

# DOMUS NOVA



Collingham Gardens SW5

£2,100,000

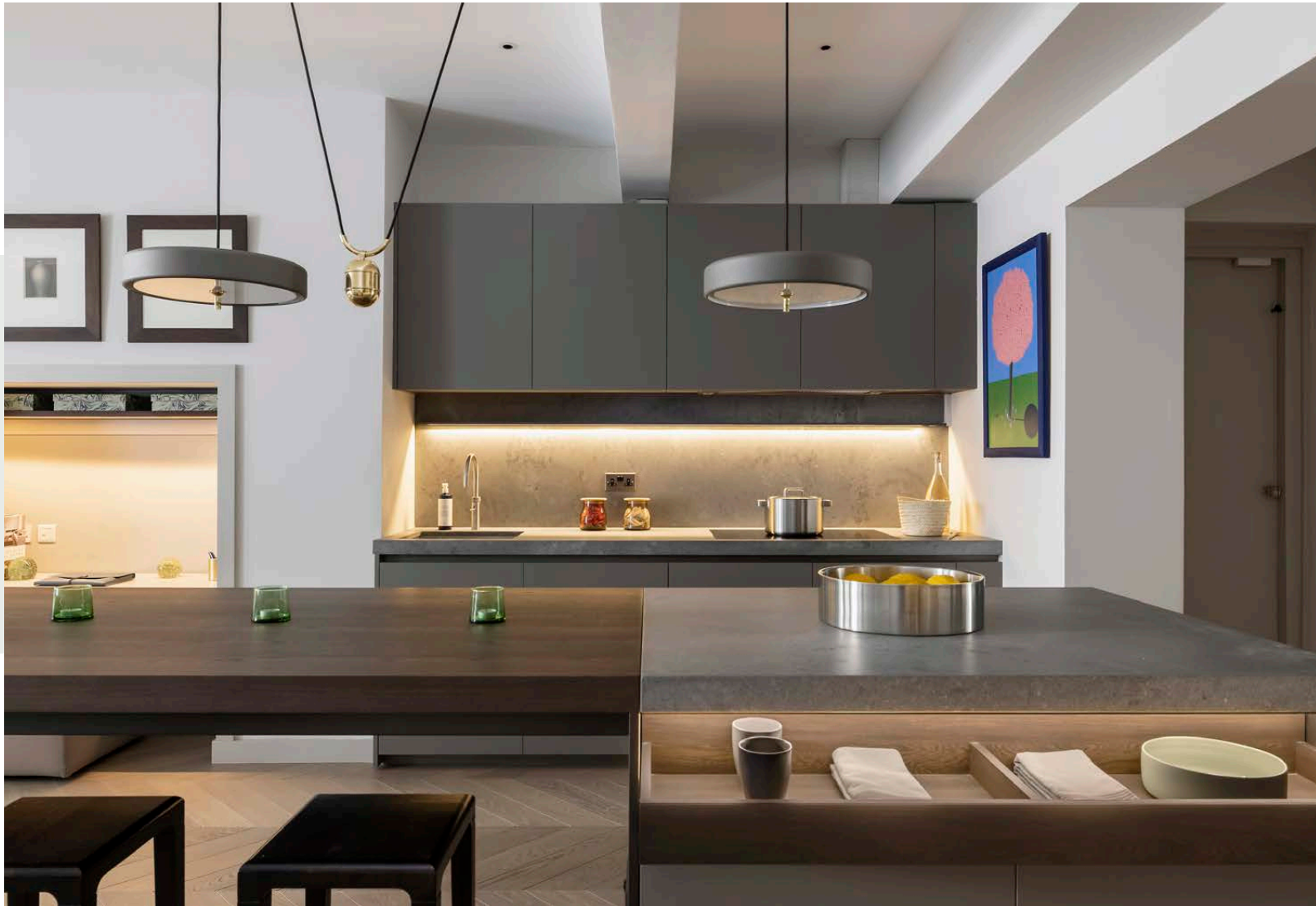


A handsome redbrick façade with carved stone accents makes for a regal welcome to Collingham Gardens. Inside, the ground floor of a Victorian villa originally masterminded by Ernest George plays host to a designed apartment.

Cooling neutral tones and a spacious, open-plan layout set the scene in the reception room. A bank of glazing draws natural light into the space to enliven choice materials and inspired architectural interventions. Designed by Vincent Van Duysen for Molteni & C, a striking kitchen combines integrated appliances and understated cabinetry. An island-cum-breakfast bar is finished in dark elm and pewter and illuminated by stylish pendant lights.

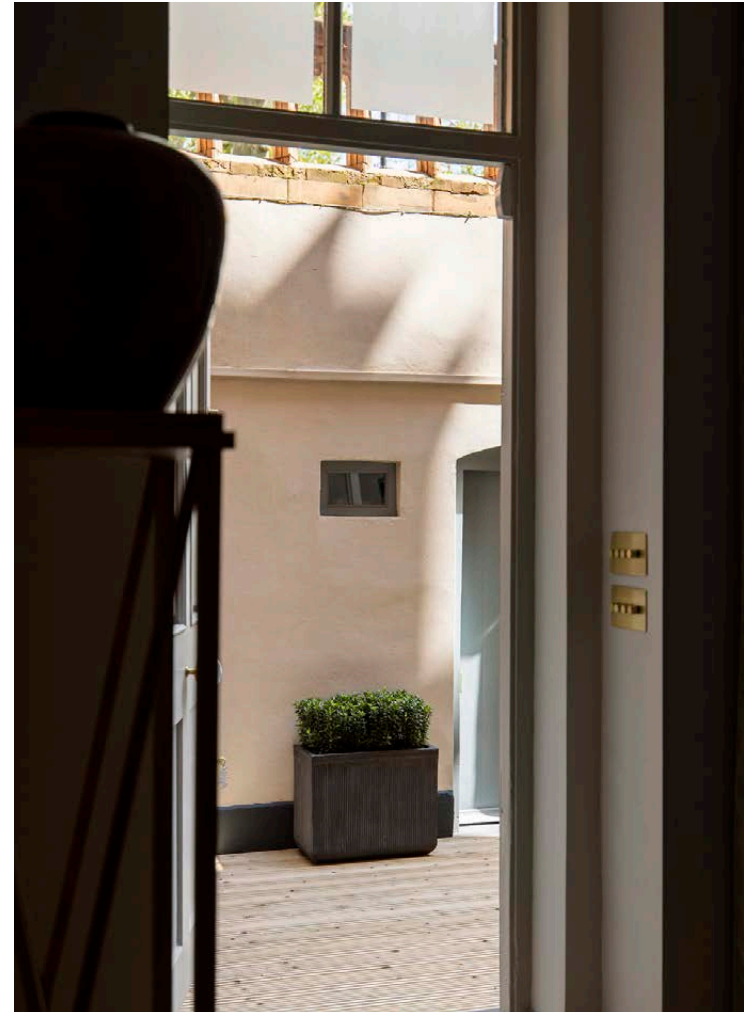
Oak chevron flooring ushers guests past an engineered snug and into the living area where a wood-textured TV wall backdrops a floating media unit. This space leads out to a decked front courtyard off which two vaults have been transformed into offices with Poliform desks and lighting design by John Cullen.











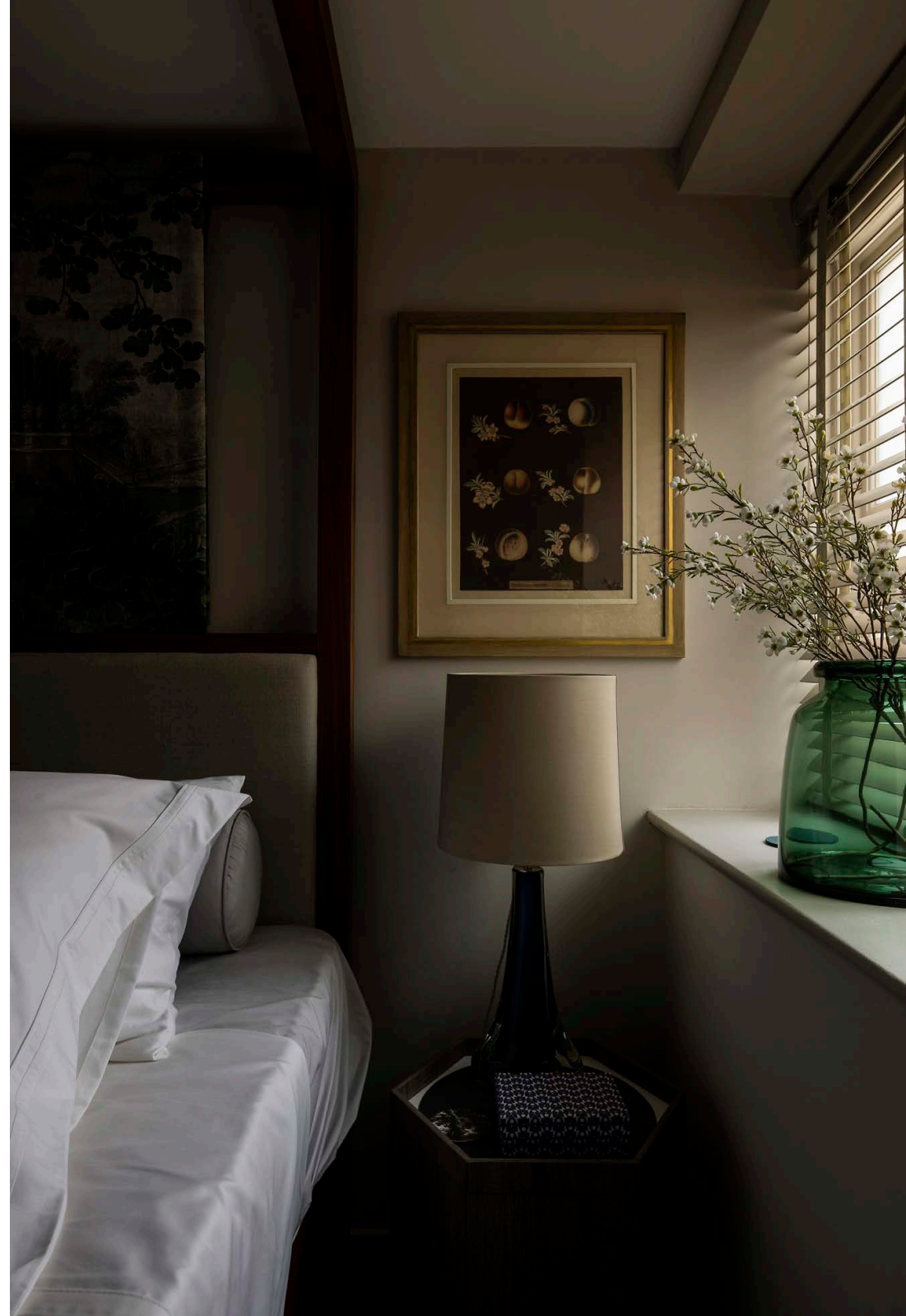






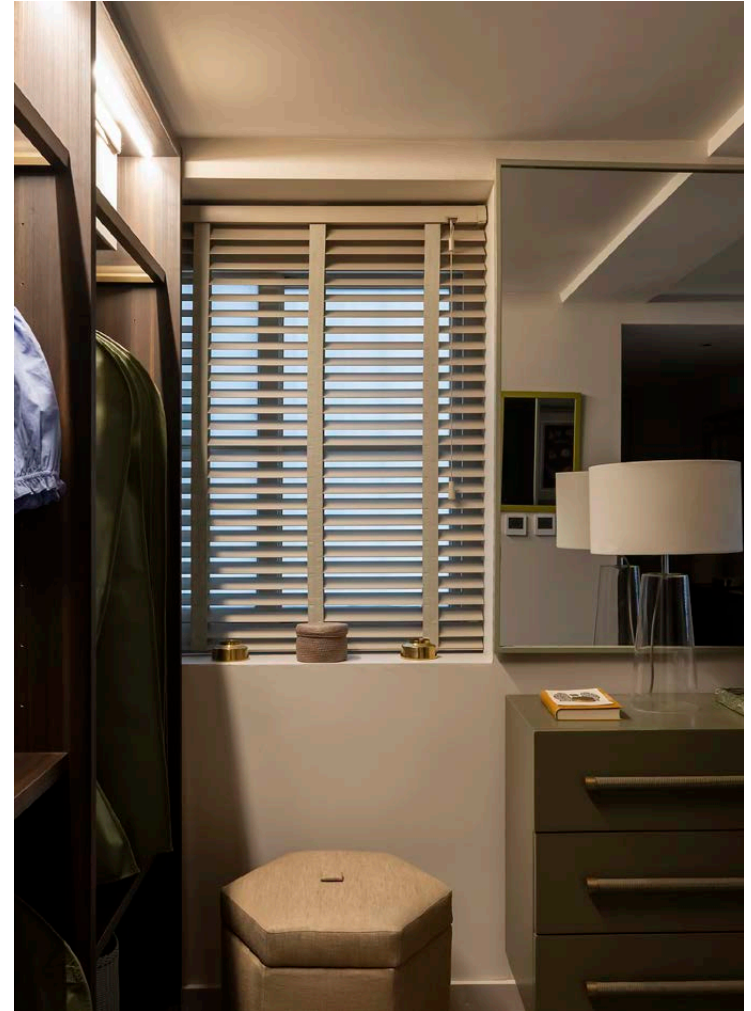
A guest bedroom suite features neutral hues, a study area and a bathroom completed by a bathtub with an integrated rainfall shower. The calming principal bedroom sits at the rear of the plan. This space has a dressing area and a bespoke limestone-clad bathroom with brushed bronze accents and a frameless walk-in shower.

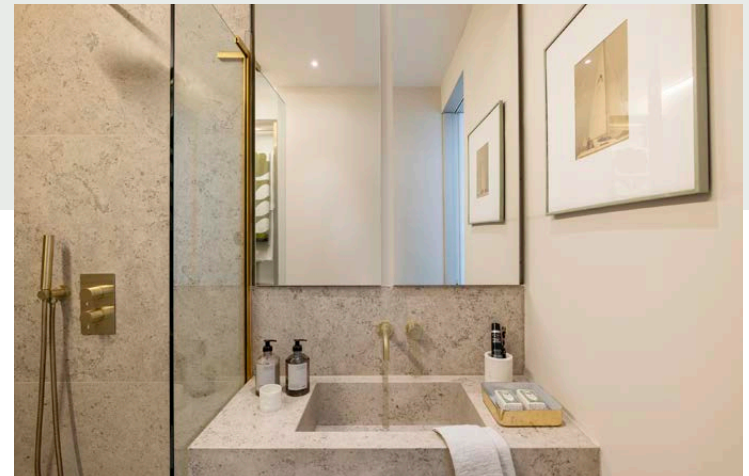
To the rear of the principal bedroom, a large bay is generous with natural light and grants access to a leafy southwest-facing patio garden. Steps lead up to Collingham Gardens. This gated communal garden was landscaped by Harold Peto and features a large circular lawn, shady gravel paths lined with shrubs and blooming Japanese cherry trees.













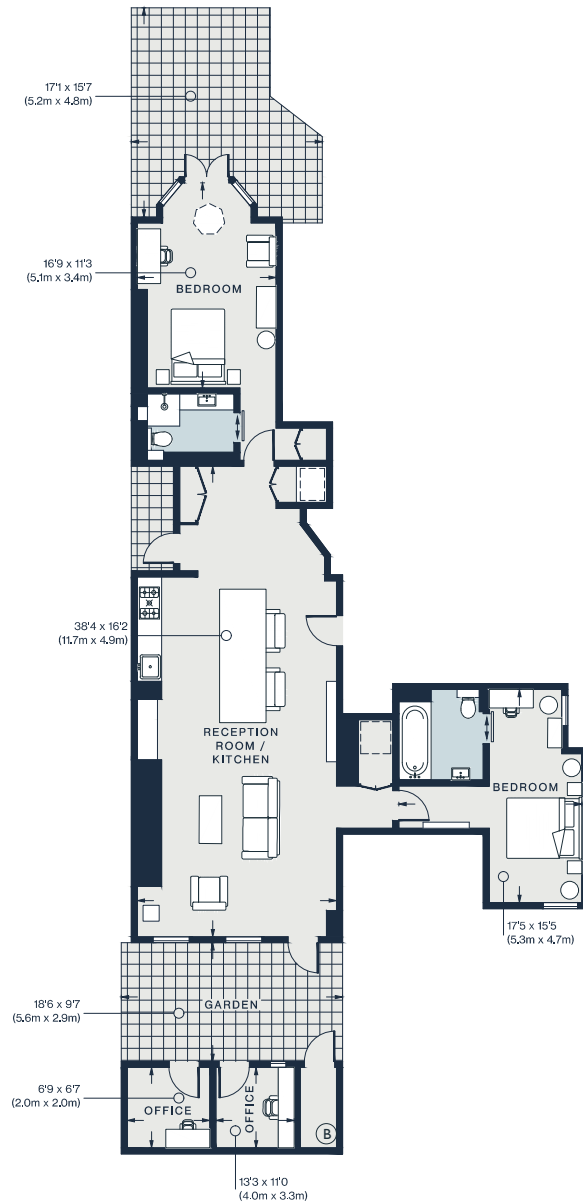










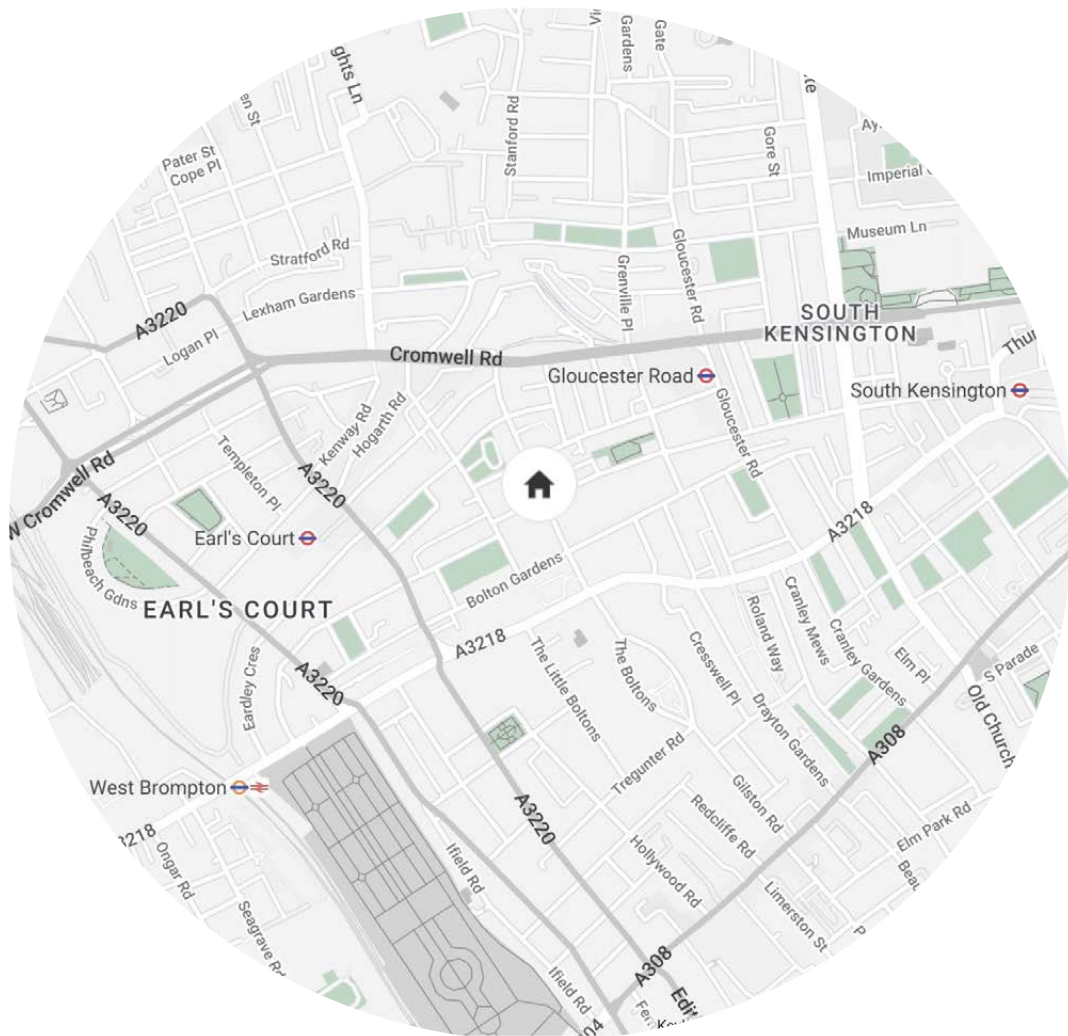


Approx. Gross Internal Area = 1,085 sq ft / 100.8 sq m  
 Office / Boiler = 112 sq ft / 10.4 sq m  
 Total = 1,197 sq ft / 111.2 sq m

## Property Details

- Open-plan kitchen and reception room
- Principal bedroom suite with dressing area
- Guest bedroom suite with study space
- Two compact offices
- Integrated storage areas
- Several terraces
- Communal garden access
- Royal Borough of Kensington & Chelsea

- Approx 1,197 sq ft / 111.2 sq m
- EPC - Exempt
- Share of Freehold - Circa 954 years remaining
- Ground rent - £1.25 per annum
- Service charge - Circa £4,204 per annum
- Council tax band - G



## Location

Characterised by residential streets and period architecture, South Kensington is a peaceful community with a central London postcode. Venture into Chelsea for retail therapy along the King's Road before heading to one of the neighbourhood's many museums or galleries to catch a world-class exhibition. While away an evening soaking up live music at The Troubadour or dining with friends at Sophie's or Margaux.

### Nearest tube

Gloucester Road – 6 mins (Circle, District, Piccadilly)

West Brompton – 10 mins (Overground)

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