

# DOMUS NOVA



Coolhurst Road N8 – £2,000 p/w (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY





Set slightly back from the tree-lined calm of Coolhurst Road, this architect-designed apartment unfolds within a Victorian building framed by elevated green views. Inside, generous ceiling heights and original proportions create an immediate sense of space, while carefully considered interventions bring the home firmly into the present.

The kitchen sets a confident tone, with bespoke German Hacker design that pairs soft beige hues and crisp white cabinetry with a marble splashback. Integrated Neff appliances – including a steam oven and combination microwave – ensure everyday cooking feels effortless. Beyond a soundproofed pocket door, the reception room offers a calm retreat. Ornate cornicing, parquet flooring and a cast-iron fireplace nod to the home's heritage, while bespoke cabinetry and a Heals sofa introduce a contemporary sensibility. A generous dining area comfortably seats six, positioned to take full advantage of the light drawn in through a wall of French windows.







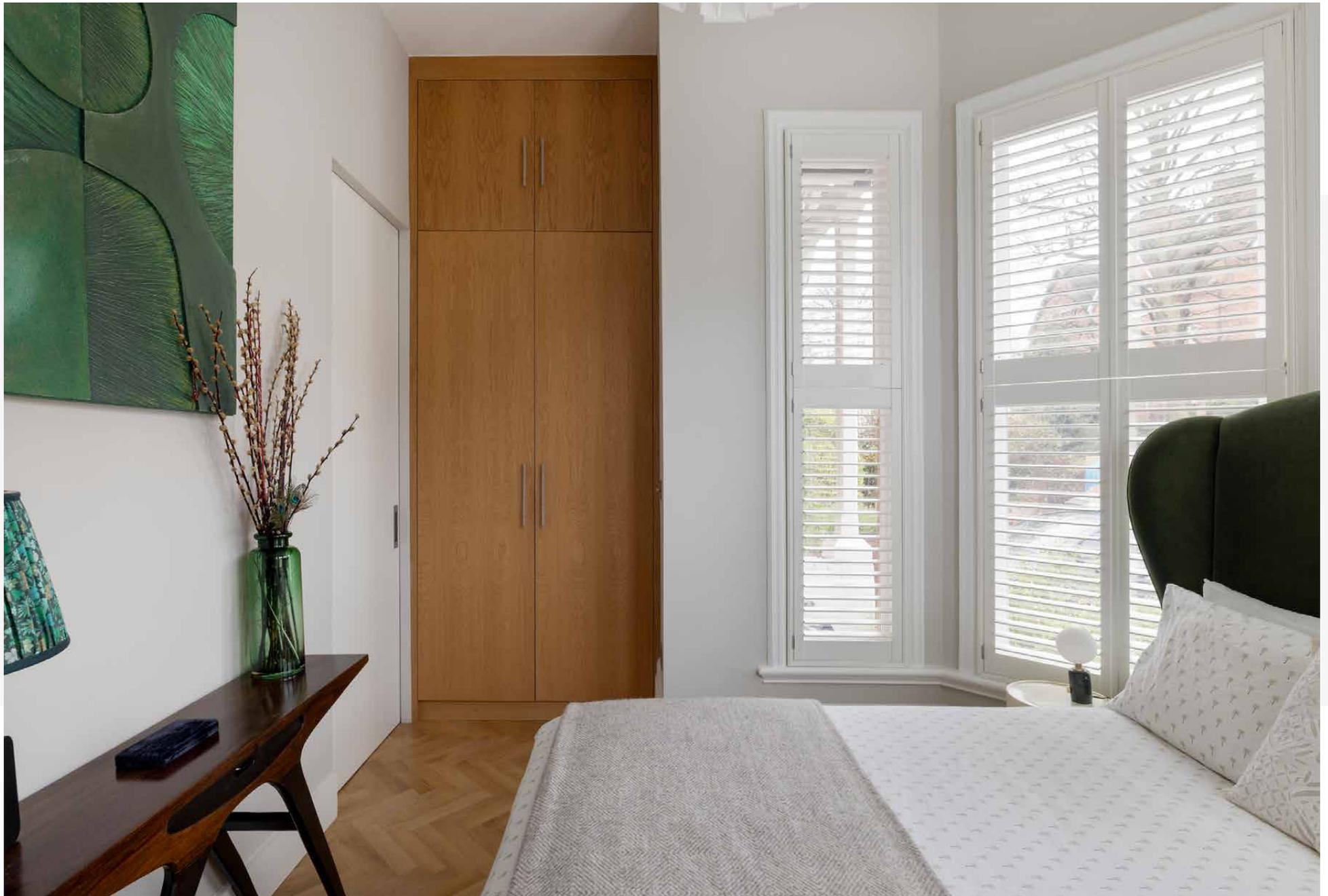


These open directly onto a private terrace,  
bathed in morning sun and wrapped in greenery.  
Exceptionally tranquil, it's a rare outdoor extension  
of the living space – ideal for breakfast, remote  
working or long evenings spent cooking on the  
BBQ, with a chiminea and fire pit for cooler nights.  
The garden stretches on beyond, leading to a  
further communal green space.



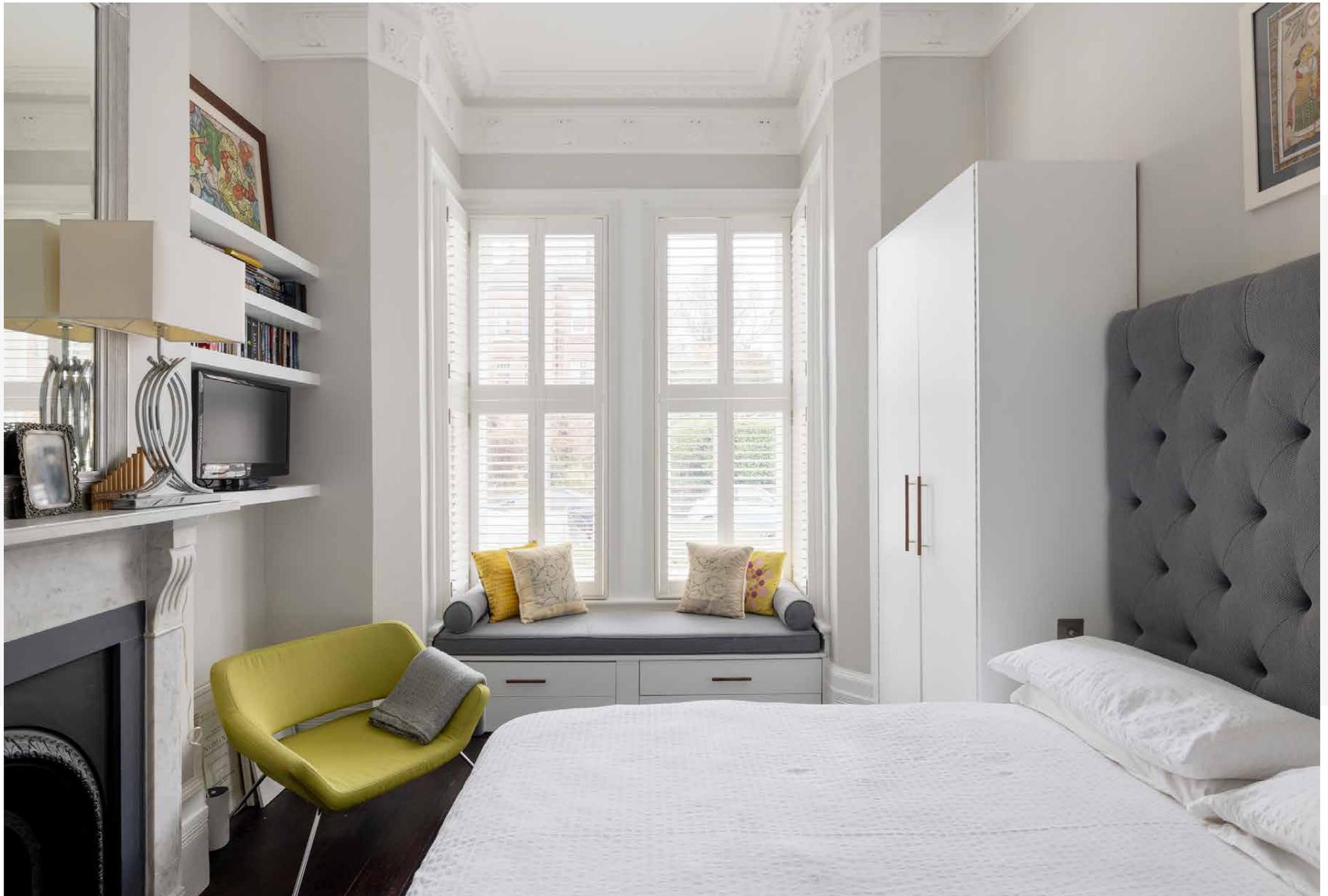






The principal bedroom is serene and well-proportioned, anchored by a large bay window and a green velvet Soho Home bed. Tall integrated wardrobes offer ample storage, while the en suite bathroom is finished in wall-to-wall Fired Earth tiles, complete with underfloor heating and a bathtub with overhead shower. The second bedroom is equally inviting, with a fireplace, window seat and abundant natural light, served by a separate shower room. Located on the lower ground level, the home additionally benefits from a dedicated utility room with a washing machine and dryer.



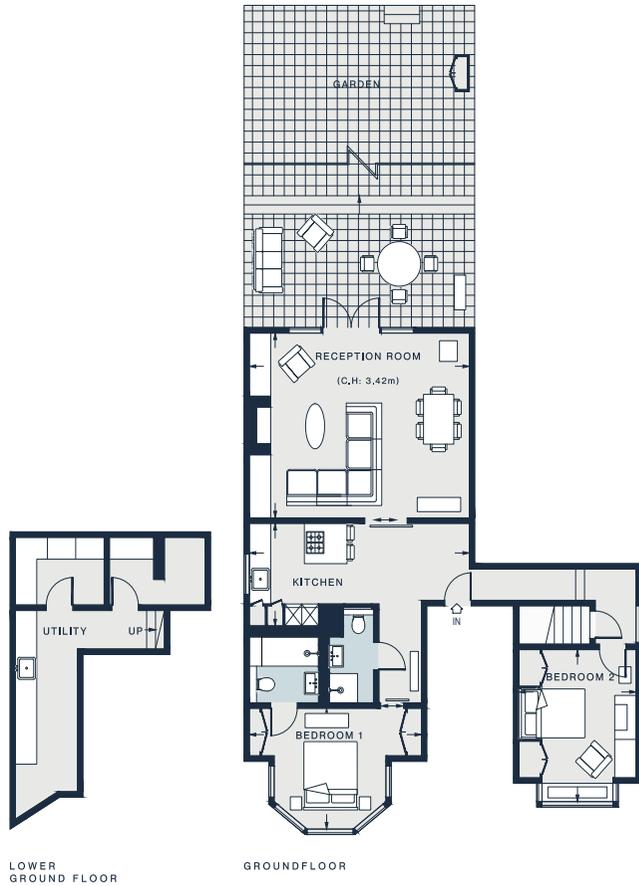












RECEPTION ROOM  
20'5 x 16'6 (6.2m x 5.0m)

KITCHEN  
20'4 x 9'2 (6.2m x 2.7m)

BEDROOM 2  
14'7 x 10'10 (4.4m x 3.3m)

BEDROOM 1  
15'11 x 10'10 (4.8m x 3.3m)

Lower Ground Floor = 239 sq ft / 22.2 sq m  
Ground Floor = 999 sq ft / 92.8 sq m  
Approx. Gross Internal Area = 1238 sq ft / 115 sq m

## Property Details

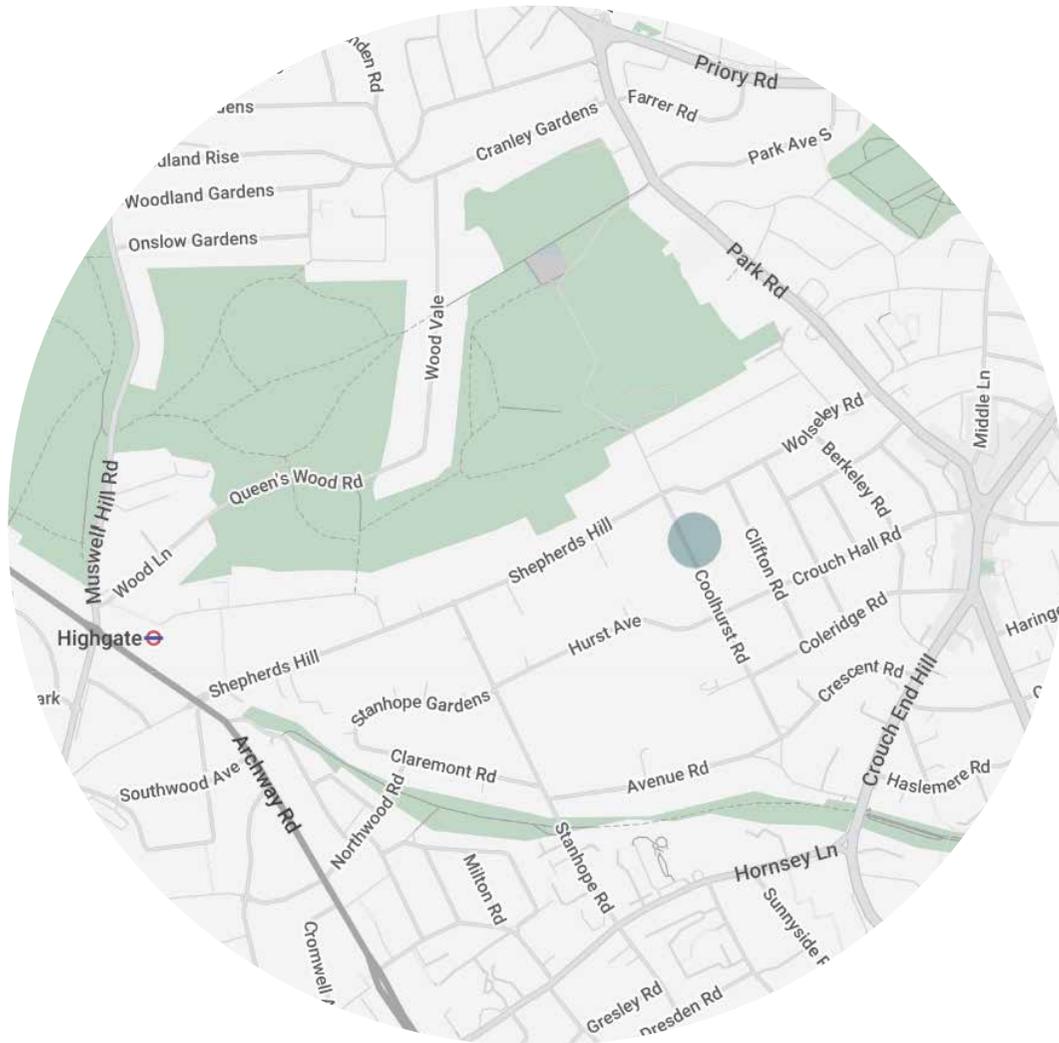
- 2 Bedrooms, 2 Bathrooms
- Open-plan dining and reception room
- Separate contemporary kitchen
- Principal bedroom suite
- Guest bedroom
- Shower room
- Private garden
- Utility room

Approx. 1238 sq ft / 115 sq m

EPC=C

Deposit: £8,000 (SL)

Council Tax Band: D



## Location

Coolhurst Road is one of Crouch End's most sought-after addresses – peaceful, leafy and moments from the heart of this much-loved North London enclave. The village-like high street is a short stroll away, lined with artisan bakeries, independent cafés and cosy pubs. Stop by Beam for brunch, before wandering up to Priory Park for a picnic or game of tennis. Celebrated for its strong community feel, Crouch End also offers excellent transport links that put central London within easy reach.

Highgate - 14 mins (Northern)



# 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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