

DOMUS NOVA



Ennismore Gardens SW7 – £3,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Set on the garden level of an elegant period block, this unexpected home is a gallery of timeless design. From the entranceway, considered details – wainscoting, warm lighting and a coffered ceiling – set the scene for elevated living.

The open-plan kitchen, dining and reception room forms the heart of the home. There's a sense of opulence to this space, from the Herringbone floors to intricate panelling and a glossy gilded media wall. A bay window with French doors beckons in natural light, lending an uplifting feel to the reception space, centred around a boucle sofa. Considerately set into the rear of the room, a contemporary kitchen is elevated with Miele appliances, marble counters and thoughtful lighting. Matte black pendant lights crown a breakfast bar, or there's a dining table with seating for six.















Denim blue walls make a statement here, with daylight flooding in courtesy of an expansive skylight and an adjoining patio.

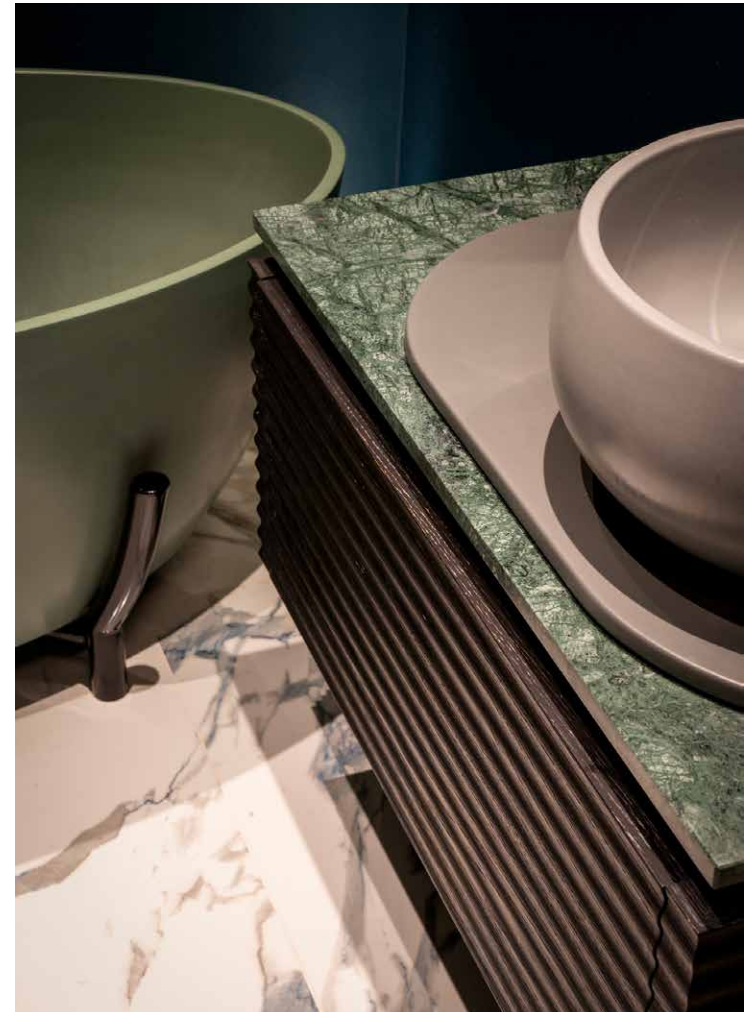


Elsewhere, a dedicated study space leads the way through to the distinguished principal bedroom suite. Denim blue walls make a statement here, with daylight flooding in courtesy of an expansive skylight and an adjoining patio. To one side, the brickwork of a dark fireplace adds rigour. To the other, a wall of bespoke mirrored wardrobes provides endless storage. Deep navy hues extend into the en suite bathroom, featuring a freestanding bathtub and a rainfall shower. The guest bedroom suite embraces a neutral colour palette, also benefitting from courtyard access, thoughtful details and a marble en suite shower room.

The property also benefits from a versatile room that can serve as a gym or office, plus access to the peaceful communal gardens.







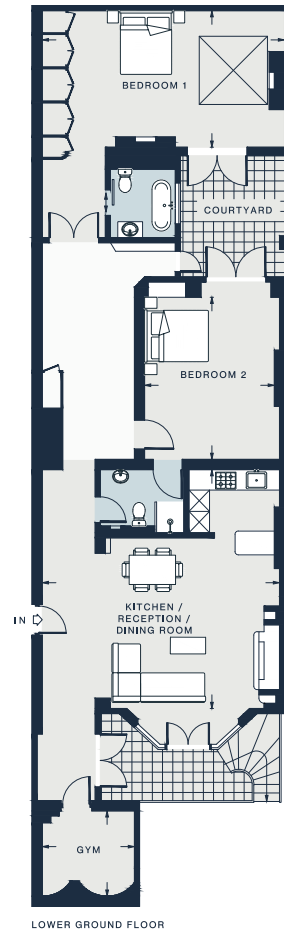












LOWER GROUND FLOOR

KITCHEN / RECEPTION

23'0 x 22'10 (7.0m x 6.9m)

GYM

8'11 x 8'0 (2.7m x 2.5m)

BEDROOM 1

23'4 x 13'2 (7.1m x 4.0m)

BEDROOM 2

15'7 x 12'11 (4.7m x 3.9m)

Approx. Gross Internal Area = 1,566 sq ft / 145.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

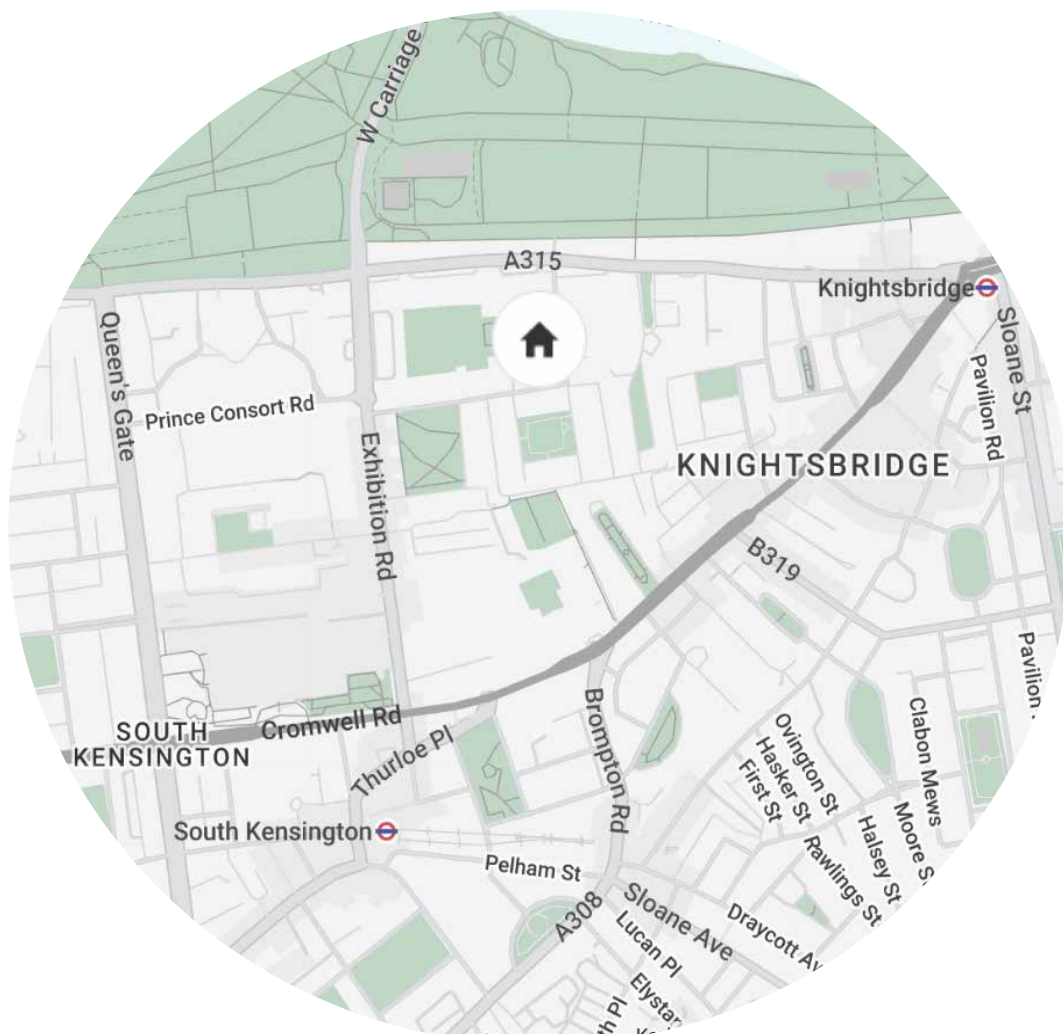
2 Bedrooms, 2 Bathrooms
 Open-plan kitchen, dining and reception room
 Generous principal bedroom suite with courtyard access
 Guest bedroom suite
 Courtyard patio garden
 Versatile gym or office
 Study space
 Bespoke integrated storage
 Communal garden access
 Royal Borough of Kensington and Chelsea

Approx. 1,566 sq ft / 145.5 sq m

EPC=C

Deposit: £12,000 (SL)

Council Tax Band: H



Location

On a handsome street five minutes' walk from Hyde Park, this eye-catching apartment is close to some of London's best attractions and restaurants. An array of shops are within a short stroll, or for culture, choose between the V&A Museum and the world-famous Royal Albert Hall. Local Michelin-starred restaurants include Amaya for refined Indian cuisine or Dinner by Heston Blumenthal for molecular gastronomy. Alternatively, dine at Gordon Ramsay's Petrus and enjoy a nightcap at The Alfred Tennyson. For green spaces, choose between Hyde Park and the peaceful oasis of Ennismore Gardens.

South Kensington – 6 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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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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