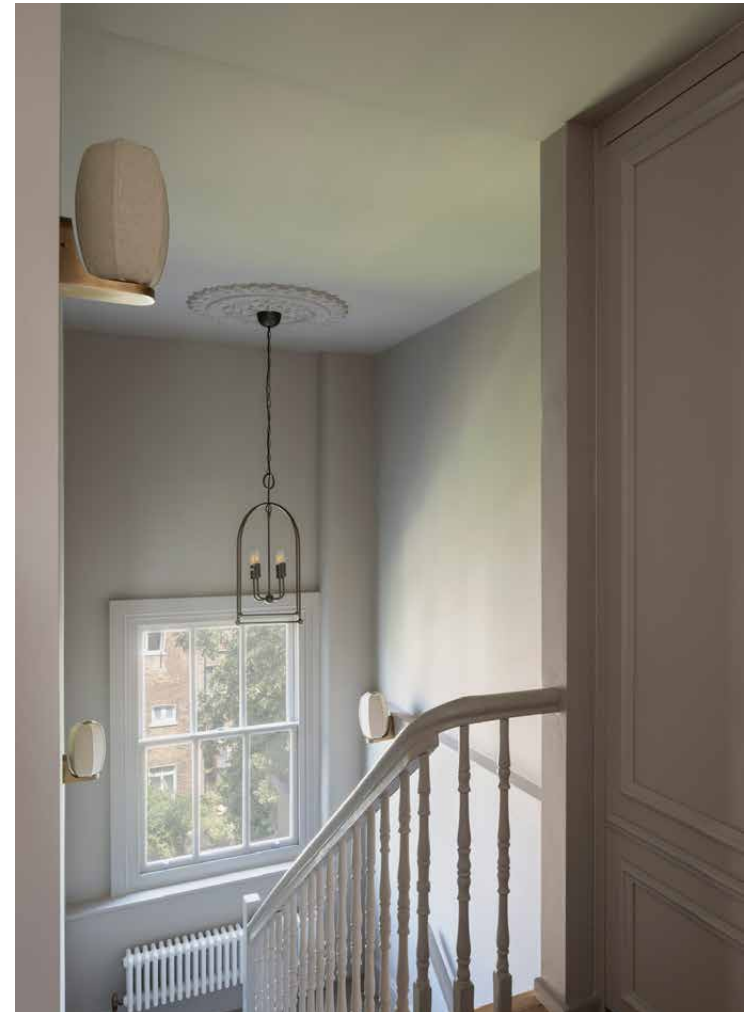
Set in a sought-after Conservation Area, Cambridge Gardens is within easy reach of Portobello Road and Golborne Road: close enough for impromptu dinners, market mornings and the rhythm of the weekend, yet quietly removed. Up on the third floor, the pace shifts.

Dandi Living has shaped the apartment around a confident palette of contrast. The kitchen, dining and living areas unfold as one considered open-plan space, anchored by a Calacatta Rosa Noir marble island that serves equally well as workspace, breakfast bar and sculptural centrepiece. Bespoke full-height cabinetry conceals everything behind clean lines, integrated Samsung appliances keep surfaces clear, and a cleverly designed pillar doubles as both storage and display. A dedicated laundry cupboard off the hallway ensures everything has its place.

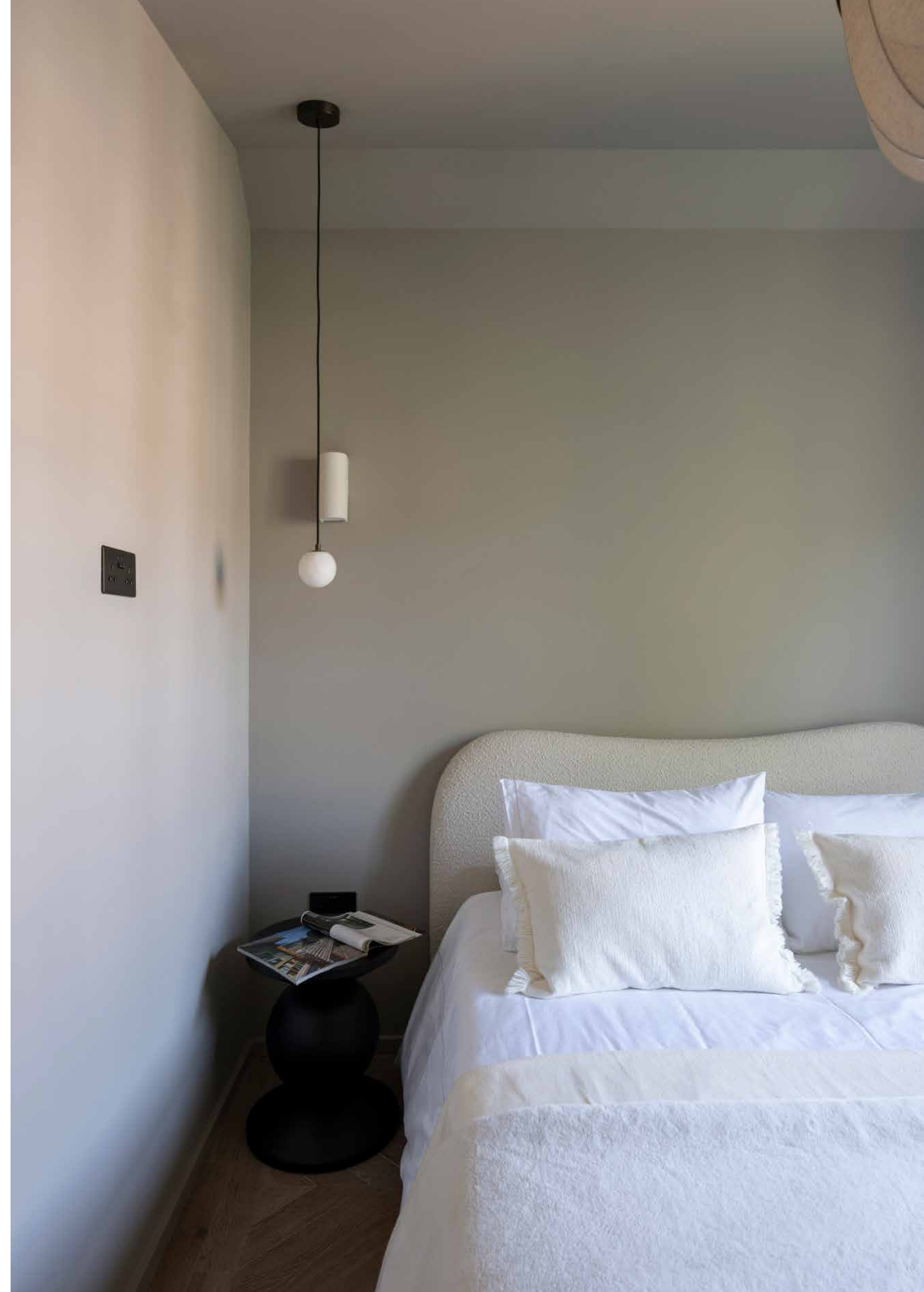
Beyond in the sitting area, natural light pours through sash windows, falling across chevron-laid engineered oak flooring with bespoke inlaid borders. Victorian plaster ceiling roses and decorative wall mouldings nod to the building's heritage, while layered mood lighting allows the atmosphere to shift from day to evening.





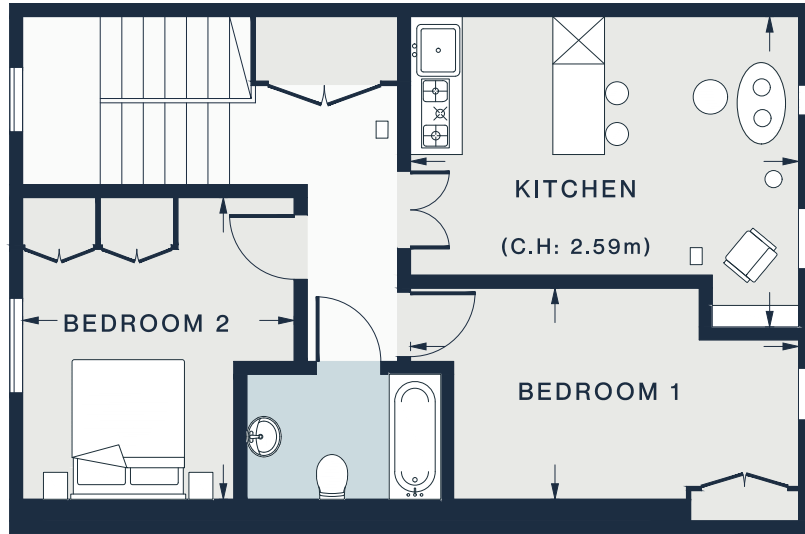


Both bedrooms are bright and well proportioned, featuring bespoke fitted wardrobes and generous ceiling heights that accentuate the sense of space. In the bathroom, a black fluted feature wall provides a counterpoint to contemporary Aquaroc fittings, with smart black hardware completing the design-led picture.

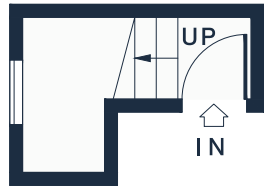








THIRD FLOOR



SECOND FLOOR

KITCHEN
14'10 x 11'9 (4.5m x 3.5m)

BEDROOM 1
14'10 x 8'2 (4.5m x 2.4m)

BEDROOM 2
11'7 x 10'4 (3.5m x 3.1m)

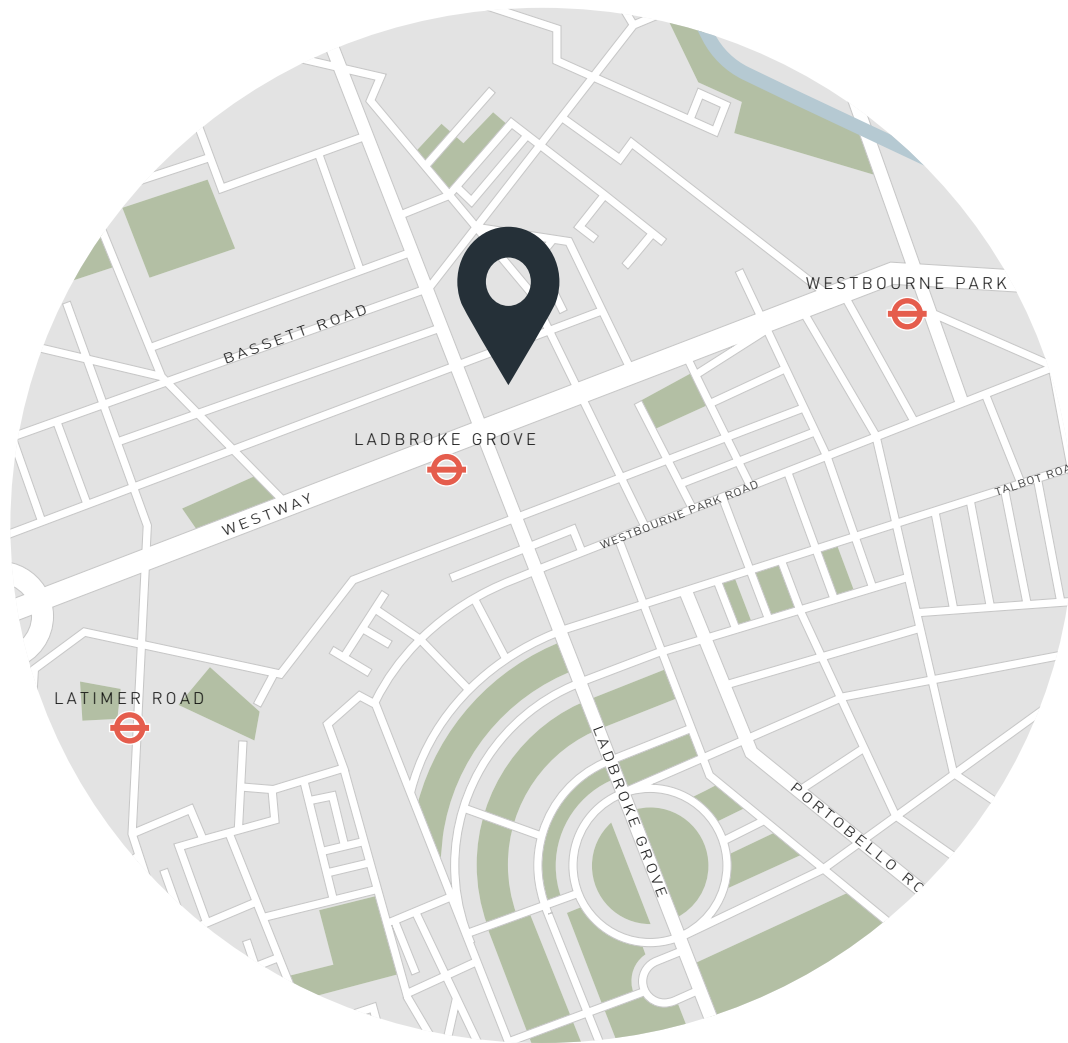
Approx. Gross Internal Area = 581 sq ft / 54.0 sq m

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

Design by Dandi Living
 Open-plan reception, dining and kitchen
 Bespoke cabinetry
 Two bedrooms with integrated storage
 Contemporary bathroom
 Dedicated laundry cupboard
 Royal Borough of Kensington & Chelsea

Approx. 581 sq ft / 54 sq m
 EPC=D
 Tenure: Leasehold
 Lease Length: circa 125 years
 Annual Service Charge: TBC
 Council Tax Band: D



Location

North Kensington balances the energy of west London with a distinctly local feel. Portobello Road Market and Golborne Road are moments away, placing independent cafés, restaurants and specialist food shops – from Layla Bakery and Canteen to Caia and Golborne Deli & Wine Store – in easy reach. For quieter moments, The Grand Union Canal towpath, Kensington Memorial Park and Little Wormwood Scrubs provide easy access to green space, while excellent transport links make travelling across London refreshingly straightforward.

Ladbroke Grove – 3 mins (Circle, Hammersmith & City)



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

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