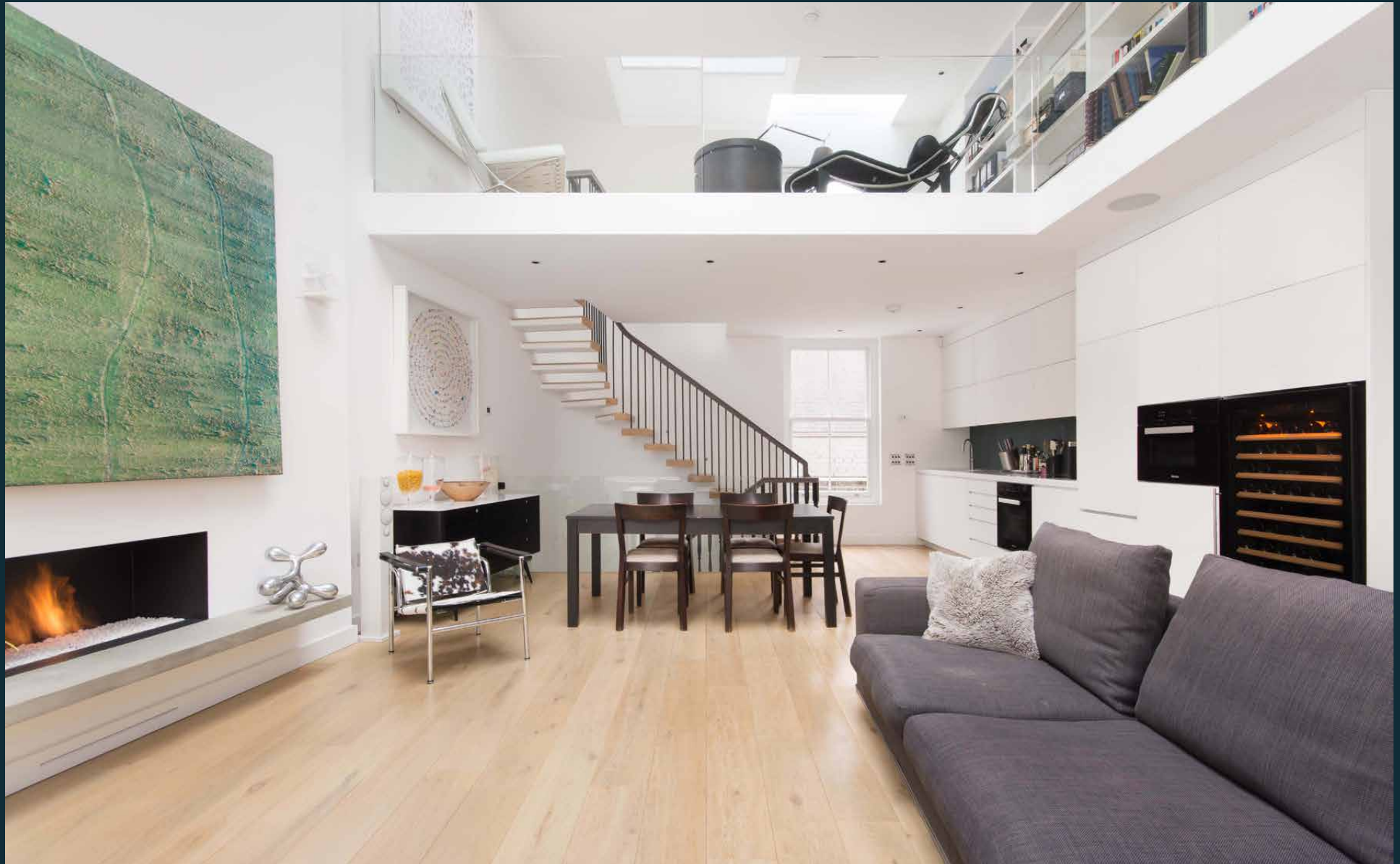


DOMUS NOVA



Campden Hill Gardens, W8
£3,750 p/w (Long Let)



Tucked between classic townhouses on a peaceful tree-lined street, this five-storey home offers a masterclass in architectural elegance by Michaelis Boyd Associates, just moments from the vibrant heart of Notting Hill.

The hub of the home unfolds on the first floor with an open-plan kitchen, dining and reception room, crowned by a double-height ceiling. Here, proportions are palatial. A towering sash window floods the room with natural light, setting a gallery-like tone against crisp white walls. Floor-to-ceiling bookcases draw the eye upward, adding grandeur to the space, while warm hardwood flooring grounds the interiors with a sense of comfort.

At the rear, a streamlined, all-white kitchen continues the contemporary tone. Integrated Miele appliances, a Quooker boiling water tap and an EuroCave wine fridge speak to both form and function, making this a space built as much for entertaining as it is for everyday use. Overhead, a mezzanine level hosts a skylit study – secluded and designed for quiet focus. Below, a formal reception room awaits, along with a cloakroom and private terrace.











Descending to the lower ground floor, grand dimensions continue into the sleeping quarters where the principal bedroom suite embodies understated luxury. A decorative marble fireplace anchors the bedroom, which flows into a spacious dressing room and a striking bathroom complete with a Milano stone egg bath, rainfall shower and twin vanity.

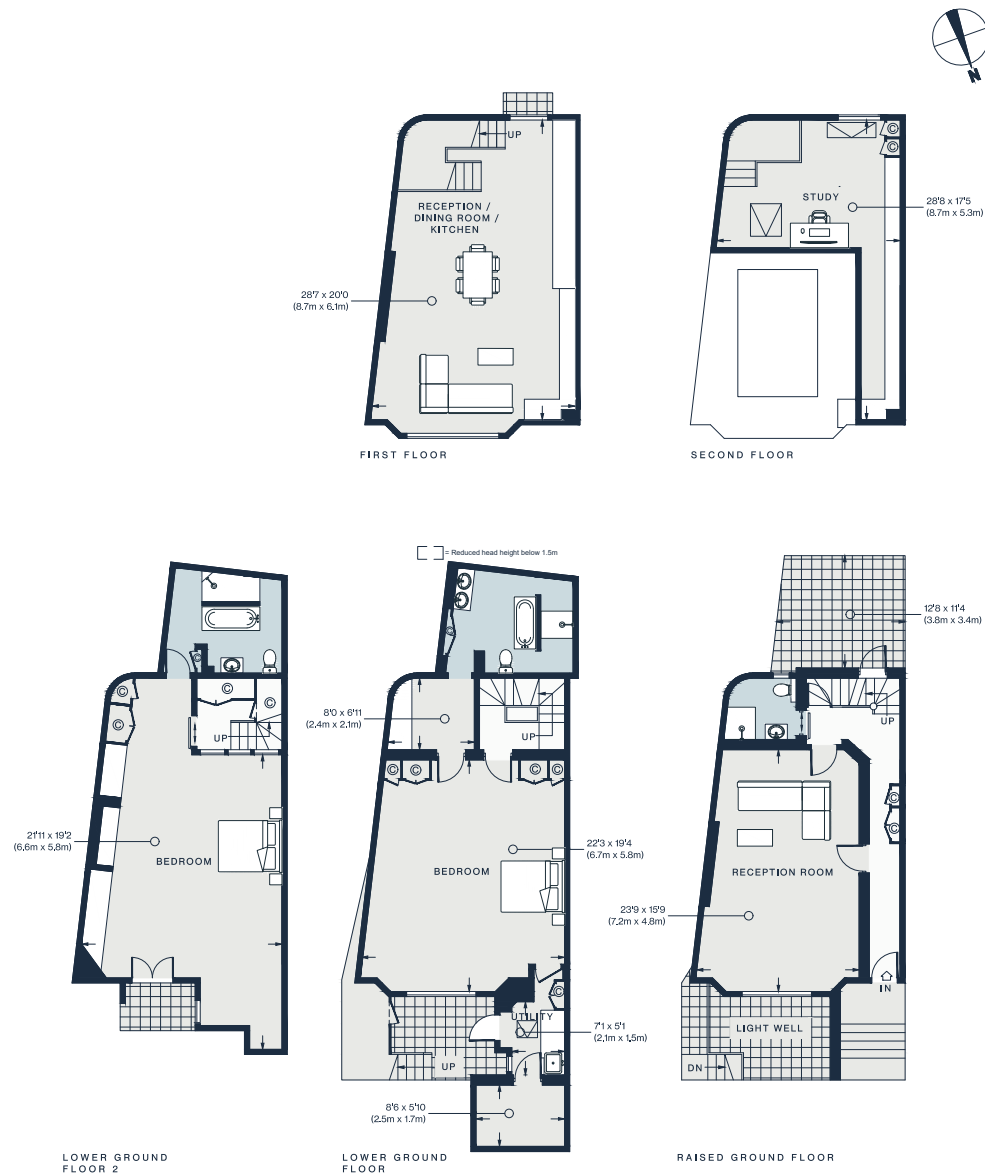
Venturing further to the second lower ground floor, a guest bedroom suite is cleverly configured with a Murphy bed and full-height glazed doors opening to a private light well – an adaptable space ideal for visiting friends.











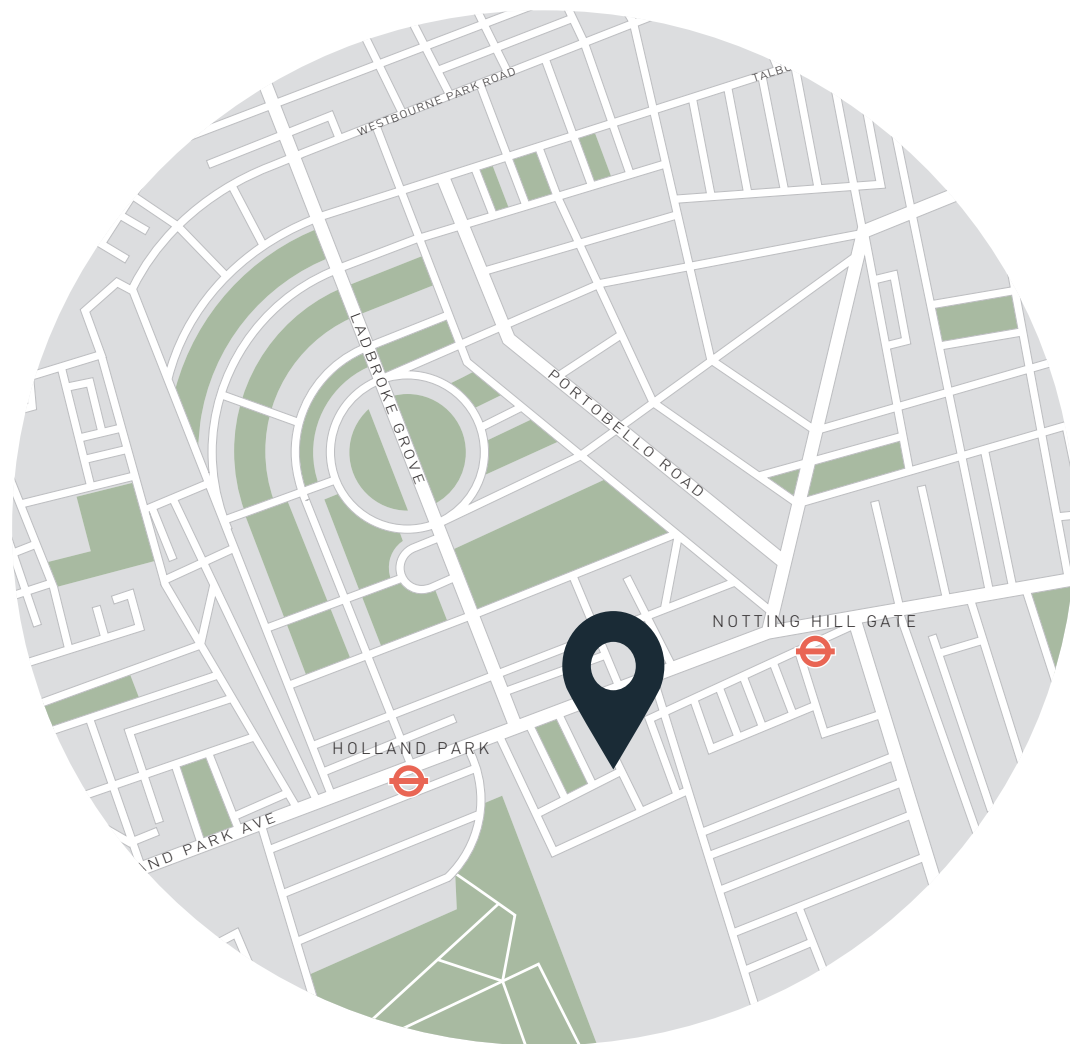
Approx. Gross Internal Area = 2,778 sq ft / 258.1 sq m

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

Reimagined by Michaelis Boyd Associates
 Formal reception room
 Open-plan kitchen, dining and reception room
 Principal bedroom suite with dressing room
 Guest bedroom suite
 One further shower room
 Mezzanine study
 Utility room
 Underfloor heating throughout
 Private terrace
 Royal Borough of Kensington & Chelsea

Approx. 2,778 sq ft / 258.1 sq m
 EPC = E
 Council Tax Band: H
 Deposit: £22,500



Location

Found in a neighbourhood steeped in history and rich in culture, Campden Hill Gardens is on the doorstep to West London's most community-focused surroundings. Pick up a coffee to go from LIFT, then venture to the verdant lawns of Kensington Gardens or Holland Park. Kensington High Street is a short walk away for shopping and grocery offerings. Wander down to Kensington Church Street for antiques browsing, or up into Notting Hill for eclectic stalls and a film at the Electric Cinema or The Gate Picturehouse. Complete the evening with fine dining at local favourites Kitchen W8, Clarke's or Mazi.

Notting Hill Gate – 5 mins (Central, Circle and District)

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