

DOMUS NOVA



Cambridge Gardens W10 – £2,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



From the street, there's little to hint at what lies beyond the gate here. Tucked between two traditional townhouses and enveloped by greenery, this contemporary house by David Cook Architects feels quietly hidden from view.

The gardens shape the entire home. Arranged across three floors, almost every room is drawn towards them, with living spaces spilling east for the morning sun and west into the evening light.

A wide entrance hall leads into the open-plan kitchen and reception room, where internal glazing keeps sightlines long. Full-height doors slide away to a rear terrace framed by bamboo and palms, while built-in banquette seating extends the living space outdoors. Beyond, a secluded studio offers dedicated room to work or create.

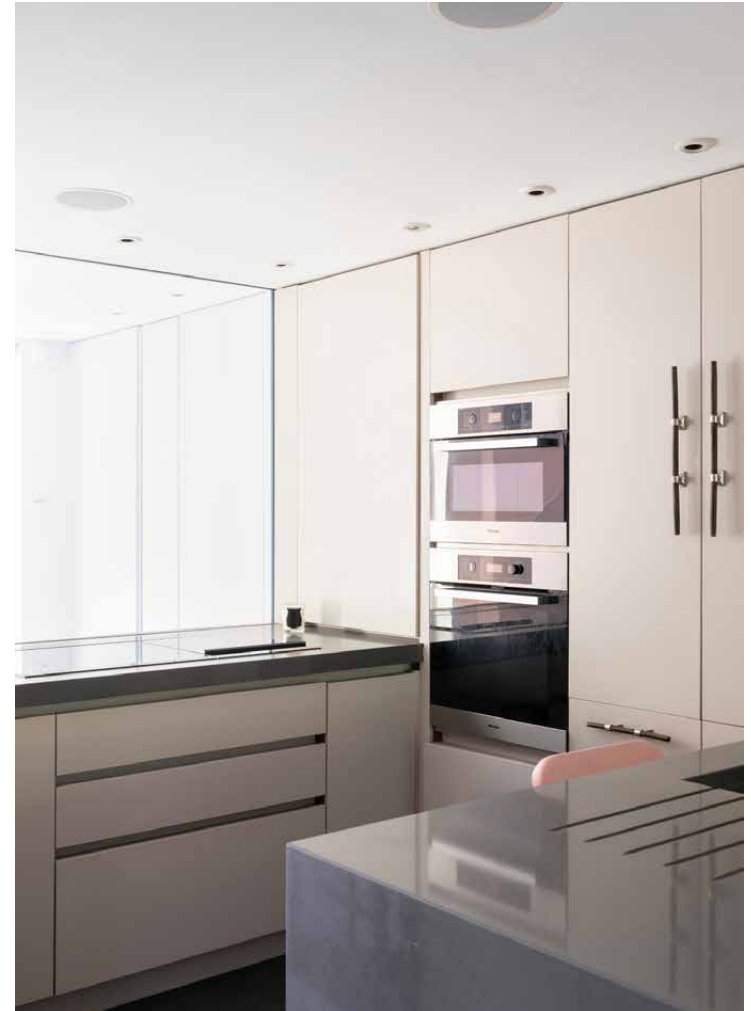
The kitchen and reception area read as one continuous space, with an island forming a natural gathering point. Bespoke Roundhouse cabinetry is walnut-lined, with integrated Miele and Siemens appliances, a Quooker tap, induction hob and Teppanyaki hotplate sitting neatly within the joinery.







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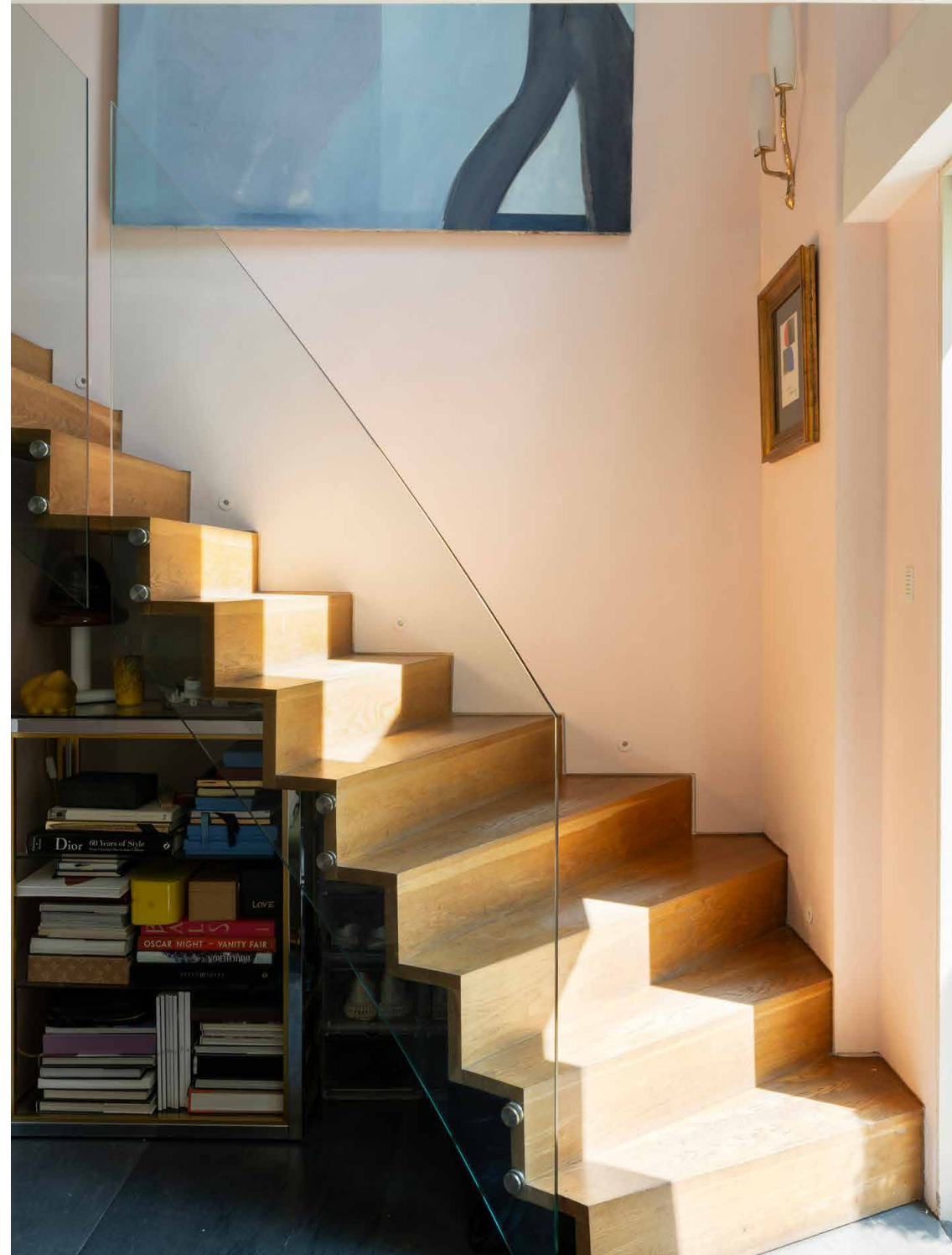




A curved oak staircase rises through all three floors, each maintaining its own relationship with the outside. Two bedrooms occupy the first floor, both with built-in storage and served by a family bathroom. The rear bedroom opens onto its own terrace.

Above, the principal suite spans the entire top floor, flowing from bedroom to dressing room to an expansive Bardiglio marble bathroom. Internal glazing draws daylight inside, while a freestanding bath, walk-in shower and floating double vanity give the space a sculptural quality. A private balcony offers one final outlook over the greenery.

The practical details are integrated with equal restraint. A Crestron home automation system controls lighting, blinds, curtains, audio and CCTV, underfloor heating serves the ground floor, and air conditioning is fitted in the living space and all three bedrooms.

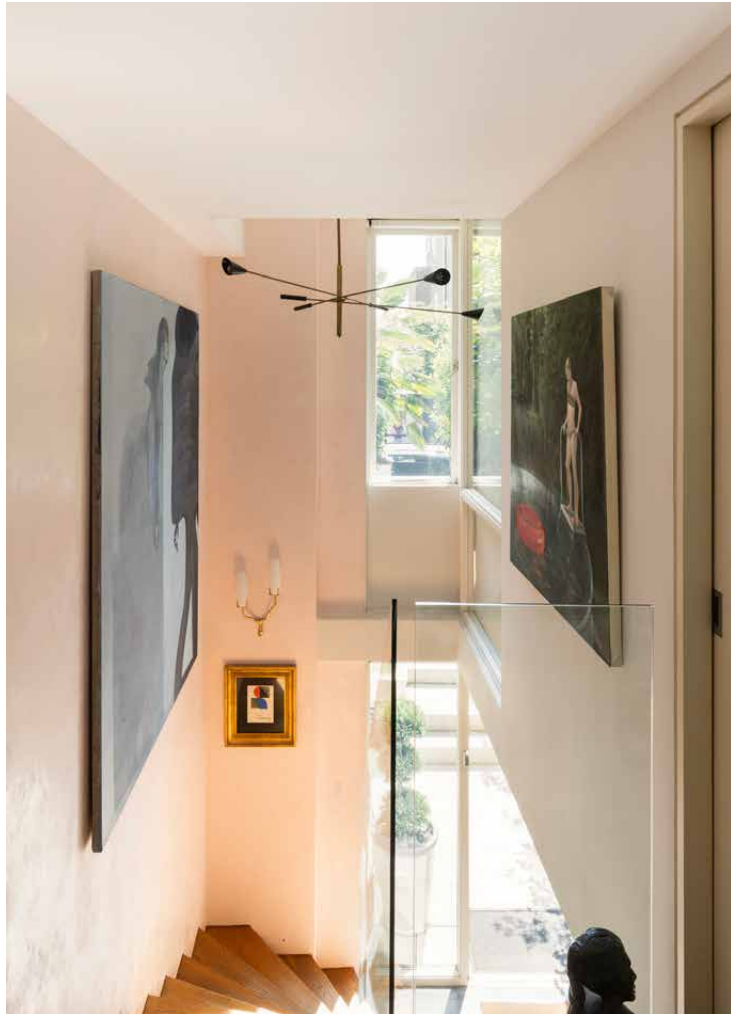














BEDROOM 1 14'7 x 10'6 (4.4m x 3.1m)	BEDROOM 2 14'7 x 8'9 (4.4m x 2.6m)	GARDEN 23'9 x 14'7 (7.2m x 4.4m)
KITCHEN / RECEPTION ROOM 32'5 x 14'8 (9.8m x 4.4m)	BEDROOM 3 14'5 x 10'10 (4.3m x 3.3m)	GARDEN STUDIO 13'6 x 8'9 (4.1m x 2.6m)

Approx. Gross Internal Area = 1,421 sq ft / 132.0 sq m
 Garden Studio = 129 sq ft / 12.0 sq m
 Garden = 1,523 sq ft / 141.5 sq m
 Total = 3,073 sq ft / 285.5 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

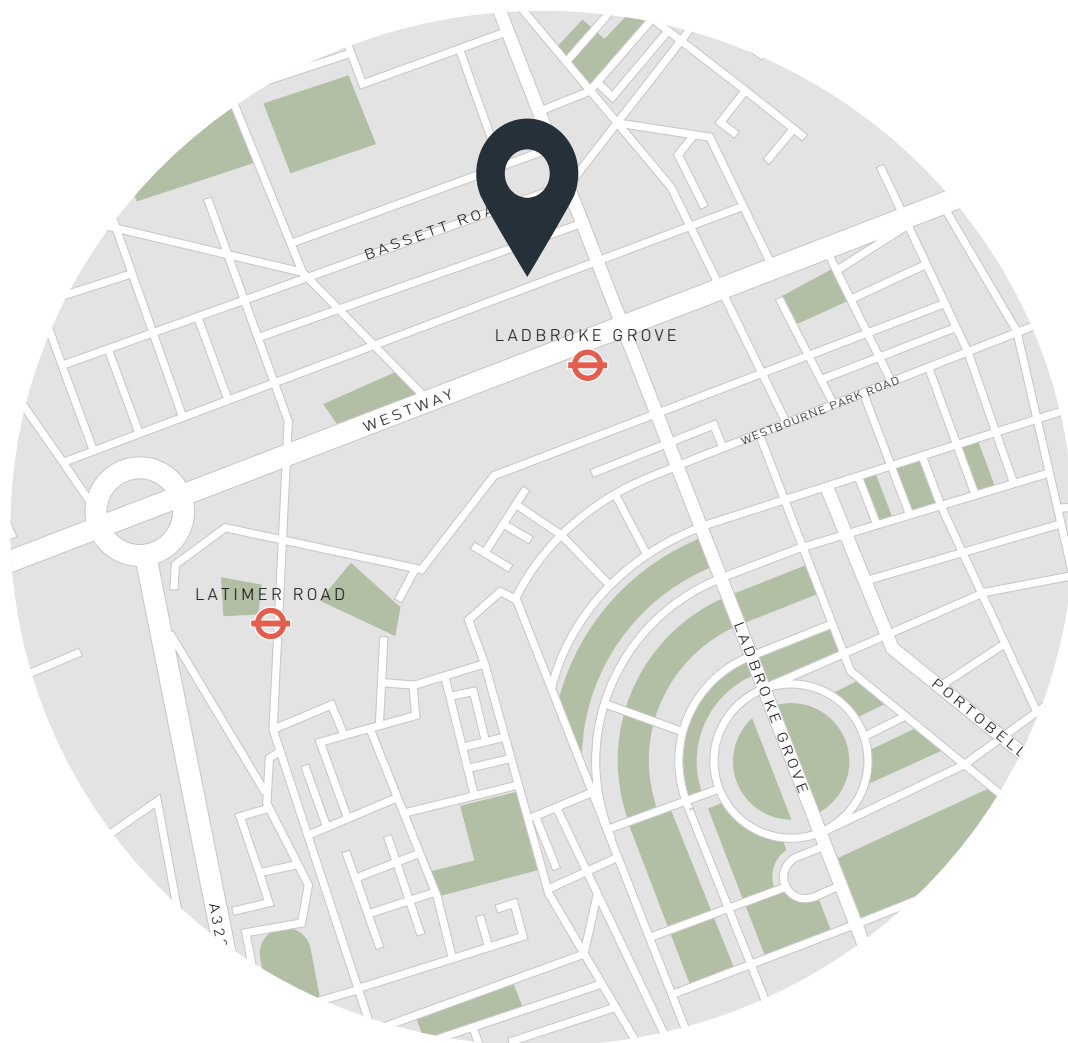
Contemporary house by David Cook Architects
 Concealed behind a discreet gated garden
 Exceptional finishes across three floors
 Open-plan reception room and kitchen
 Principal bedroom suite with dressing room and terrace
 Two further bedrooms, one with terrace access
 Family bathroom
 Generous front and rear gardens
 Garden studio
 Air conditioning
 Royal Borough of Kensington & Chelsea

Approx. 1,421 sq ft / 132 sq m

EPC=C

Tenure: Freehold

Council Tax Band: F



Location

Caught between North Kensington and Notting Hill, this vibrant neighbourhood has a strong sense of community and a character all of its own. Cambridge Gardens is a quiet, tree-lined street moment from Golborne Road, where mornings might begin with pastries from Layla or picking up provisions at Golborne Deli & Wine Store before browsing the stalls along Portobello Road. The area comes alive in the evenings too, whether it's a film at the Electric Cinema or dinner at one of the many relaxed local spots like Caia and Canteen to more destination dining at Straker's.

Ladbroke Grove – 4 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

Specialising in London
and Ibiza's design-led homes

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

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