

DOMUS NOVA



Caroline Close W2 – £12,000 pw/ (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked away on a private, gated cul-du-sac that's just moments from Kensington Gardens, Caroline

Close epitomises an urban oasis. There's an outstanding sense of light and space throughout – with most rooms enjoying double or triple-aspect outlooks – complemented by statement artwork, eclectic patterns and sleek materials.

Behind the high-security iron railings, the home opens into a bright hallway. To the right, a triple-aspect reception room has a light, countrypile feel – with woven rugs, a fireplace with leather fender seating, patterned curtains and French doors that frame leafy views of the garden. To the left of the hallway, double doors open into a formal dining room and library. Deep blue walls, integrated bookshelves, a window seat and Versailles parquet flooring bring a sense of occasion to the space.







Forming the social heart of the home, an expansive kitchen, dining and living room has bold architectural style. There's an industrial edge to the open-plan setting, with polished concrete floors and wall-to-wall Crittall glazing – punctuating the paler tones with its punchy black frames. To one side of the room, a sofa and armchairs are angled towards a wide chimney breast that doubles as a projector screen. Just beyond, five pendant lights cast an ambient glow over a large 10-seater dining table.

The hi-spec kitchen features smooth worktops, integrated Miele appliances and a wine chiller that's tailor-made for entertaining. Outside, the private garden is a thoroughly secluded setting for warm weather interludes. A towering plane tree casts the eye upwards and provides welcome shade during the summertime.











Striking architecture softened with reams of light and considered furnishings. Tucked away in a private close, this five-bedroom home is a bold setting for modern city living.







Five bedroom suites are arranged across the home's two upper floors. The principal room has a refreshing feel, with pale patterned wallpaper, considered furnishings and a dressing room with mirrored wardrobes. Its en suite bathroom is made for unwinding, featuring a large roll-top bath and double marble sinks. Four further guest bedrooms are set to soothe with hushed tones, soft carpets and individual en suite bathrooms.

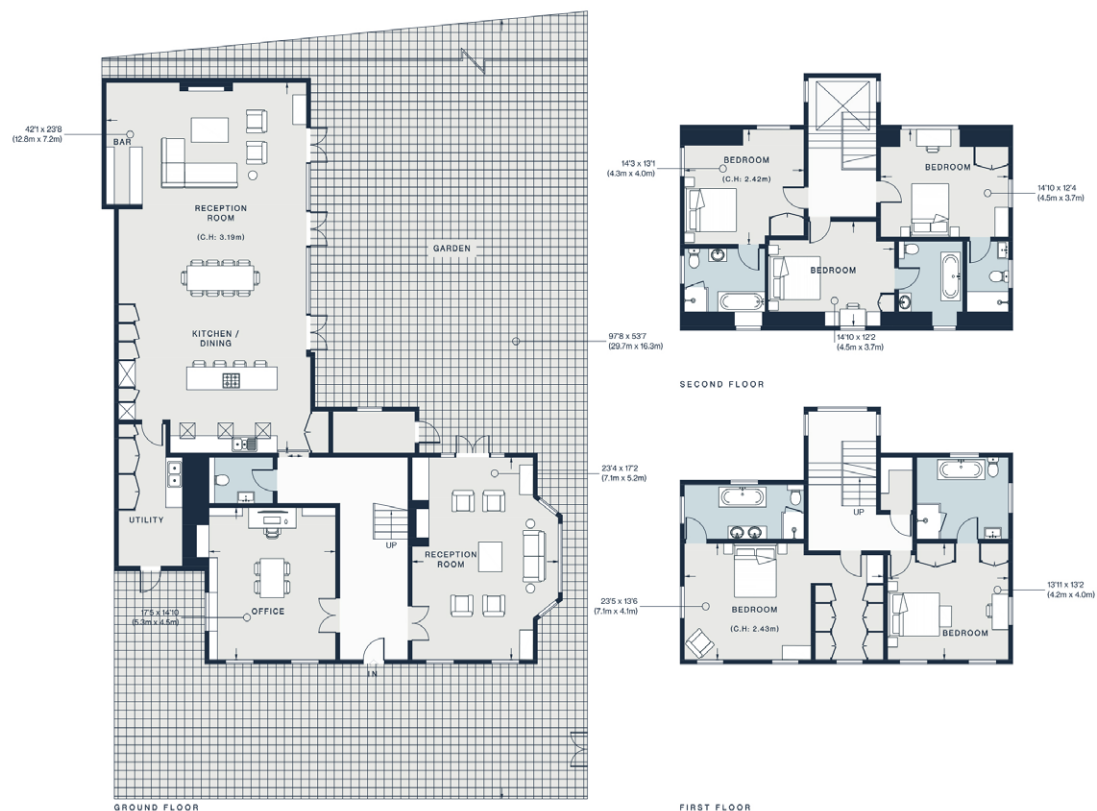












Property Details

5 Bedrooms, 5 Bathrooms
 Open-plan kitchen, dining and living room
 Formal reception room
 Principal bedroom suite with dressing room
 Four guest bedroom suites
 Additional WC
 Private garden
 Garage
 City of Westminster

Approx. 3,798 sq ft / 348.6 sq m

EPC=D

Deposit: £72,000 (LL)

Council Tax Band: H

Approx. Gross Internal Area = 3,752 sq ft / 348.6 sq m

External Storage = 46 sq ft / 4.3 sq m

Total = 3,798 sq ft / 352.9 sq m



Location

With so much green space on the doorstep, tranquility comes naturally to Caroline Close. Stroll towards the Albert Memorial in Kensington Gardens, wander around the lake in Hyde Park or take a swim at the Serpentine Lido. Recharged and ready to go, the best of Bayswater and Notting Hill is within walking distance. Ease into the day with a flat white at Guillam Coffee House, a workout at Heartcore, or brunch at The Park. Then continue along Westbourne Grove for upmarket boutiques, then Portobello Road for vintage shopping. Come evening, head to Sol's – a favourite neighbourhood wine bar and deli – or take the Tube into Central London for its vibrant nighttime offerings.

Queensway - 2 minutes (Central
Bayswater - 5 minutes (Circle, District)

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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