

DOMUS NOVA



Chilworth Street W2 – £6,500,000

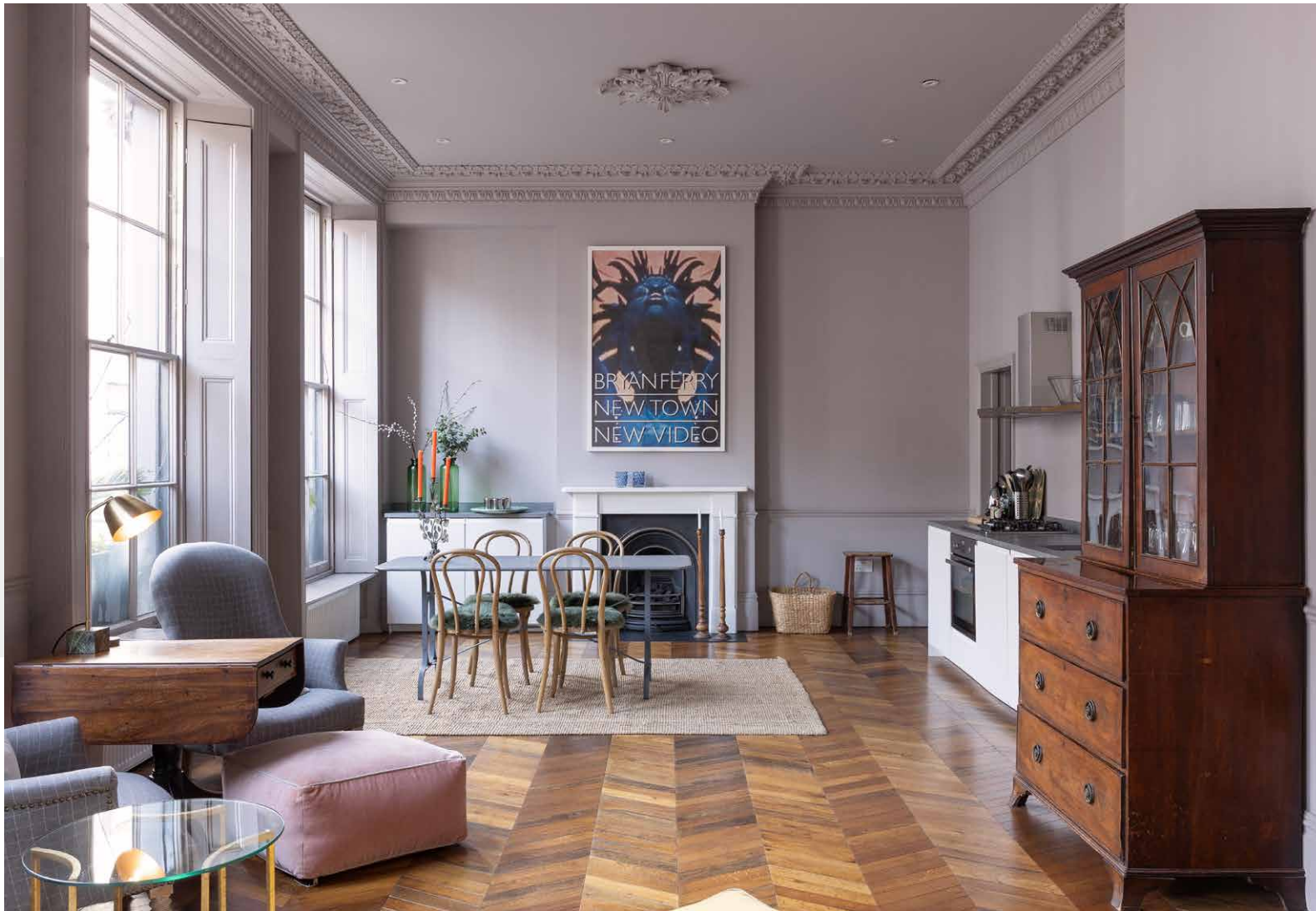
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INTERNATIONAL REALTY



Timeless elegance comes to life in this Grade II listed building just moments from Hyde Park. Chilworth Street presents a unique property opportunity, with its generous plan encompassing five apartments and a gastropub.

On the upper levels, five flawlessly crafted apartments. On the lower levels, a favoured local pub, The Cleveland Arms. Dating back to 1852, this period property has been faithfully renovated inside and out to an exceptional standard. Chilworth Street presents a rare opportunity to acquire an entire building with a strong pedigree in hospitality and potential for future development.





On the first floor, a two-bedroom apartment features an open-plan kitchen and living area. Intricate cornicing and ceiling roses have been meticulously recreated to dramatic effect. Bookended by fireplaces, the space is characterised by its exceptionally high ceiling. Four full-length windows, complete with wooden shutters, pour natural light onto classic features. Positioned at either end of the plan, two considered bedrooms are each served by an en suite bathroom.

On the two floors above are four one-bedroom, one-bathroom apartments. They each feature neutral décor and Swedish hardwood chevron flooring. Quiet, rear-facing bedrooms enjoy afternoon sun and an impressive vista taking in the whole of Gloucester Mews West. The bathrooms, each showcasing Fired Earth tiles and a walk-in rainfall shower, sit between the bedroom and the spacious open-plan living area.



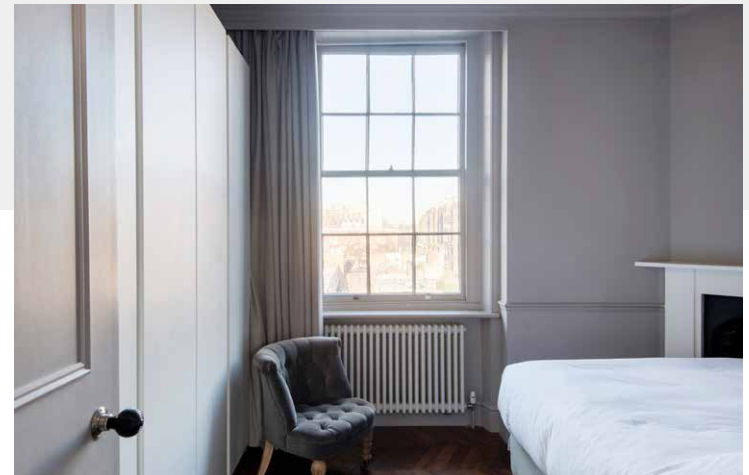








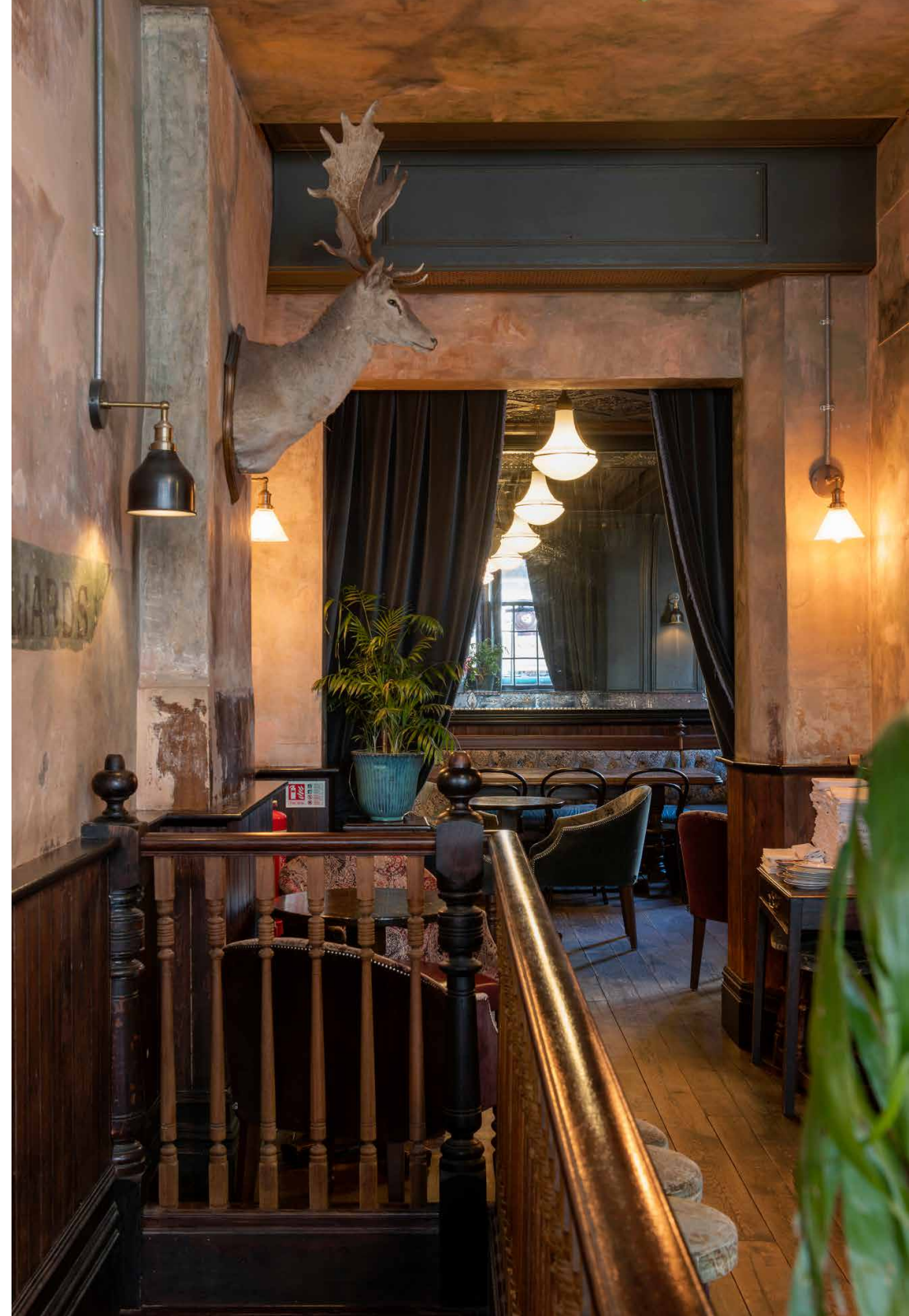




At ground level, the property includes The Cleveland Arms – a modern, gastronomic reimagining of a classic British pub. The first dining area is arranged around a horseshoe bar, its interiors combining hand-painted walls with antique fittings. Downstairs, a second dining area has the feel of an upscale Parisian restaurant of years gone by. A sense of volume and depth is achieved with an open kitchen at one end of the space and the keg room, visible through glass, at the other. Reclaimed roof tiles line the walls in a herringbone formation, illuminated by French light fittings sourced in New Orleans.

The distinctive archway that sits at the top of Gloucester Mews West is also included in the property. With bollards preventing through-traffic, this quiet space has been expertly renovated and includes street lamps also sourced in New Orleans.

Carefully restored and considerably arranged, the residential units are ideal as short-stay apartments. However, the building lends itself to versatility and the whole scheme could be turned into a boutique hotel. All fireplaces work but some have been temporarily disconnected. The pub comes with an existing management contract in place.







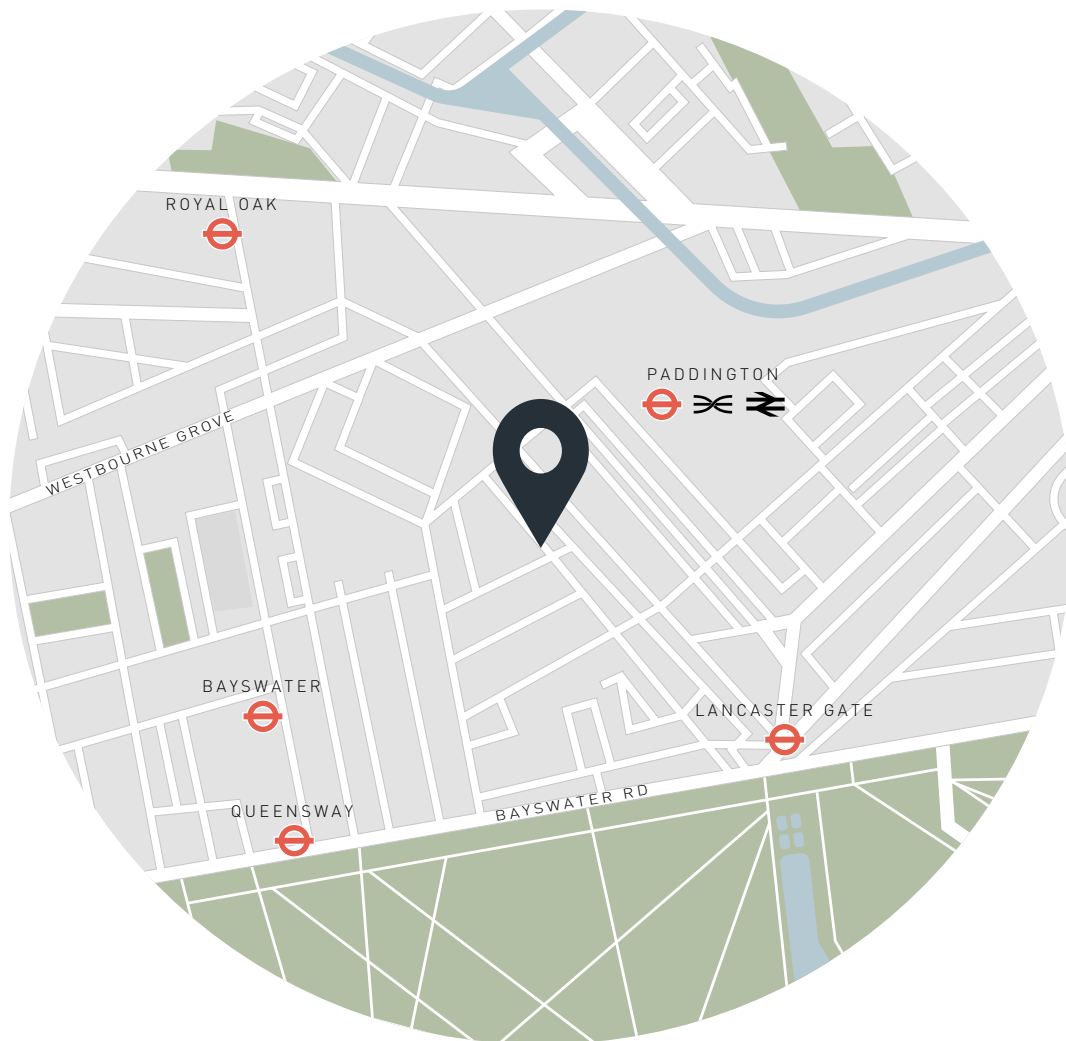








EPC's available upon request for each unit
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Location

Caught between the buzz of Notting Hill and the quietude of Hyde Park, Chilworth Street is a distinguished road of grand Victorian terraces. The area is replete with bars and restaurants. Local favourite food spots include Nipa Thai and Bizzarro, with gastronomical institution The Ledbury slightly further afield. The leafy walks and manicured lawns of Hyde Park are a six-minute walk away while the city is within easy reach.

Paddington (5 mins)
Lancaster Gate (6 mins)
Bayswater (7 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.



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