

DOMUS NOVA



Collingham Road SW5 – £3,350,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set within an end-of-terrace Victorian townhouse on a peaceful street just moments from South Kensington's lively thoroughfares, Collingham Road offers a raised ground-floor sanctuary of natural light and refined detailing. Behind the building's elegant stucco façade and columned portico entrance, the apartment draws you in, with uplifting design by interior architects DADA Associates.

The standout kitchen and reception room is instantly impressive. A pair of full-height sash windows and French doors bathe the open-plan space in daylight, highlighting intricate coving and a striking period fireplace while overlooking the gardens below. Cast iron radiators and pocket shutters lend historic charm, while a structural column creates a subtle division between the living and dining area, plus a study nook.

The kitchen – centred around a marble waterfall island – is a showcase of contemporary artisanry, complete with integrated AEG appliances and a marble splashback. Accent features in Farrow & Ball's Railings add dramatic contrast, complemented by a wall of bespoke cabinetry featuring a home bar and wine cooler, perfect for entertaining.

The effortless connection to the outdoors elevates the space further. Step out to a private patio where a gate opens onto an exclusive communal garden.







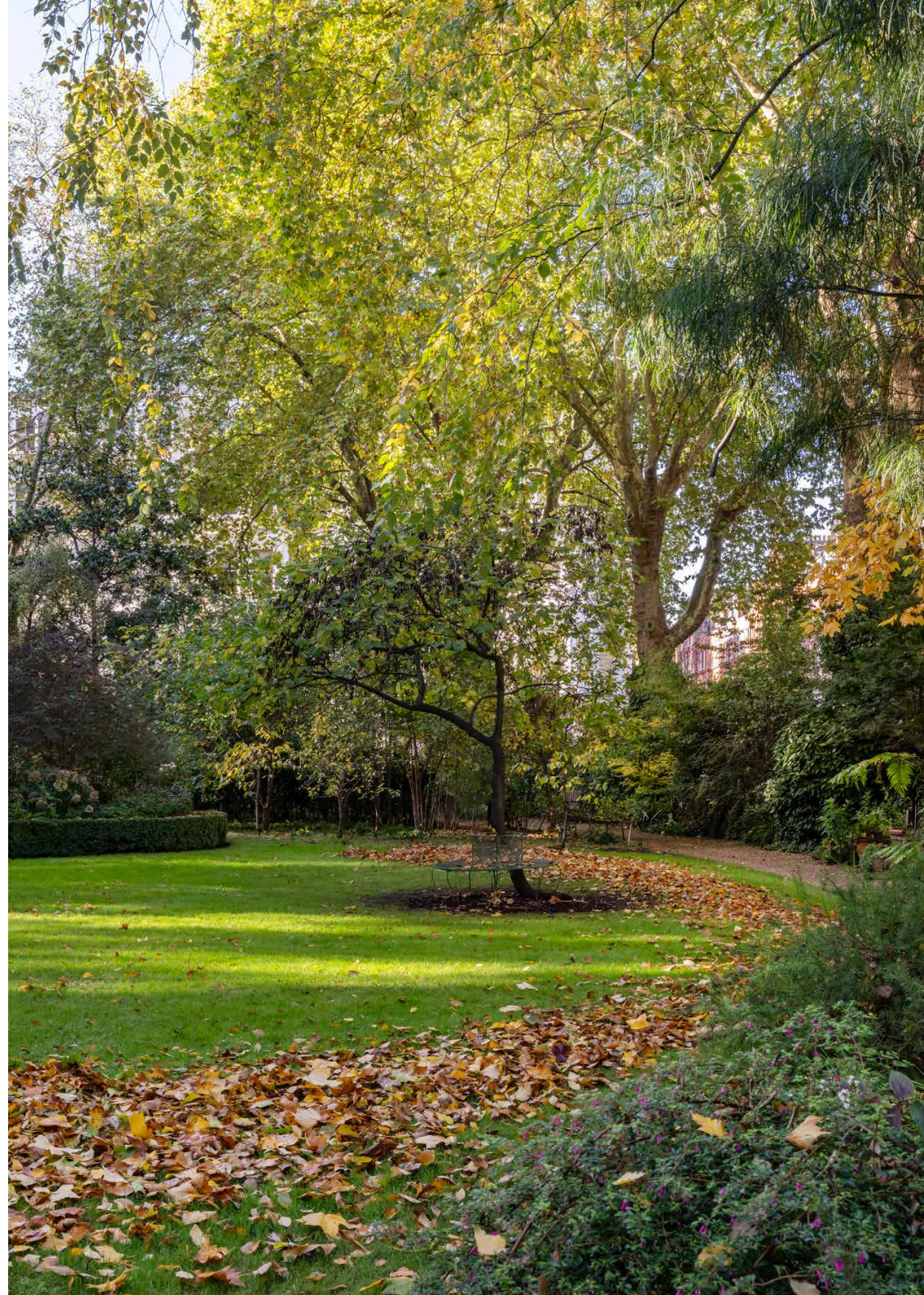








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Towards the front of the home, a second reception room exudes grandeur. A large bay window floods the space with light, while intricate cornicing, a Regency fireplace and a custom-built bookcase bring elegance and symmetry.





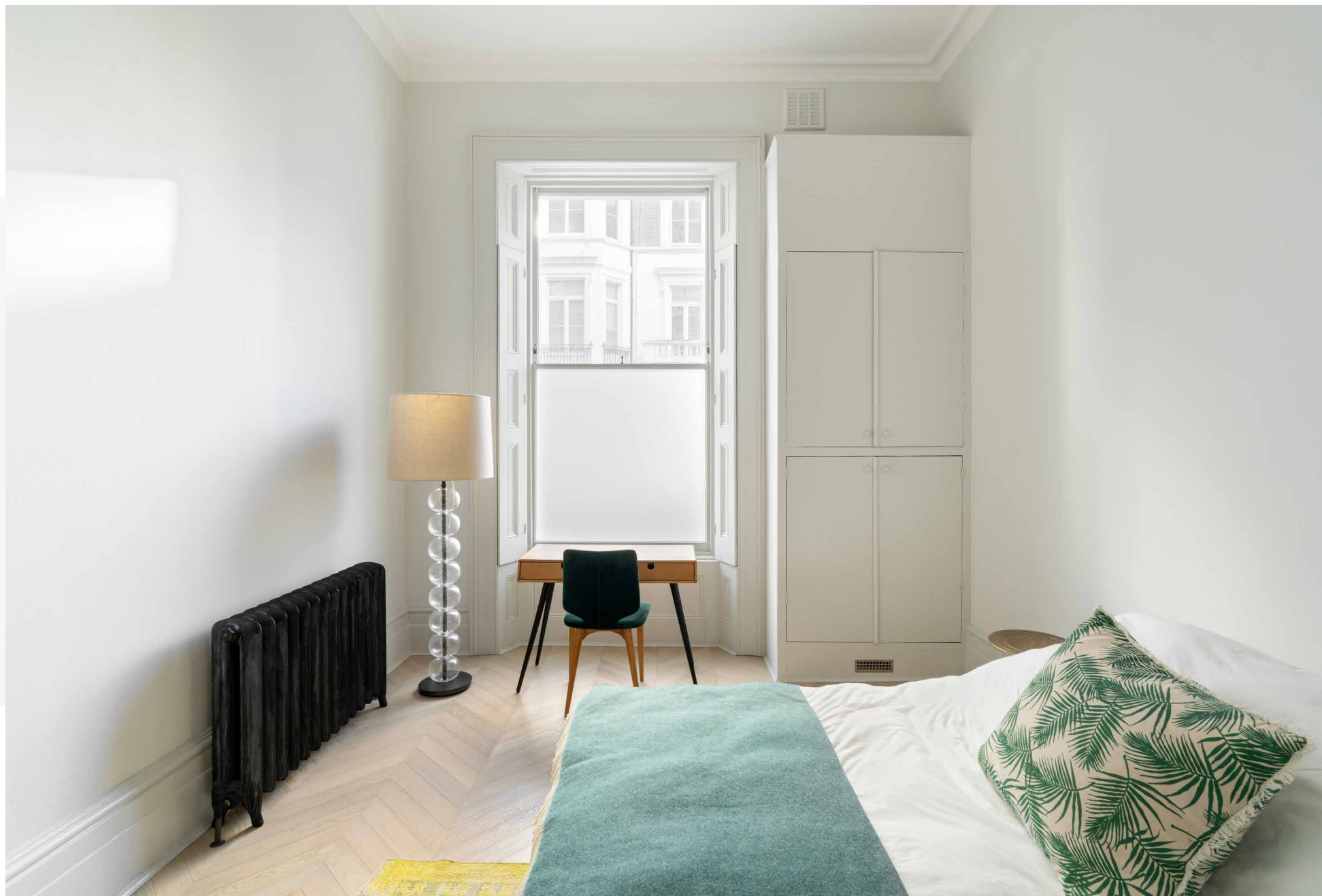




The principal bedroom suite enjoys a similar feel, with Farrow & Ball Ammonite walls and soaring ceilings. A brown marble fireplace, pocket shutters and original radiators ensure the room remains in keeping, while a bank of integrated wardrobes puts modern living at the fore. A second bedroom mirrors the same tranquil palette. A family bathroom sits to the end of the corridor, complete with a rainfall shower bath, a dual Lusso Stone vanity and elegant cornicing. A shower room sits opposite the principal bedroom.

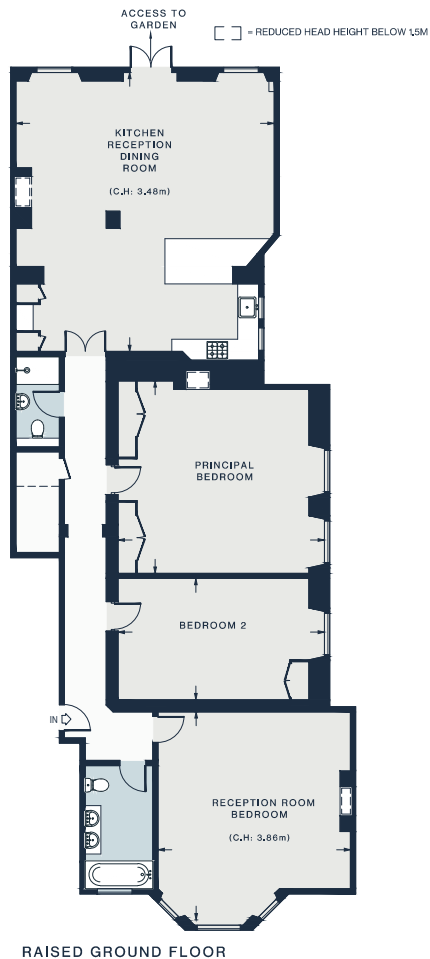












PRINCIPAL BEDROOM
19'6 x 18'2 (5.9m x 5.4m)

BEDROOM 2
19'6 x 11'6 (5.9m x 3.5m)

KITCHEN /RECEPTION
DINING
26'4 x 24'6 (8.3m x 7.4m)

RECEPTION / BEDROOM
19'8 x 18'3 (5.9m x 5.5m)

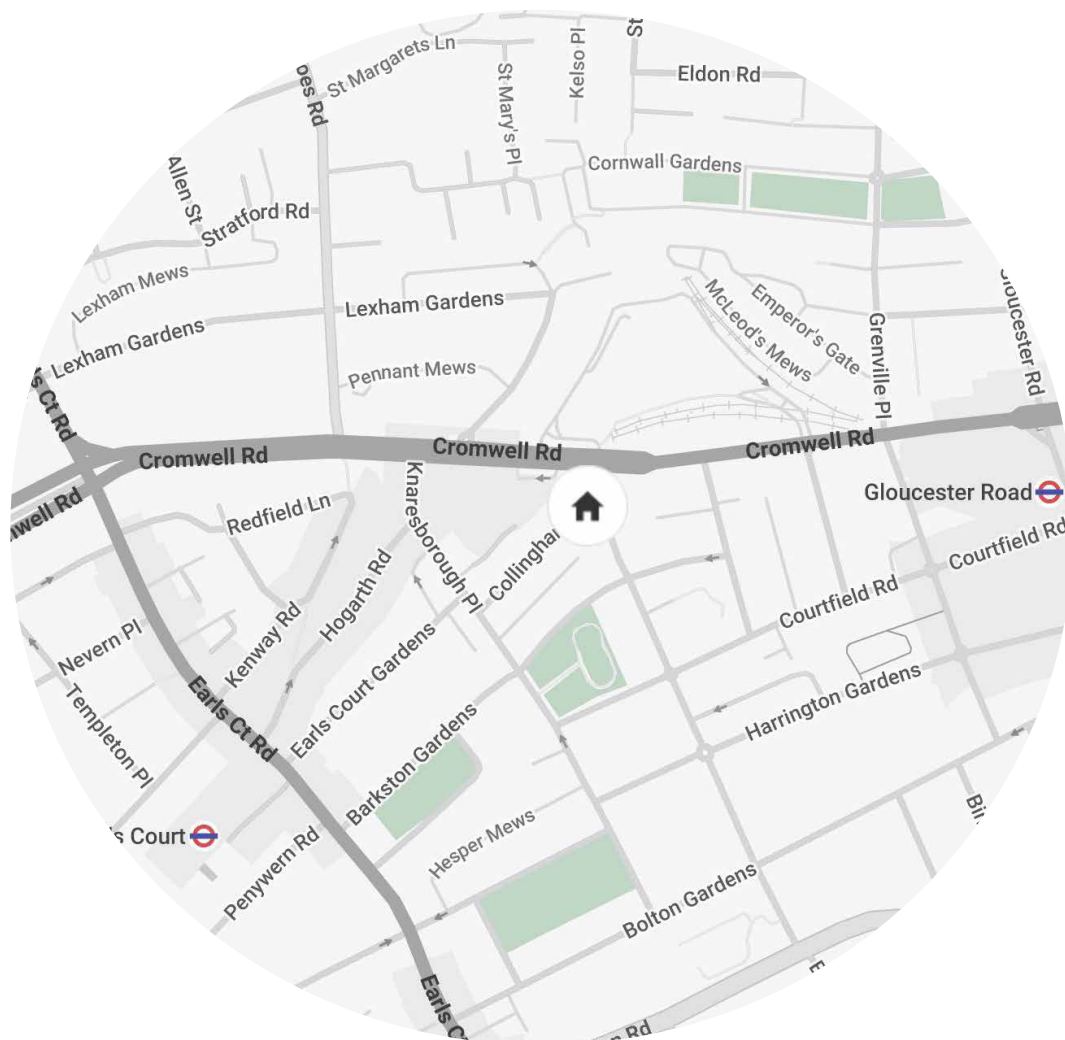
Approx. Gross Internal Area = 1933 sq ft / 179.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Design by DADA Associates
Open-plan kitchen, dining and reception room
Second reception room
Principal bedroom
Guest bedroom
Family bathroom
Shower room
Private garden with a 23-year lease
Communal garden access
Original features
Renovated communal areas
Royal Borough of Kensington & Chelsea

Approx. 1,933 sq ft / 179.6 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: circa 966 years
Annual Service Charge: Approx. £5,000
Council Tax Band: G



Location

Characterised by residential streets and period architecture, South Kensington is a peaceful community with a central London postcode. Some of London's most revered museums along Exhibition Road are within walking distance, putting Collingham Road at the centre of the cultural action. Coveted local restaurants such as Macellaio RC, Cambio De Tercio, Yashin Ocean House and Margaux are just a short walk from your front door, perfect for get-togethers after a stroll around Brompton Cemetery – one of the capital's seven historic burial grounds. It's not far to reach the retail offerings along Chelsea's Kings Road too, followed by an evening of live music at The Troubadour.

Earl's Court - 6 mins (District, Picadilly)

Gloucester Road – 7 mins (Circle, District, Picadilly)

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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