

DOMUS NOVA



Campden Hill Mansions W8 – £1,295,000

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Above the antique dealers and eateries of Kensington Church Street, this apartment has the easy feel of a home carefully considered. Soft Farrow & Ball tones, new hardwood floors and freshly fitted sash windows bring a fresh edge, while the layout flows naturally from room to room.

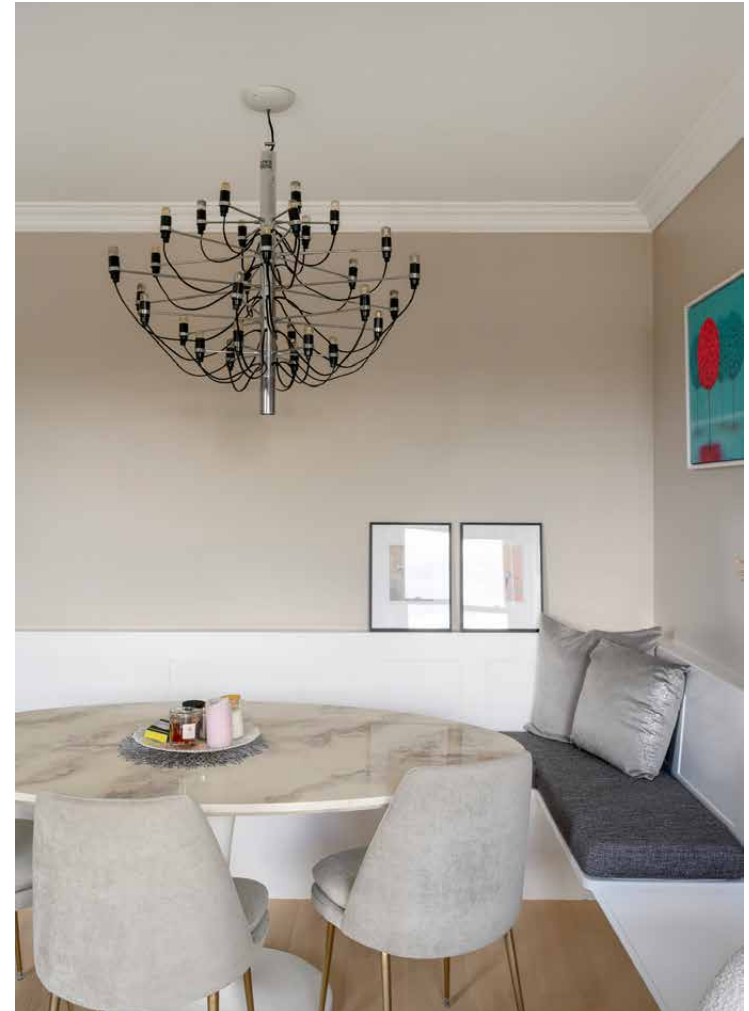
The building makes its own introduction. Just off the main thoroughfare, Campden Hill Mansions is boldly lettered above a white pilastered entrance, with the name appearing again in stained glass below. Inside, the communal staircase winds upwards to the fourth floor.

A long entrance hall runs the length of the apartment, linking its rooms with an effortless rhythm. Beside the front door, a built-in desk makes clever use of the window, creating a compact study with views across the rooftops. At the far end, the reception room opens out beneath tall sash windows. Recessed wall niches frame books, objects or a television, while a built-in banquette curves around the dining table.

The kitchen continues the considered feel, with Shaker-style cabinetry, white metro tiles and a chequerboard floor. A central island provides a place to perch, while a window seat sits beside a wall of discreetly integrated storage.



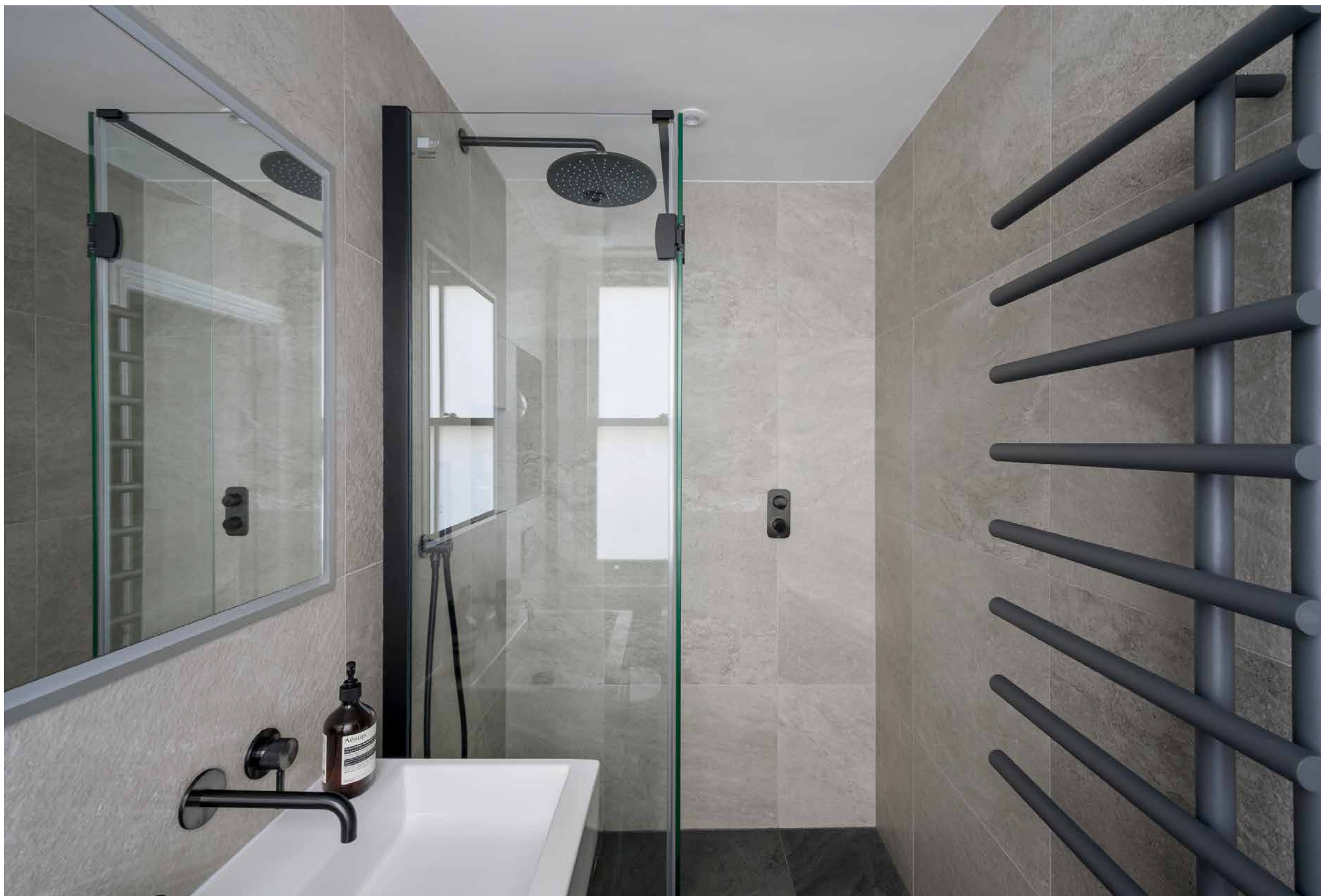




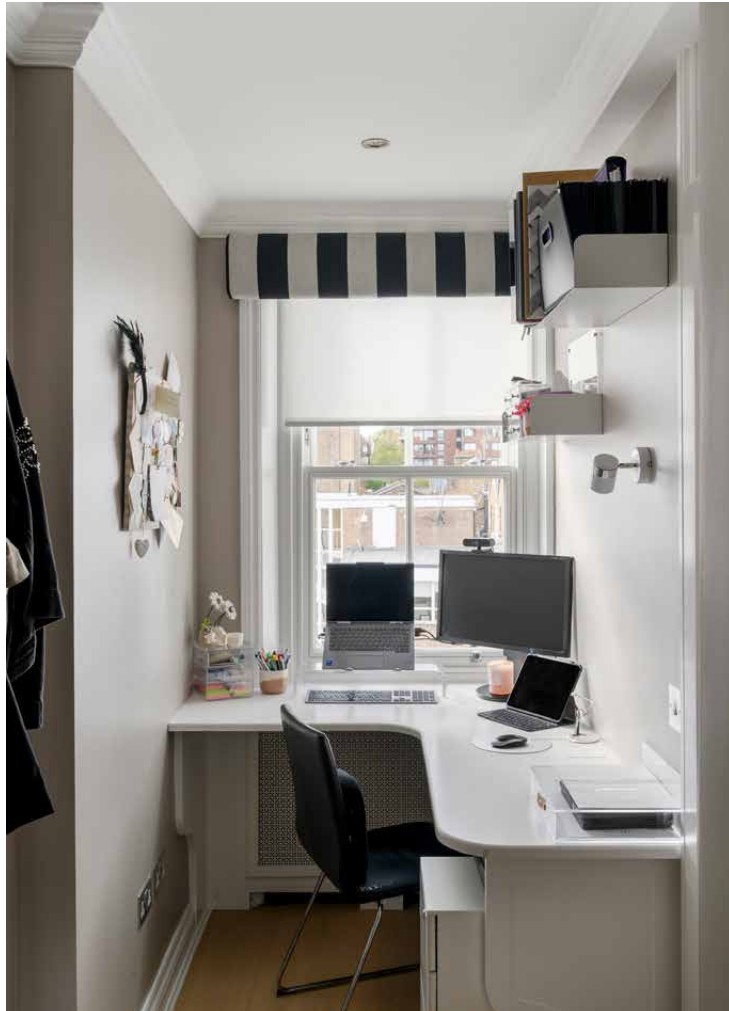


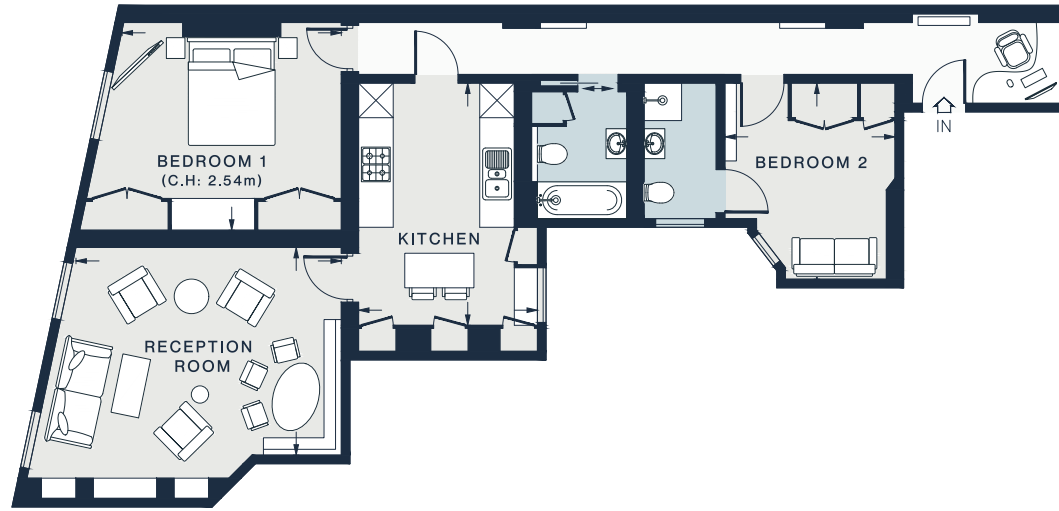
The principal bedroom is quietly characterful, with fitted wardrobes framing a dedicated vanity nook and a window looking towards the treetops. The family bathroom is finished in veined marble-effect tiles, with underfloor heating, a bath and rainfall shower. Currently arranged as a snug, the second bedroom has fitted wardrobes and its own shower room.











FOURTH FLOOR

RECEPTION ROOM
15'1 x 13'1 (4.5m x 4.0m)

KITCHEN
15'1 x 13'1 (4.2m x 3.0m)

BEDROOM 2
11'2 x 9'9 (3.4m x 2.9m)

BEDROOM 1
12'6 x 10'9 (3.8m x 3.2m)

Approx. Gross Internal Area = 900 sq ft / 83.6 sq m

Property Details

Fourth-floor apartment in a period mansion block
Reception room with built-in shelving and banquette dining
Separate contemporary kitchen
Principal bedroom with fitted wardrobes
Guest bedroom suite with bespoke storage
Family bathroom
Built-in study area
Smart integrated storage throughout
Audio and video entry intercom
Royal Borough of Kensington and Chelsea

Approx. 900 sq ft / 83.6 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: circa 993 years
Annual Service Charge: Approx. £5,500
Council Tax Band: F



Location

Set among leafy green spaces and the lively thoroughfare of Kensington High Street, this apartment is perfectly positioned to enjoy the best of the neighbourhood. Start the day with coffee or breakfast from Candella Tea Room, before a stroll around Kensington Gardens. In warmer summer weather, try a swim in the Serpentine Lido. Grab groceries from Bayley & Sage en route home, then wander down to browse the stores of Kensington High Street. For antiques or vintage treasures, stretch the legs further with a stroll to Portobello Road. End the evening with dinner at Jacuzzi, Min Jiang, or Kitchen W8, then a drink at The Elephant & Castle.

Notting Hill Gate – 4 mins

Kensington High Street – 13 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

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and Ibiza's design-led homes

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