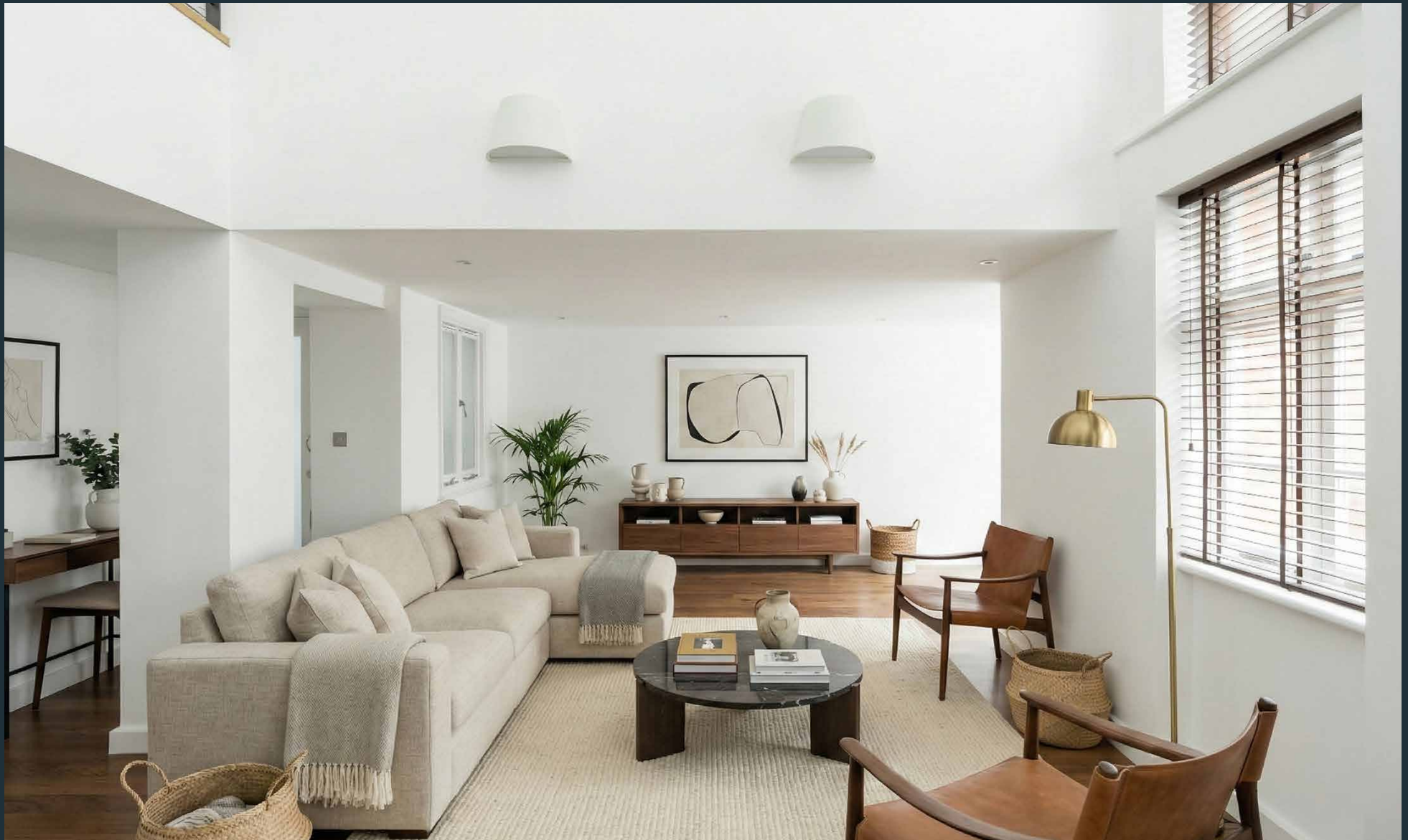


DOMUS NOVA



Egerton Gardens, SW3 – £4,250 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY





In the heart of South Kensington, moments from the world-renowned Museum Quarter, rows of stately red-brick mansion blocks define the area's distinguished architectural character. Occupying the lower-ground floors of one such building, this three-bedroom duplex apartment presents an elegant, minimalist backdrop for interior creativity.

A generous double reception room sets an immediate atmosphere of calm. Natural light pours through twin bay windows, highlighting a period fireplace that anchors the space with warmth. Whitewashed walls and pale timber floors reflect the light, creating an uplifting feel.

Beyond, a glass-fronted hallway offers a striking vantage point over the living area below, courtesy of a ceiling void. To one side sits a streamlined kitchen, where white cabinetry and integrated appliances form a clean, architectural composition. To the other, smart wood floors set the scene for a dining area. From this level, enjoy leafy views of the communal gardens – a verdant retreat for residents, especially in summer, when the manicured lawn comes into its own.



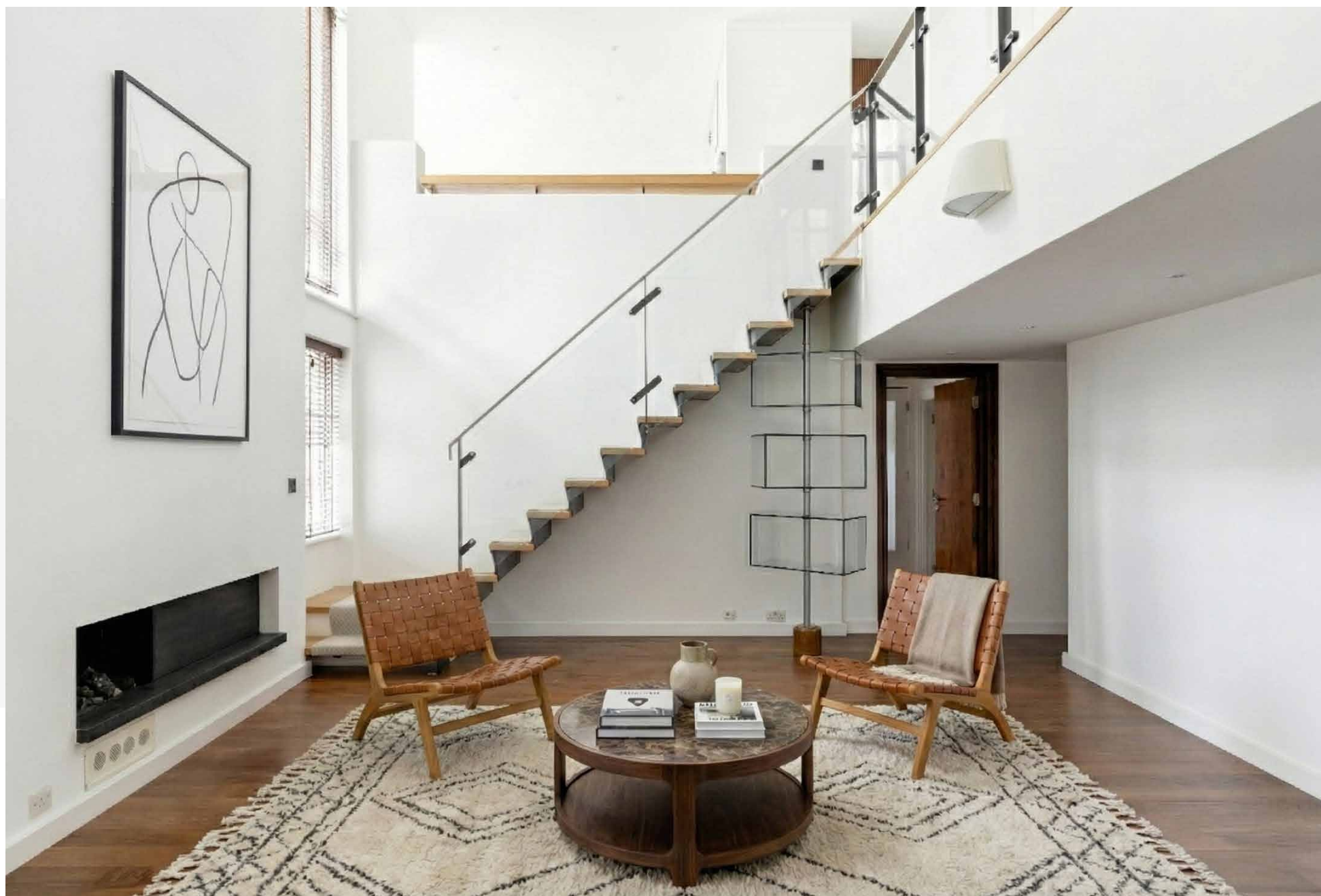


Descending to the lower level, a double-height living room unfolds with a voluminous, inviting presence.

Floor-to-ceiling glazing welcomes in abundant natural light, while a contemporary fireplace is neatly recessed into the wall. From here, doors open directly onto Egerton Gardens, a cherished neighbourhood enclave punctuated by mature trees and quiet seating spots.

The bedrooms continue the home's tranquil aesthetic. The principal suite is spacious and considered, a second bedroom suite offers comfort for guests, while a third bedroom provides flexibility – ideal as a study, studio, or dressing room. One additional bathroom completes the layout; throughout all three, marble surfaces envelop indulgent tubs and rainfall showers.











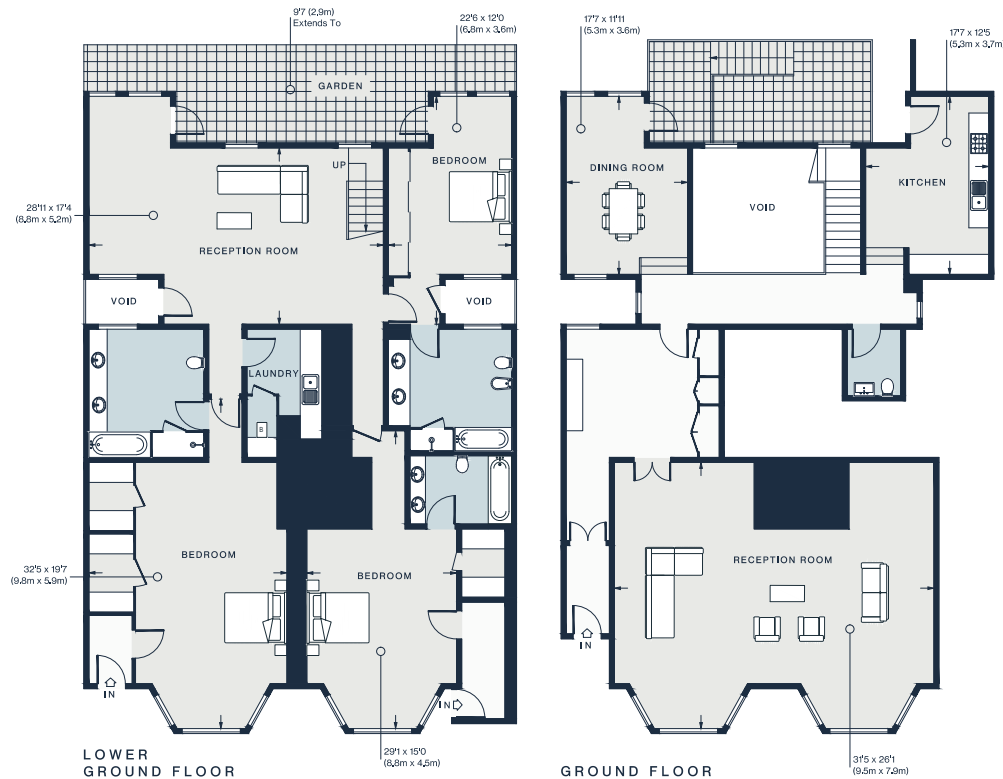












Lower Ground Floor = 2,262 sq ft / 210.2 sq m
Ground Floor = 1,580 sq ft / 146.8 sq m
Approx. Gross Internal Area = 3,842 sq ft / 357 sq m

Property Details

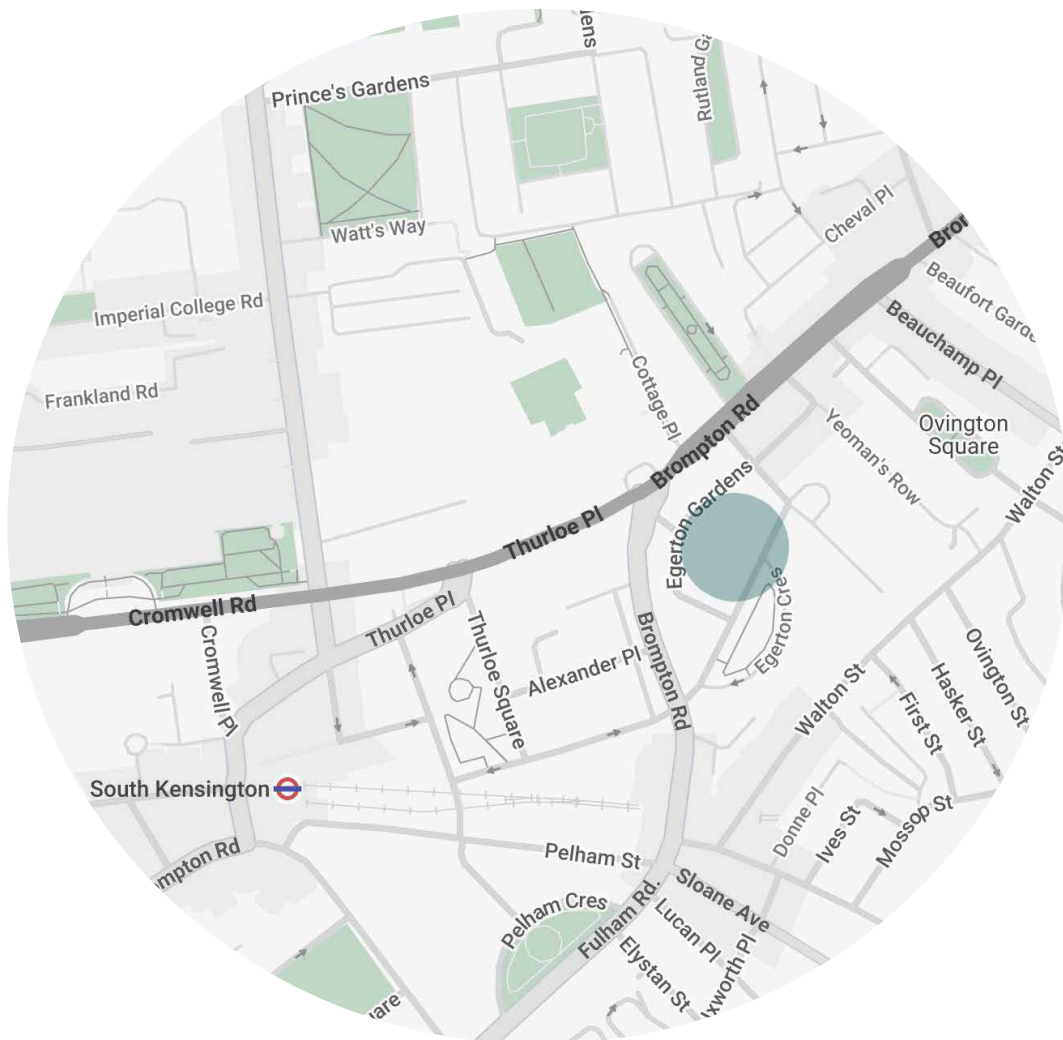
Double reception room
Contemporary kitchen
Dining room
-Living room
Principal bedroom suite
Guest bedroom suite
One further bedroom
Family bathroom
Utility room
Communal garden access
Royal Borough of Kensington & Chelsea

Approx. 2,262 sq ft / 210.2 sq m

EPC=D

Deposit: £25,500

Council Tax Band: H



Location

Moments from vibrant institutions like the Victoria & Albert Museum and the Natural History Museum, a sense of peace prevails. Grab a coffee to go from HJEM before a stroll around the museums, or head north to Hyde Park. Coveted local restaurants such as Margaux, Yashin Ocean House and Zuma are perfect for get-togethers. For a day of shopping, there's Chelsea's iconic Kings Road or the upmarket department stores of Knightsbridge to explore. Cultural evenings are well-spent at The Royal Albert Hall or Royal Court Theatre, or The Troubadour for live music. For fine dining, local haunts such as Margaux, Yashin Ocean House, and Zuma offer memorable experiences.

South Kensington - 8 mins

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.



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