

DOMUS NOVA



Clareville Street SW7 – £2,695,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked away off the vibrant thoroughfare of Old Brompton Road, this three-bedroom property has a secluded residential feel. Beyond the clean-line façade, expect light-flooded spaces, state-of-the-art materials and sleek technology across Clareville Street's three newly-refurbished storeys.

Engineered hardwood floors, laid in a chevron pattern, introduce the open-plan reception room – which is bathed in natural light through dual-aspect fenestration. Pale walls stretch up to neat ceiling corning, while the living area is centred by a sleek marble fireplace. At the rear of the space, a clustered glass chandelier adds sculptural flair to the dining area. The adjacent kitchen is made up of smooth marble effect quartz worktops, gilded hardware and hi-spec Siemens appliances. Underfloor heating and air conditioning ensure year-round comfort.











Four white upper cabinets with frosted glass doors and brass knobs, mounted above the countertop.

White upper cabinets with brass knobs, including a black Siemens oven integrated into the cabinetry.

A white rectangular sink with a high-arc brass faucet and a brass soap dispenser.

Decorative items on the countertop including a large brown ceramic vase with dried flowers, a wooden cutting board, and glassware.

A book titled 'FILOTEA' with 'LINGINE' written below it, placed on the countertop.

Decorative items on the countertop including a wooden cutting board, a black vase with dried flowers, and a small patterned vase.

White lower cabinets with brass handles, located below the countertop.

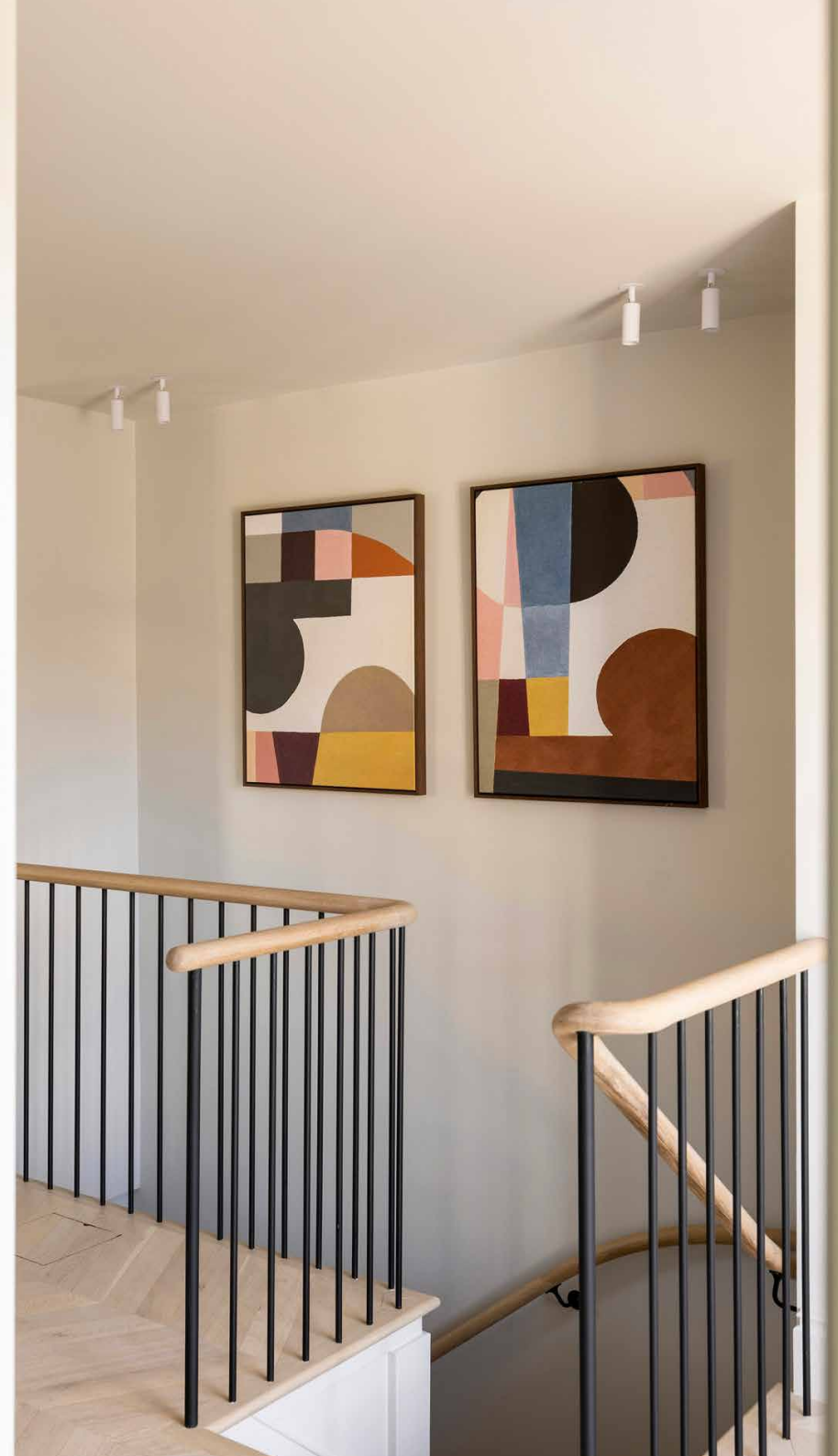
A black Siemens oven integrated into the lower cabinets.

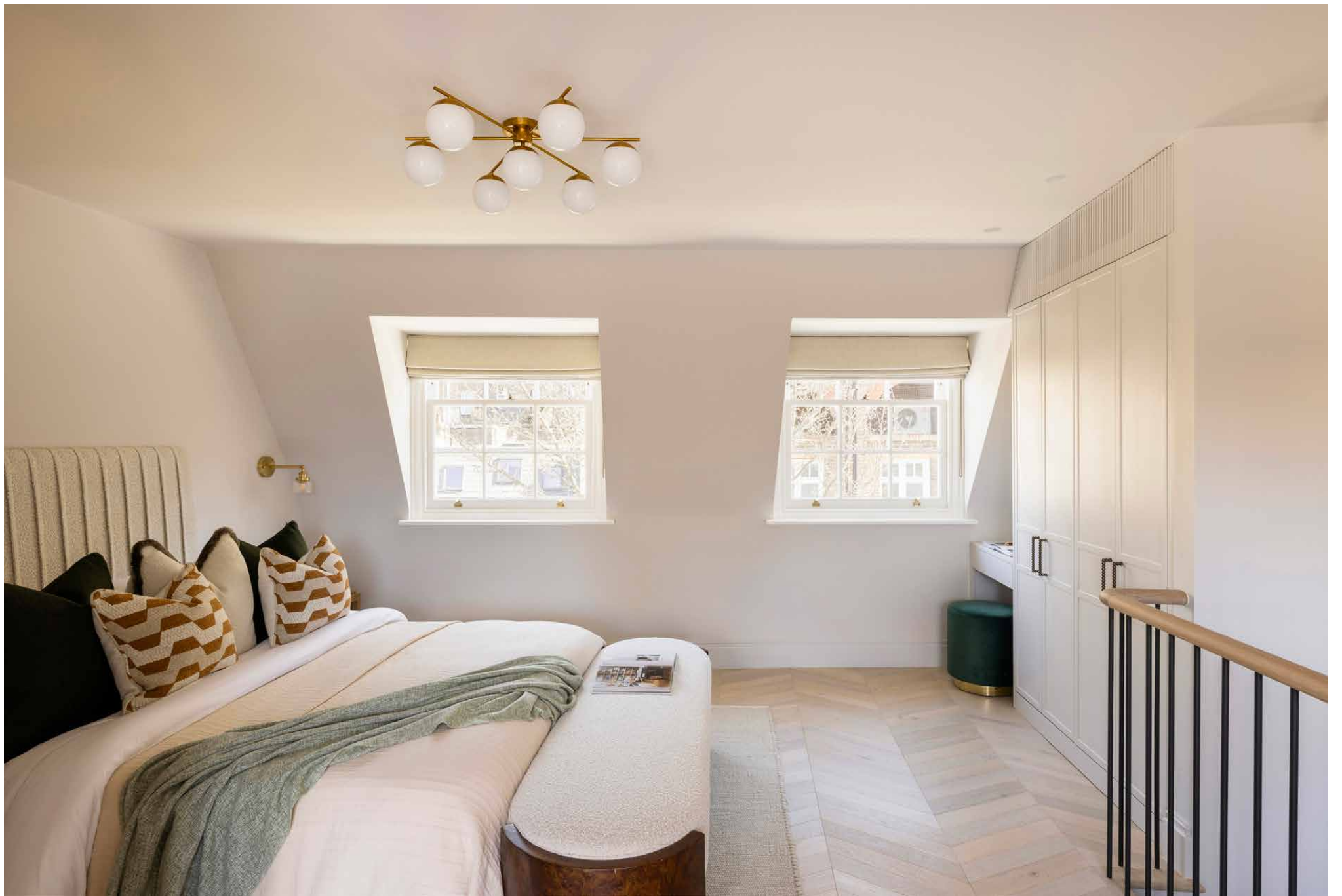
White lower cabinets with brass handles, located to the right of the oven.

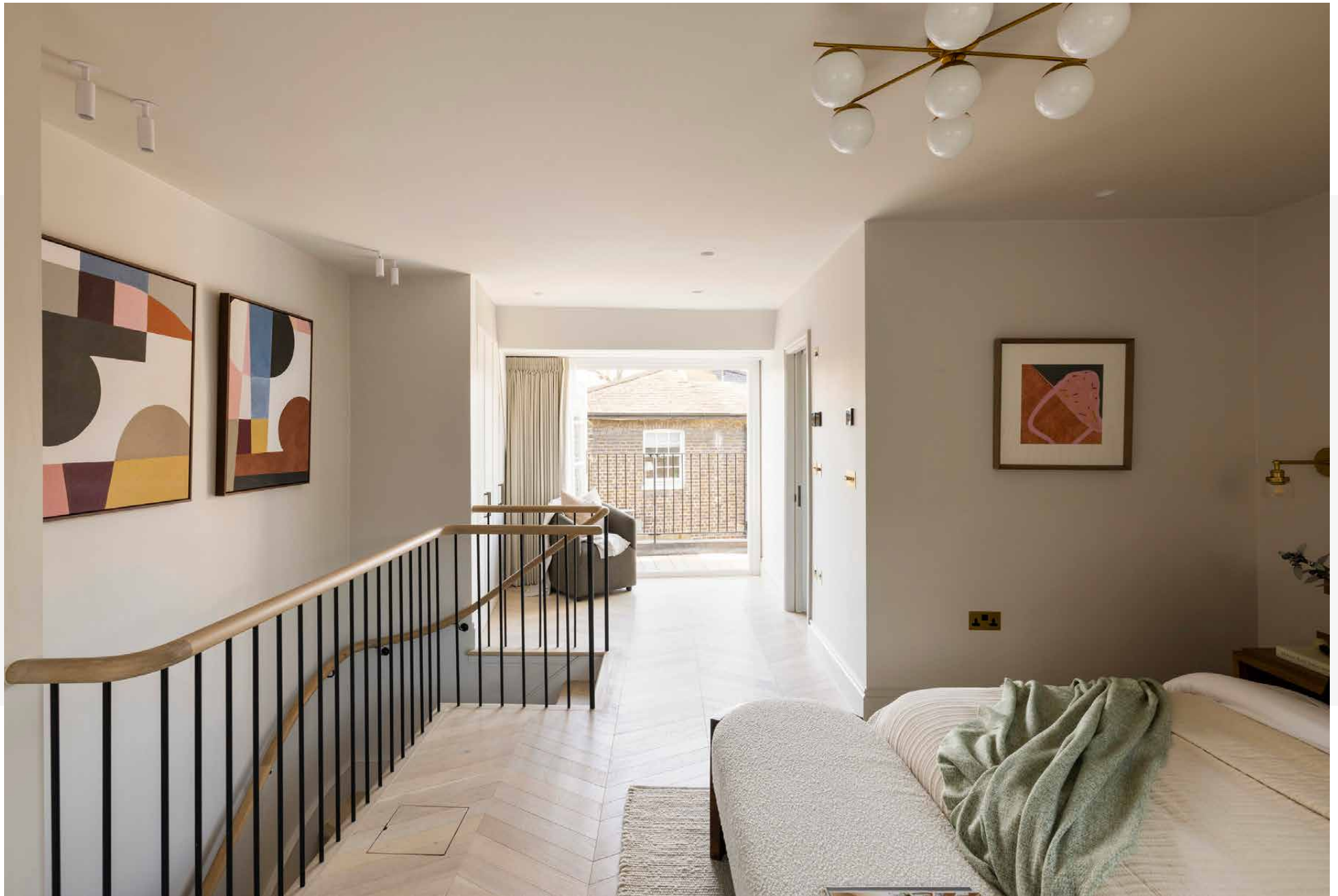


Occupying the entire second floor, the spacious principal bedroom suite maintains the home's restrained colour palette and refined finishes. A pair of sash windows filter sunlight across the sleeping area, which is also fitted with wardrobes and a built-in dressing table. The bathroom has a vibrancy drawn with detailed marble tiling, a dual vanity and large rainfall shower. Bi-doors open to a private suntrap balcony, overlooking the charming roovescape of South Kensington.

On the first floor, two guest bedrooms are minimalist sanctums – each finished with built-in wardrobes, designer lighting, pale timber floors and windows that gently illuminate the spaces. There's an additional family bathroom, crafted with an array of tiling in uplifting green scale tones.







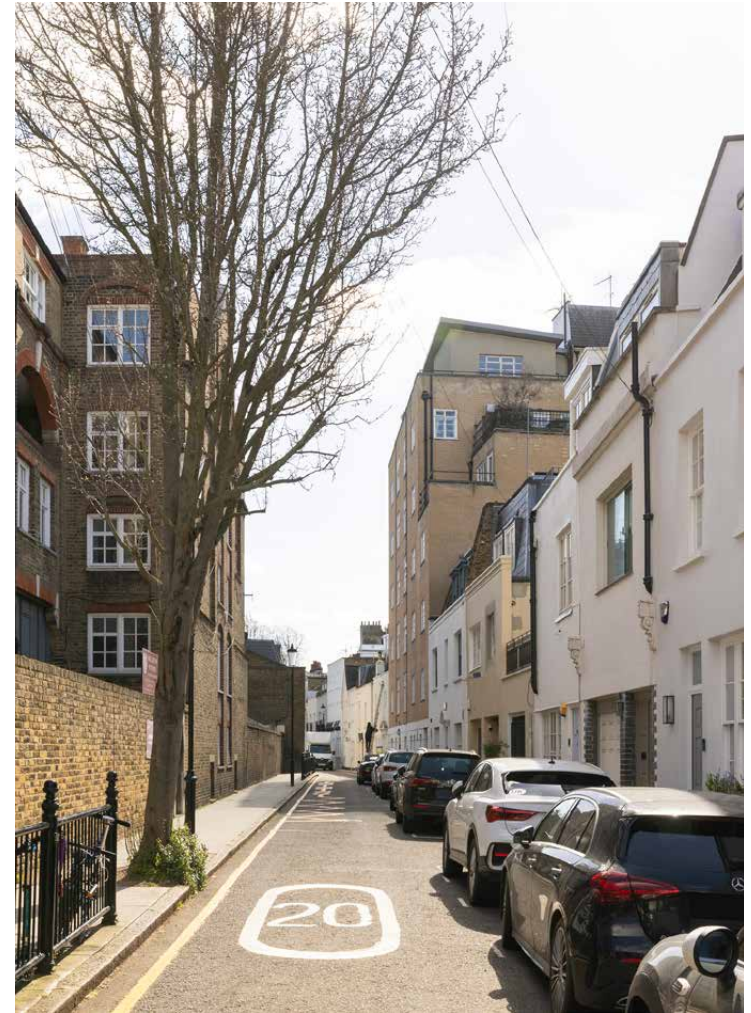


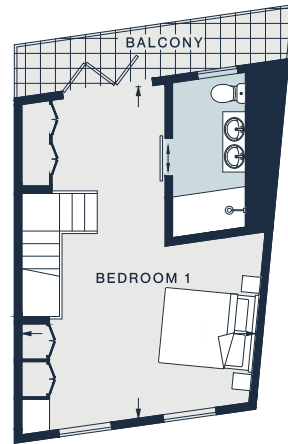




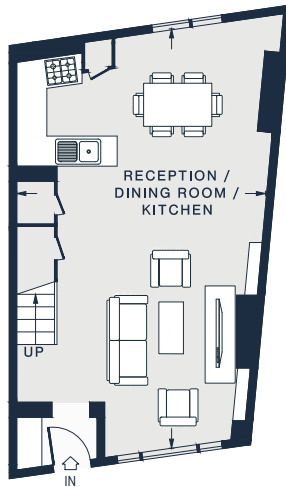




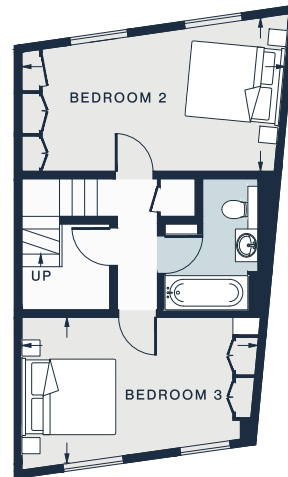




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Property Details

Open-plan kitchen, dining and reception room
 Principal bedroom suite with private balcony
 Two guest bedrooms
 Family bathroom
 Air conditioning in reception room and bedrooms
 Underfloor heating throughout
 Royal Borough of Kensington & Chelsea

Approx. 1,282 sq ft / 119.1 sq m
 EPC=C
 Tenure: Freehold
 Council Tax Band: G

RECEPTION / DINING ROOM / KITCHEN

27'5 x 16'3 (8.6m x 4.9m)

BEDROOM 3

15'5 x 9'6 (4.7m x 2.9m)

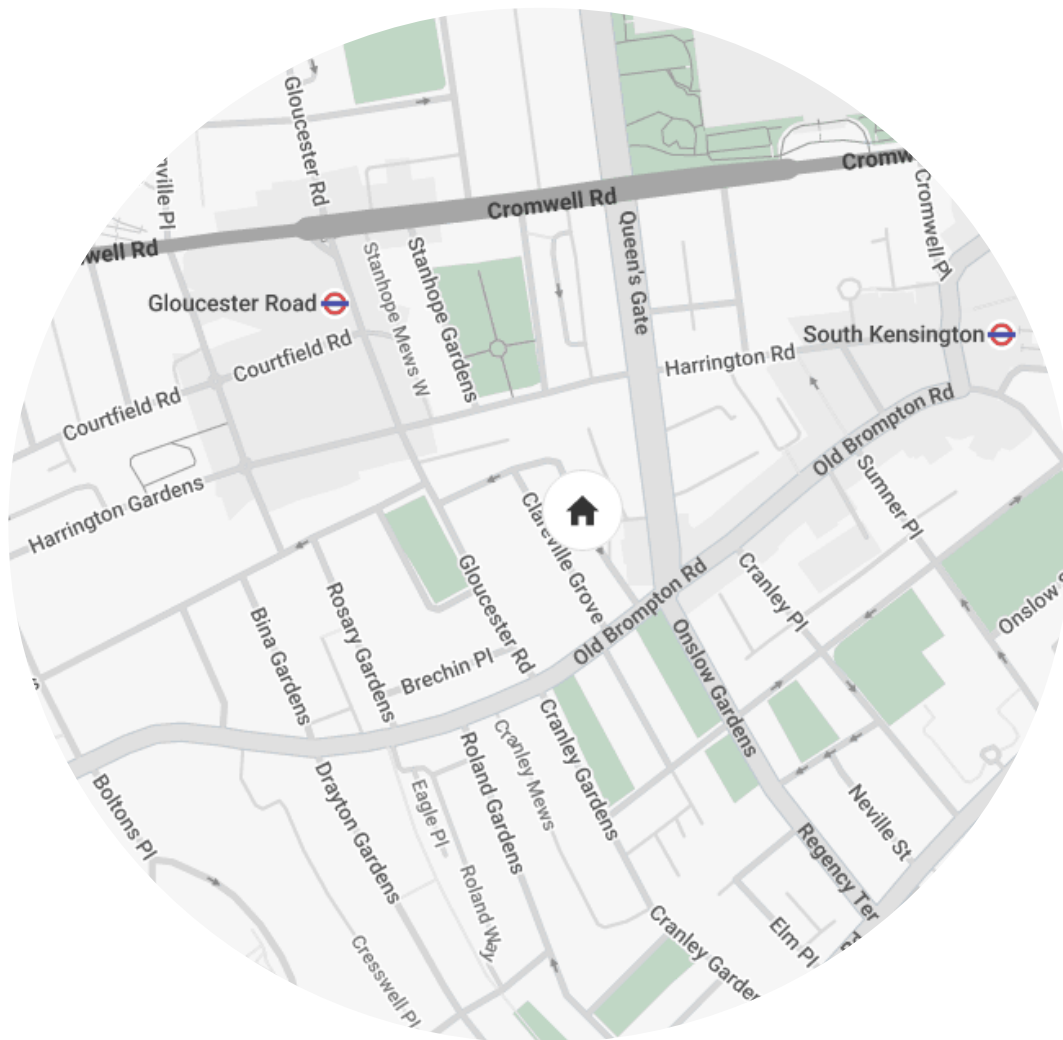
BEDROOM 2

17'3 x 10'0 (5.2m x 3.0m)

BEDROOM 1

21'8 x 15'4 (6.6m x 4.6m)

Approx. Gross Internal Area = 1282 sq ft / 119.10 sq m



Location

Clareville Street has an enviable quietude, while being moments from the centre of London's cultural action. South Kensington's world-class museums are within walking distance, as is Brompton Cemetery for weekend strolls and the Royal Albert Hall for evenings of elegant entertainment. Head south and you're in fashionable Chelsea, where the iconic Kings Road leads to the Saatchi Gallery and Royal Court Theatre; venture north and you can make the most of High Street Kensington's vibrant retail and restaurant offerings.

Gloucester Road - 5 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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