

DOMUS NOVA



Egerton Gardens SW7 – £2,500 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Moments from one of the area's liveliest streets this second-floor apartment feels calm and expansive. Defining features preserve the home's period heritage, from oak floors to cornicing-trimmed ceilings and soaring windows.

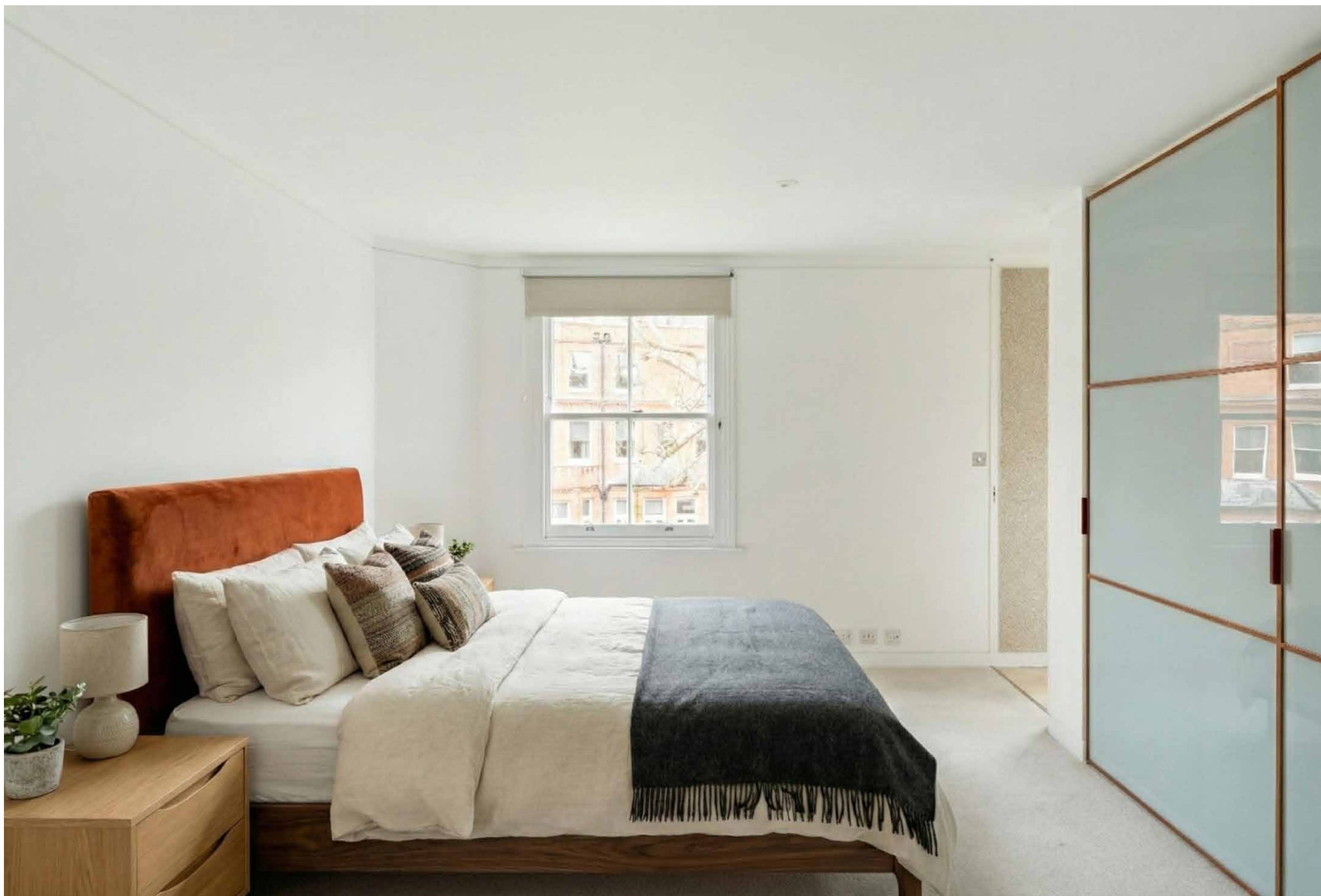
The open-plan reception and dining room is a showcase of light: a run of sash windows and French doors opens onto two private balconies overlooking leafy surroundings. Ornate fireplaces sit at either end of the space, anchoring a room destined for entertaining, while cast-iron radiators and intricate cornicing reveal a sense of craftsmanship. Double doors draw the eye through to the kitchen, where integrated appliances and streamlined, handleless cabinetry create a contemporary scene. A sash window ensures the room remains bright throughout the day, and a discreet door offers direct access to the lift.





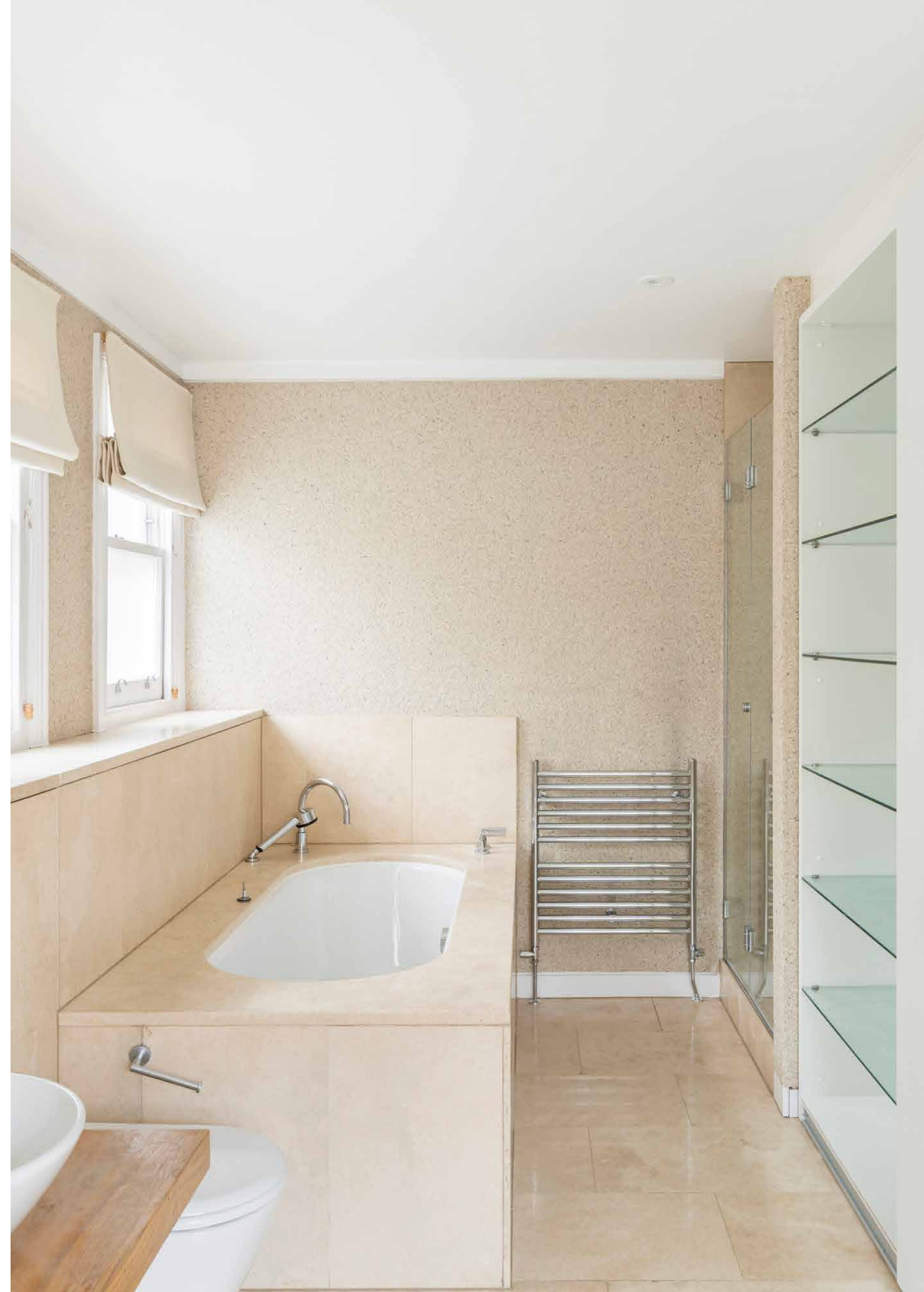
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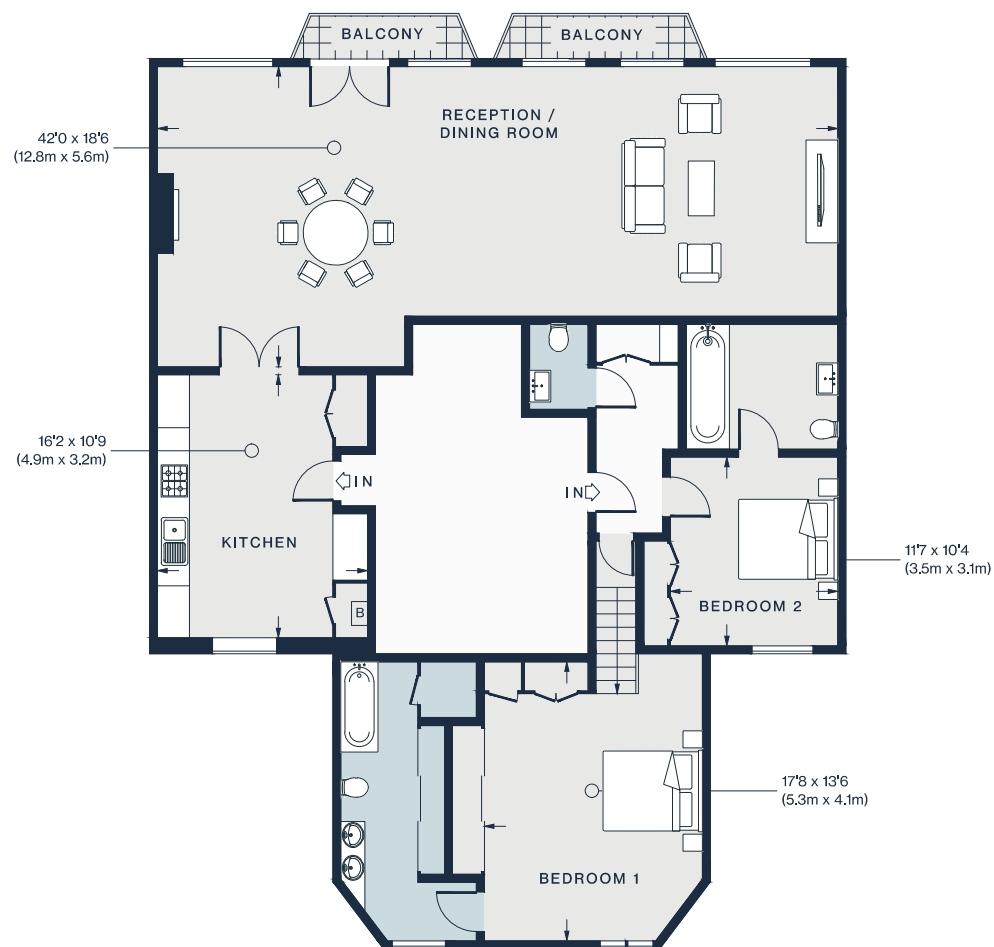
A second doorway from the reception leads to the sleeping quarters. The principal suite occupies the quiet rear of the apartment, complete with built-in wardrobes, a large cast-iron radiator and an elegant bathroom featuring a tiled bath, separate shower and twin basins. The guest bedroom suite mirrors the home's understated feel, enjoying its own bathroom and tranquil views across the gardens.

*Images feature CGI staging and are for illustrative purposes only – this property comes unfurnished.









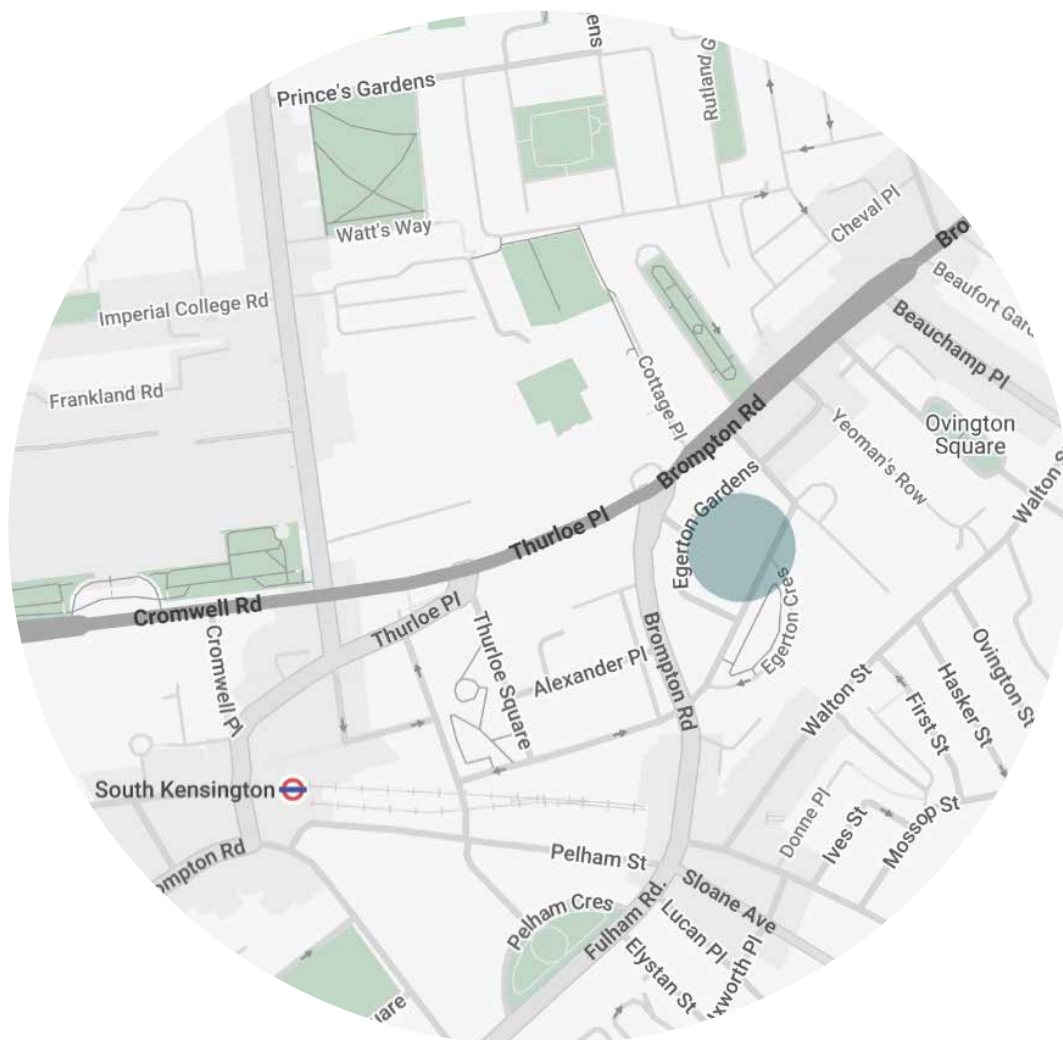
SECOND FLOOR

Approx. Gross Internal Area = 1662 sq ft / 154.4 sq m
(Excluding Communal Area)

Property Details

2 Bedrooms, 2 Bathrooms
Open-plan dining and reception room
Contemporary kitchen
Principal bedroom suite
Guest bedroom suite
Cloakroom
Private balconies
Lift
Access to communal gardens
Royal Borough of Kensington & Chelsea

Approx. 1,662 sq ft / 154.4 sq m
EPC=C
Deposit: £ 15,000 (LL)
Council Tax Band: G



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 within strolling distance – try 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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