

DOMUS NOVA



Cornwall Gardens SW7 – £3,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



There's a composed elegance to this South Kensington enclave, with uniform rows of portico-fronted townhouses arranged around historic garden squares. Occupying the ground and lower-ground floors of a Grade II listed building, this four-bedroom apartment reflects the postcode's refined character.

A recent renovation introduces state-of-the-art materials and a fluid spatial layout, complete with residents' access to the leafy Cornwall Gardens.

The open-plan living space sets an inviting first impression. Bespoke parquet wood flooring brings visual rhythm underfoot, while whitewashed walls are elevated with immaculate wainscoting. Period details, including an ornate fireplace and ceiling rose, pay homage to the home's heritage, contrasted by the contemporary glow of the Skygarden 2 pendant by Marcel Wanders.

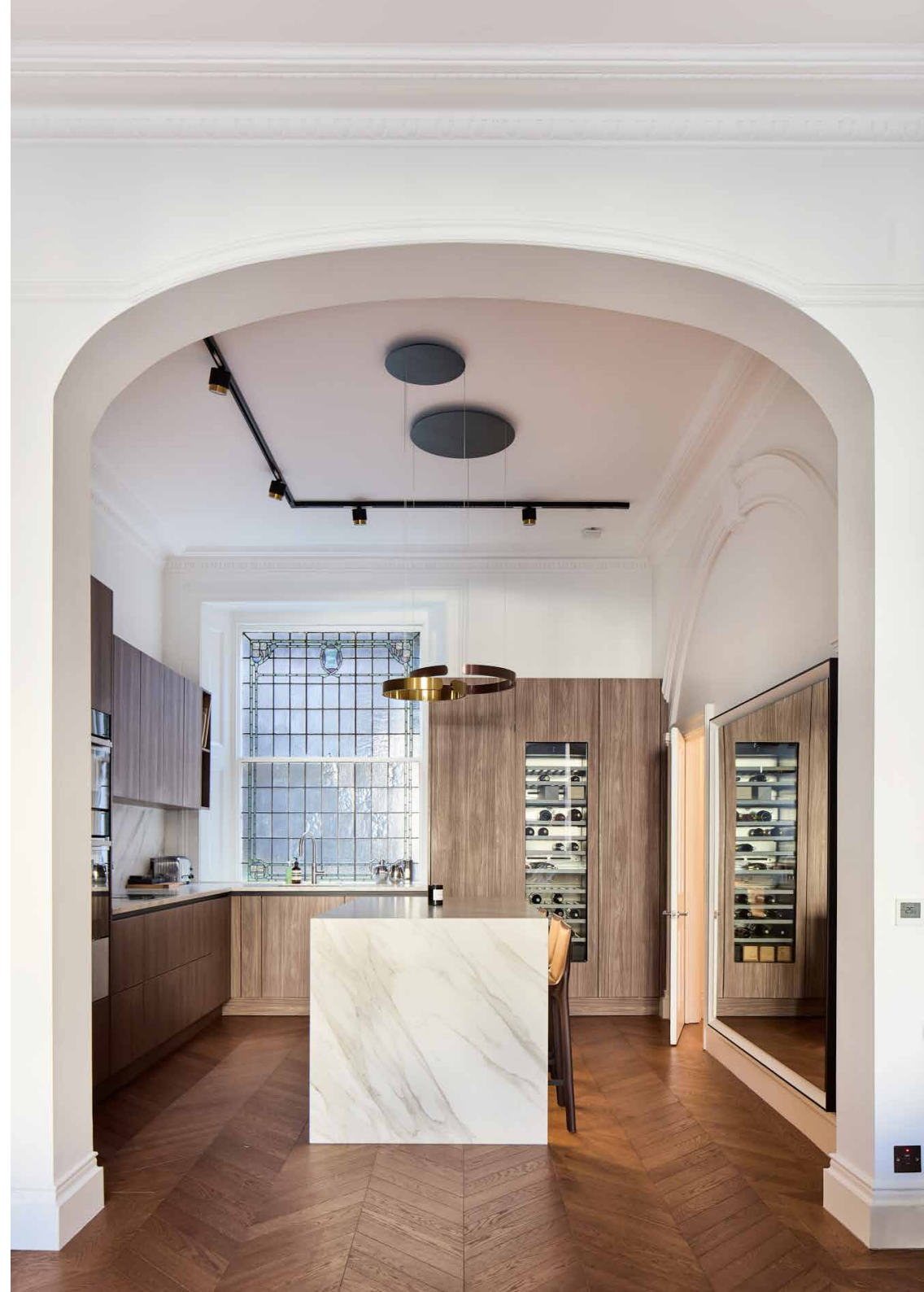




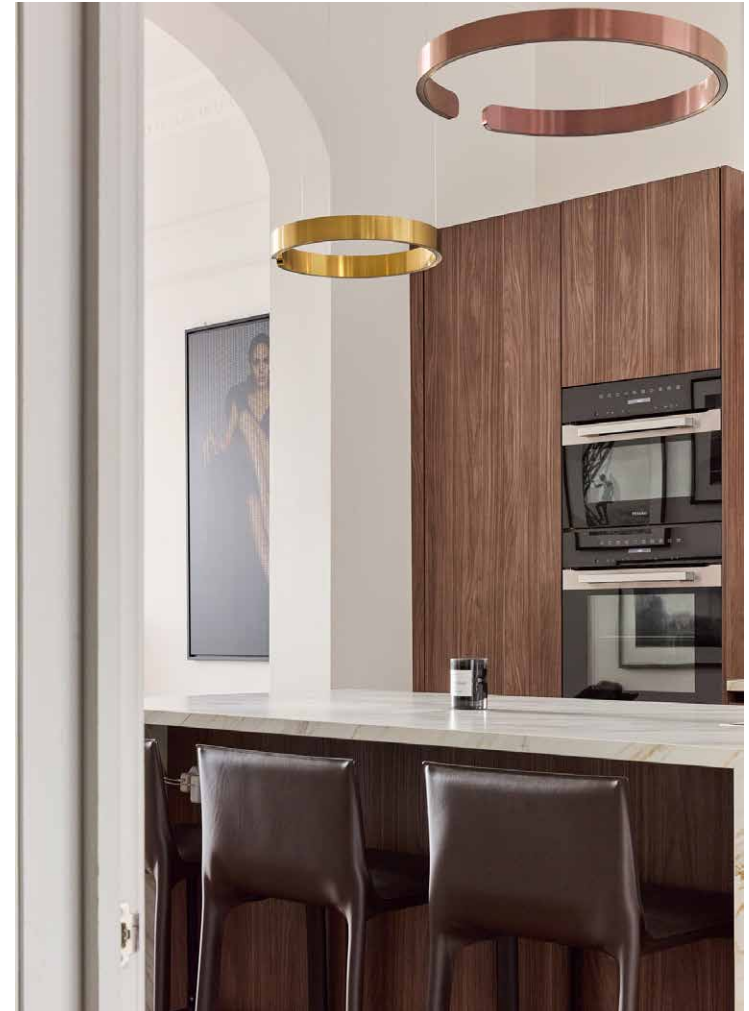




Beyond a wide archway, the kitchen continues the dialogue between old and new. Blue-tinted stained-glass windows diffuse soft natural light, while a marble-topped waterfall island anchors the space. Sleek wood cabinetry introduces warmth and texture, complemented by a sculptural gilded Occhio pendant. Hi-tech Miele appliances are seamlessly integrated for an ergonomic culinary set up.



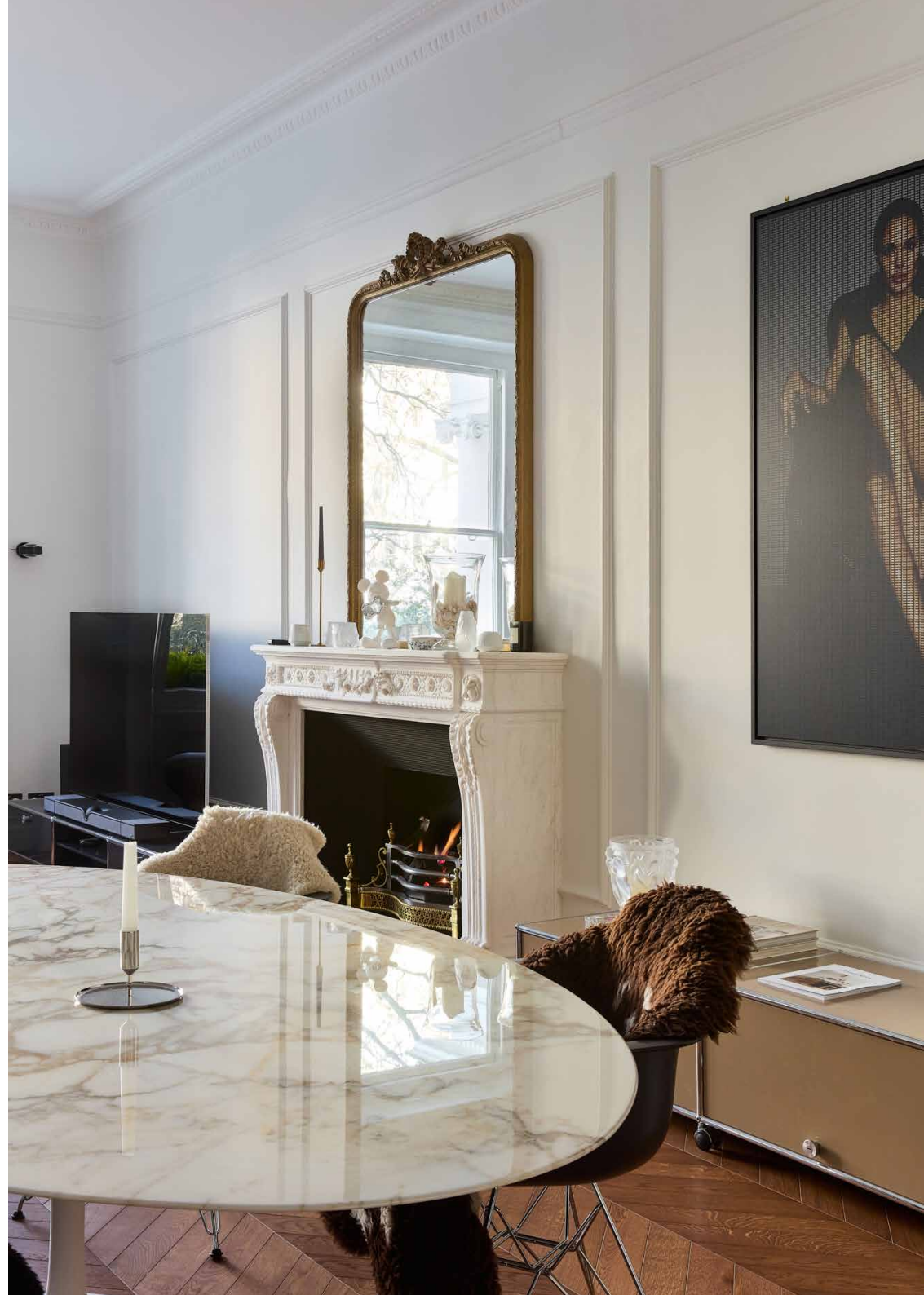






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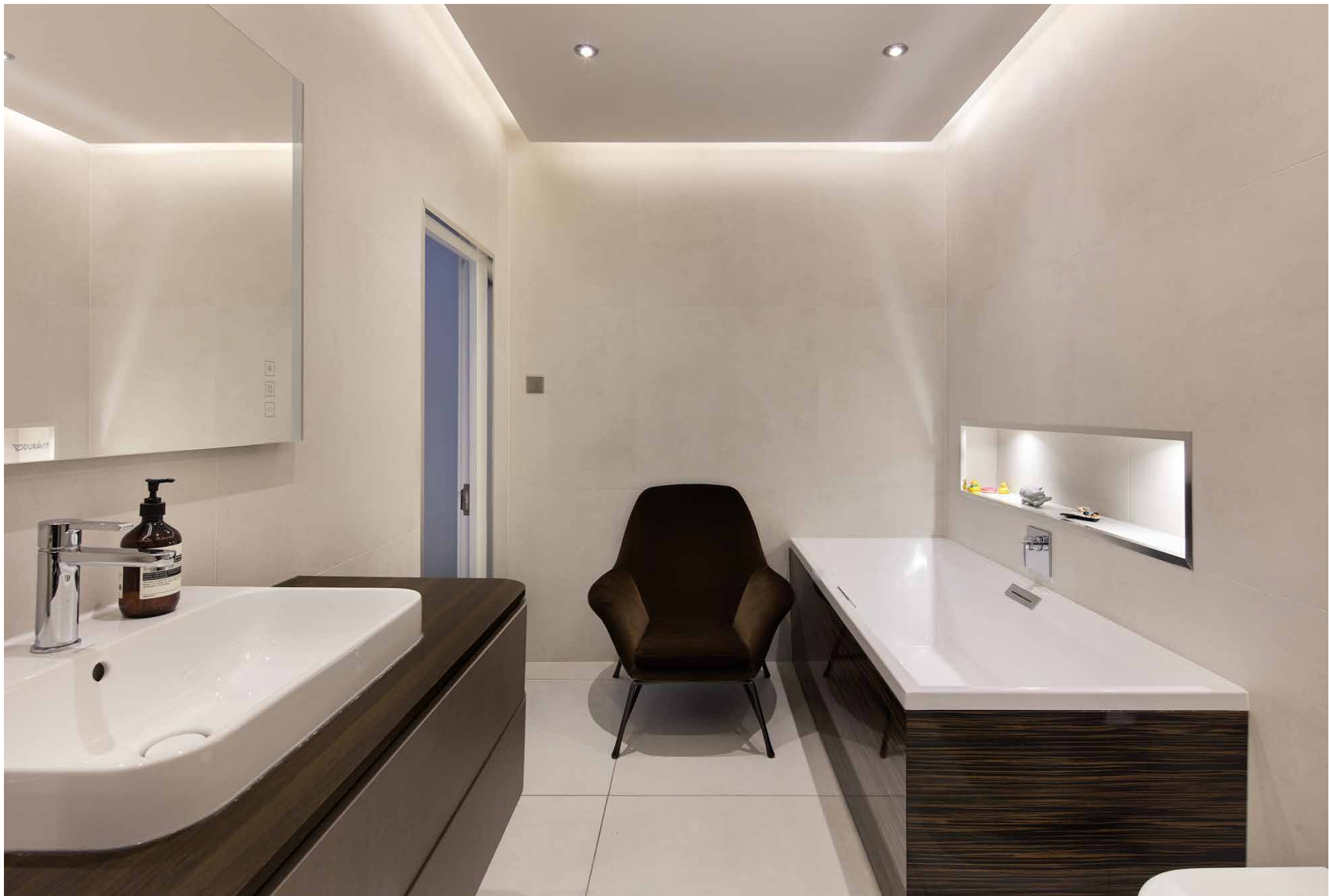






Downstairs, a calm, minimalist palette ensues. The principal bedroom suite is finished with pale carpeting and bespoke floor-to-ceiling wardrobes. There's a striking look to the en suite bathroom, with a square-edged marble bathtub and rainfall shower, set against softly muted tones. Two further guest bedroom suites are located on the lower-ground floor, while a flexible fourth bedroom on the upper level offers versatility as a study or additional sleeping space – complete with a stylish 2097/50 by Gino Sarfatti light.









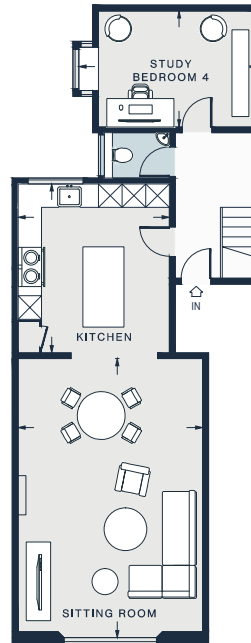








LOWER GROUND FLOOR



GROUND FLOOR

SITTING ROOM
23'4 x 15'8 (7.1m x 4.7m)

BEDROOM 1
17'0 x 13'11 (5.1m x 4.2m)

BEDROOM 2
12'17 x 10'6 (3.8m x 3.2m)

KITCHEN
14'1 x 12'9 (4.2m x 3.8m)

BEDROOM 3
14'10 x 14'6 (4.5m x 4.4m)

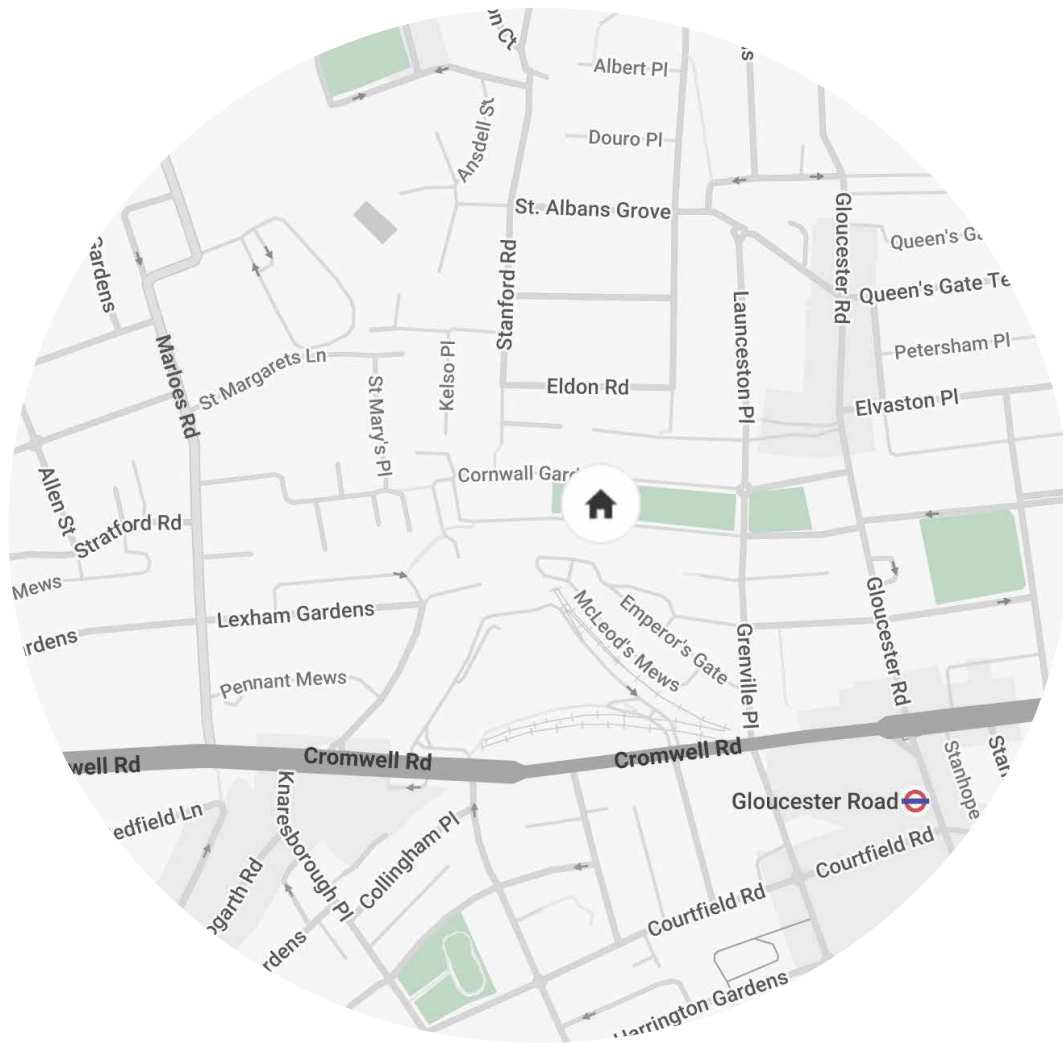
BEDROOM 4 / STUDY
14'7 x 9'7 (4.4m x 2.9m)

Lower Ground Floor = 1472 sq ft / 136.8 sq m
 Ground Floor = 780 sq ft / 72.5 sq m
 Approx. Gross Internal Area = 2252 sq ft / 209.3 sq m
 (Excluding Courtyard)

Property Details

Open-plan kitchen, dining and living room
 Principal bedroom suite
 Two guest bedroom suites
 Study / additional bedroom
 Additional WC
 Laundry and utility room
 Access to Cornwall Gardens
 Royal Borough of Kensington & Chelsea

Approx. 2,252 sq ft / 209.3 sq m
 EPC=D
 Tenure: Share of Freehold
 Lease Length: circa 960 years
 Annual Service Charge: Approx. £9,704
 Council Tax Band: H



Location

At the centre of the cultural action, some of London's most revered museums along Exhibition Road are within walking distance of Cornwall Gardens. Coveted local restaurants such as Macellaio RC, Cambio De Tercio and Margaux are just over 10 minutes away, 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 High Street Kensington either, followed by an evening of live music at Troubadour.

Gloucester Road - 7 mins (Circle, District, Piccadilly)



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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