

DOMUS NOVA



Earl's Court Square SW5 – £1,895,000

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In a quiet pocket of Earl's Court, rows of stucco-fronted townhouses speak of the area's handsome architectural history. Thanks to a recent refurbishment, this two-bedroom lateral apartment effortlessly pairs the classic with the contemporary; the building's handsome period bones have been sensitively reworked with considered design and modern technology. Reserved for the exclusive use of residents, an award-winning communal garden sits at the heart of Earls Court Square; this green space dates back to the 1870s, complete with verdant lawns, mature trees and considered planting.









Head up to the second floor, which opens into a spacious reception room. 15mm chevron oak floors run underneath, while 3.4 metre-high ceilings create a voluminous feel – accentuated with natural light that pours through bespoke Sapele sash windows. At its heart, a Burlington Pele Tigre marble mantel surrounds a remote-controlled bio-ethanol fire, its clean geometry balanced by a seamlessly integrated 55-inch LG OLED Slim screen. Double French doors paired with floaty curtains, open onto a private balcony, overlooking the leafy communal gardens of Earls Court Square beyond.

Designer lighting is curated for atmosphere: the DCW éditions In The Air chandelier anchors the space, complemented by Schwung Odyssey wall sconces and recessed Astro trimless LEDs. Climate-controlled air conditioning and WiFi-enabled underfloor heating ensure year-round comfort.



Through a wide archway, the kitchen pairs form with function. A 2.35-metre custom steel Crittall-style door adds a punchy industrial edge, while lacquered Hacker cabinetry meets porcelain worktops and splashbacks. Integrated Siemens appliances – including an induction hob and wine fridge – sit alongside a Quooker tap and discreet LED strip lighting.



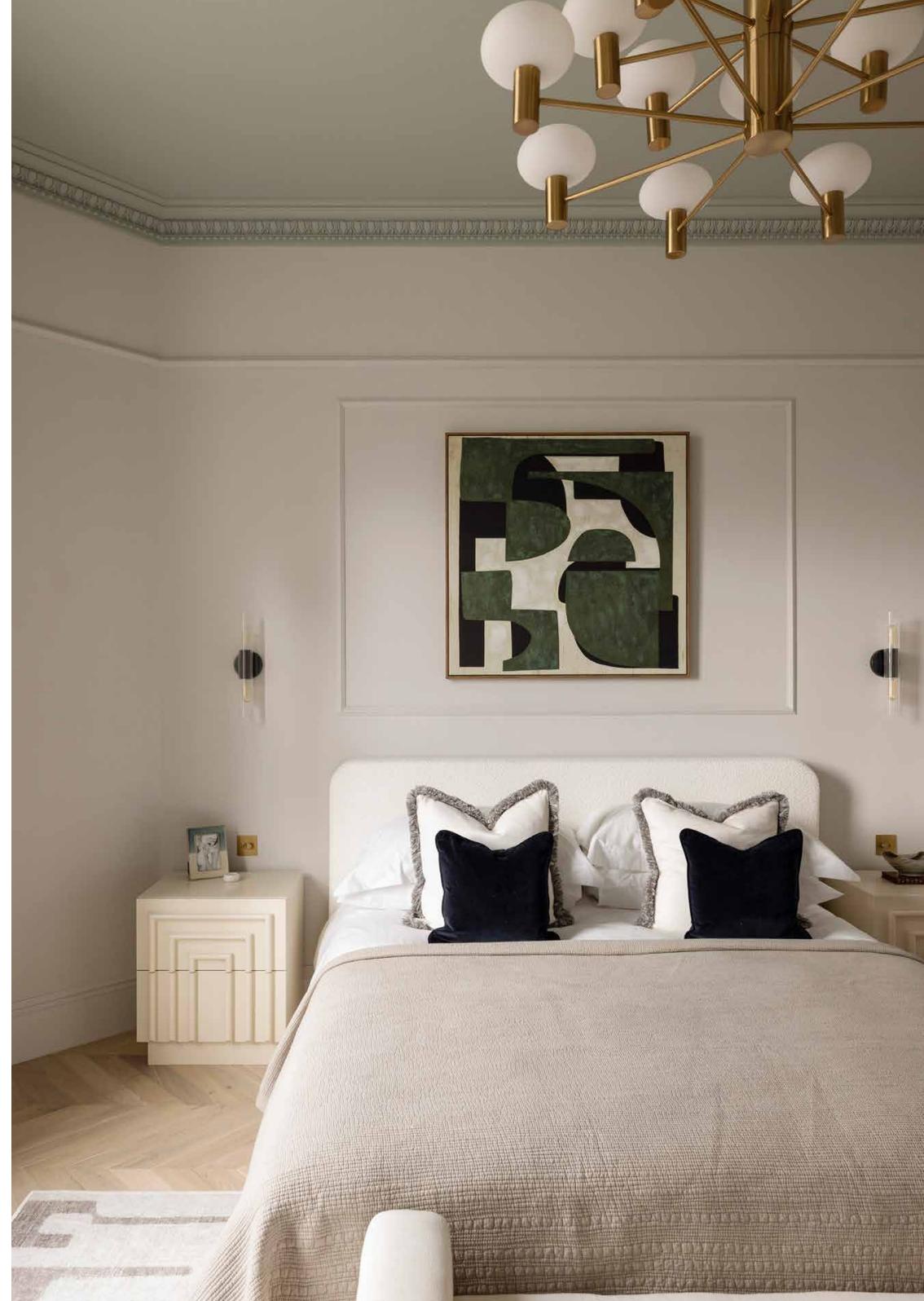




The principal bedroom suite maintains the neutral palette and tranquil atmosphere. Chevron oak floors run beneath bespoke wardrobes with curved detailing and soft LED illumination. Gentle light filters through sheer roman blinds, enhanced by a Liang & Eimil Odeon pendant and Hudson Valley sconces, or close the blackout curtains as night falls. The adjoining en suite is a masterclass in contemporary elegance, featuring a Parker & Howley double marble vanity, twin Vitra basins and mosaic flooring with electric underfloor heating.

This tone of quiet sophistication is echoed in the guest bedroom, with 15mm plank oak floors and bespoke wardrobes lit internally and externally.

Perry's six-light brass pendant and Claremont fluted glass sconces lend warmth, while handmade blackout curtains ensure total serenity. The adjacent bathroom features a Parker & Howley vanity with a white stone top and dark teal accents – offering a refined contrast to the home's minimalist palette.



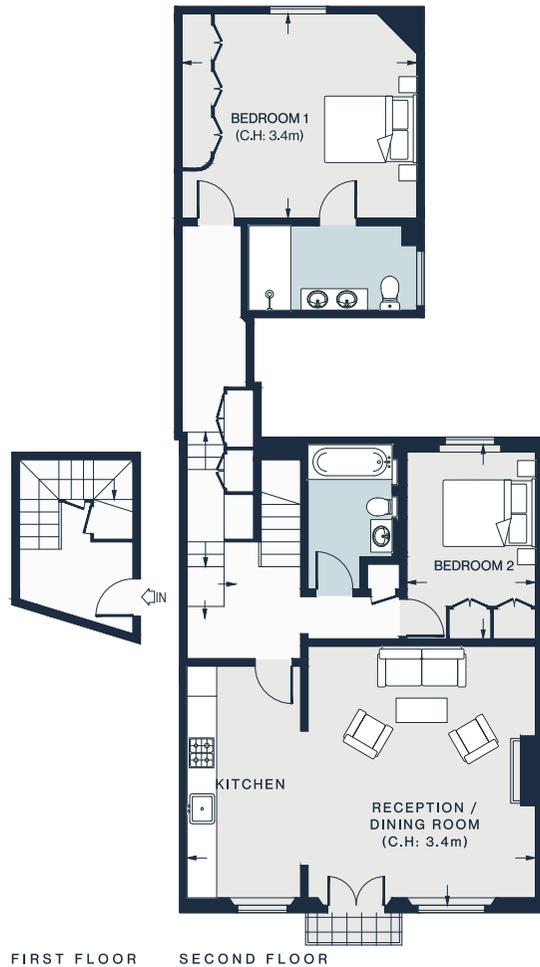








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FIRST FLOOR SECOND FLOOR

RECEPTION /
DINING ROOM
17'1 x 15'1 (5.2m x 4.6m)

KITCHEN
15'9 x 7'7 (4.8m x 2.3m)

BEDROOM 1
15'7 x 13'6 (4.7m x 4.1m)

BEDROOM 2
12'10 x 8'7 (3.9m x 2.6m)

Approx. Gross Internal Area = 1160 sq ft / 107.7 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

- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Guest bedroom
- Guest bathroom
- Air-conditioning throughout reception room and bedrooms
- Private balcony
- Access to Earls Court Square communal gardens
- Royal Borough of Kensington & Chelsea

Approx. 1,160 sq ft / 107.7sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 948 years

Annual Service Charge: Approx. £3,438 per annum

Ground Rent: Peppercorn

Council Tax Band: F



Location

Earl's Court Square remains one of West London's most distinguished garden squares – a peaceful enclave framed by Victorian architecture and leafy vistas. Moments away, an abundance of cafés, restaurants and boutiques animate the neighbourhood. Nearby Brompton Cemetery is one of London's seven historic burial grounds, perfect for leisurely walks. It's not far to reach South Kensington's infamous museums, or the King's Road in Chelsea for boutique shopping, wellness spots and the Saatchi Gallery. London's first Michelin-starred pub, The Harwood Arms, is close to reach in Fulham; while the clandestine speakeasy bar Evans & Peel and live music at The Troubadour are set for elegant evenings with friends.

Earls Court Station - 5 minutes (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

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020 7221 7817

sales@domusnova.com

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