

# DOMUS NOVA



Egerton Gardens SW3 – £4,000 p/w (LL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



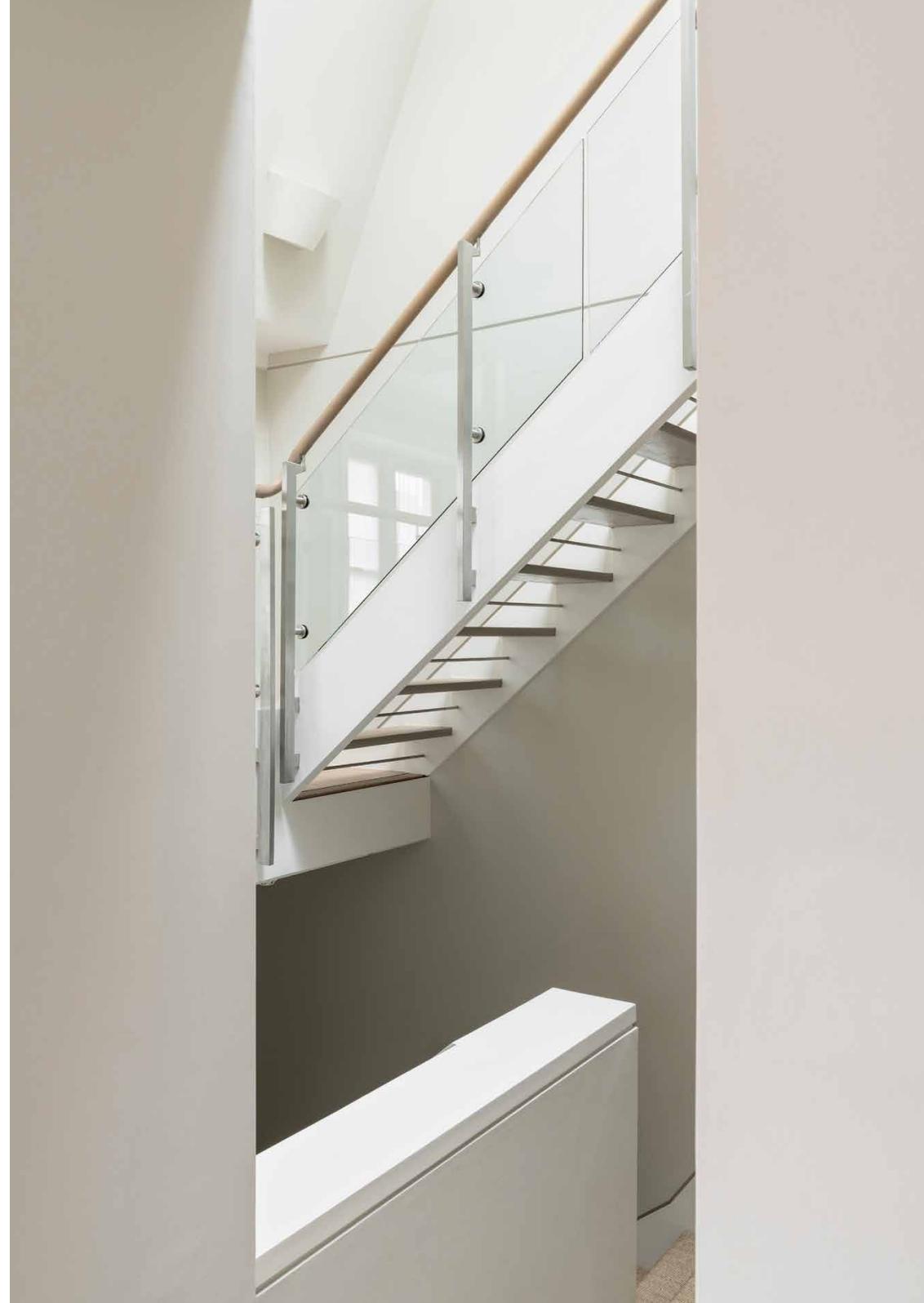
From its penthouse vantage point, this heritage home delivers far-reaching views and two floors of period character. The lift opens directly into a bright central hallway, where generous living spaces unfold with gallery-like proportions. Oak flooring leads the eye towards a versatile study or dining area, anchored by a contemporary fireplace and streamlined built-in cabinetry.

Beyond double doors, a full-width reception room combines scale and elegance. Light pours through six sash windows, drawing attention to detailed corncicing and traditional cast-iron radiators. At one end, a midnight-blue media unit with subtle bronze lighting creates a refined setting for relaxed evenings. At the other, the kitchen is neatly concealed behind doors – its handleless units, polished black worktops and integrated appliances adding a crisp, modern contrast to the home's Victorian framework. From here, stairs lead to the home's private terrace – a serene outdoor area among the Knightsbridge rooftops, perfect for al fresco evenings during the warmer months.





Upstairs, a skylit staircase leads to the sleeping quarters. Sisal carpet is comfortable underfoot as you enter the principal suite, where twin sash windows frame views of the leafy street below. A discreet walk-in wardrobe maximises storage, while the en suite bathroom maintains a calm, spa-like atmosphere with a dual vanity, built-in bath and separate walk-in shower. One guest bedroom mirrors the home's sense of light, with its own en suite complete with a skylit rainfall shower. The final guest bedroom, fitted with a run of integrated storage, is served by a smart family bathroom.



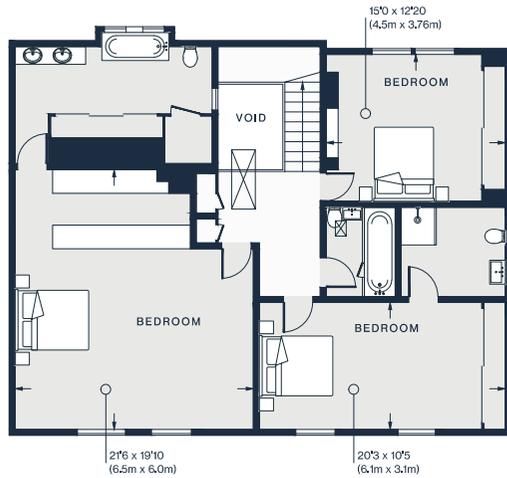




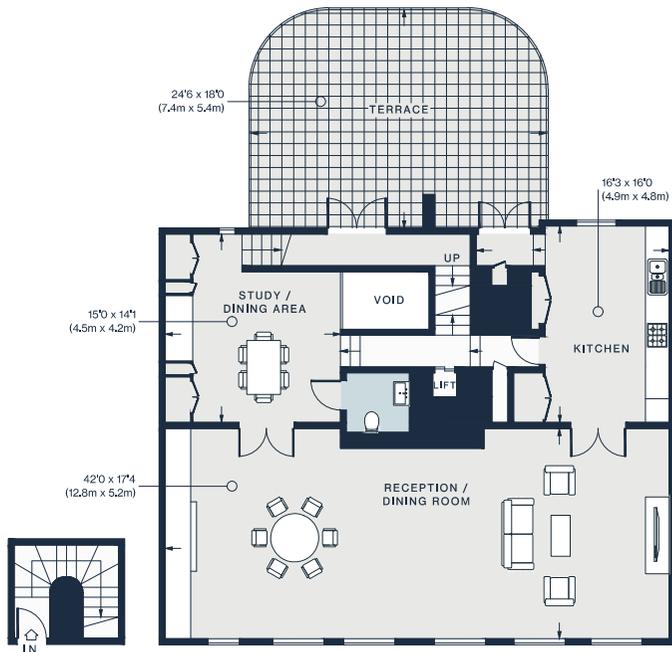








FOURTH FLOOR



SECOND FLOOR THIRD FLOOR (EXCLUDING LIFT / VOID)

Second Floor = 63 sq ft / 5.9 sq m  
 Third Floor = 1316 sq ft / 122.3 sq m  
 Fourth Floor = 1230 sq ft / 114.3 sq m  
 Approx. Gross Internal Area = 2609 sq ft / 242.5 sq m  
 (Excluding Void / Lift)

## Property Details

- Open-plan dining and reception room
- Contemporary kitchen
- Additional dining room or study
- Principal bedroom suite with walk-in wardrobe
- Guest bedroom suite
- Further guest bedroom
- Family bathroom
- Cloakroom
- Private terrace
- Lift
- Access to communal gardens
- Royal Borough of Kensington & Chelsea

Approx. 2,609 sq ft / 242.5 sq m  
 EPC=E  
 Deposit: £24,000  
 Council Tax Band: H



## Location

On a handsome street 15 minutes' walk from Hyde Park, this eye-catching apartment is close to some of London's best attractions and restaurants. For culture, choose between the V&A Museum and the world-famous Royal Albert Hall. Local Michelin-starred restaurants are also on the doorstep – including Amaya for refined Indian cuisine or Dinner by Heston Blumenthal for molecular gastronomy. Alternatively, spend the evening at Dinings SW3 before enjoying a nightcap at The Wilton Arms.

South Kensington - 8 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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