

# DOMUS NOVA



— Fitzhardinge Street, W1H —  
£3,500,000

In partnership with  
**BARNES**  
INTERNATIONAL REALTY





In a quietly dignified setting close to the thrum of Oxford Street – this two-bedroom duplex makes a case for minimalist finesse. Occupying the uppermost floors of a Grade II-listed townhouse, interiors bring an understated update to this Georgian framework.

Inside, a generous hallway gives way to a series of light-filled spaces. There's a confident rhythm to the plan: living, dining and reception areas are intuitively connected yet can be closed off for seclusion. In the reception room, daylight drifts in through sash windows, casting a soft glow across rich herringbone floors and a deliberately pared-back palette. Sliding pocket doors recede neatly into bespoke joinery, revealing a formal dining area framed by open shelving – equal parts gallery and gathering place.

Just beyond, the kitchen takes a streamlined approach with glossy white surfaces, integrated Gaggenau appliances and handleless cabinetry.



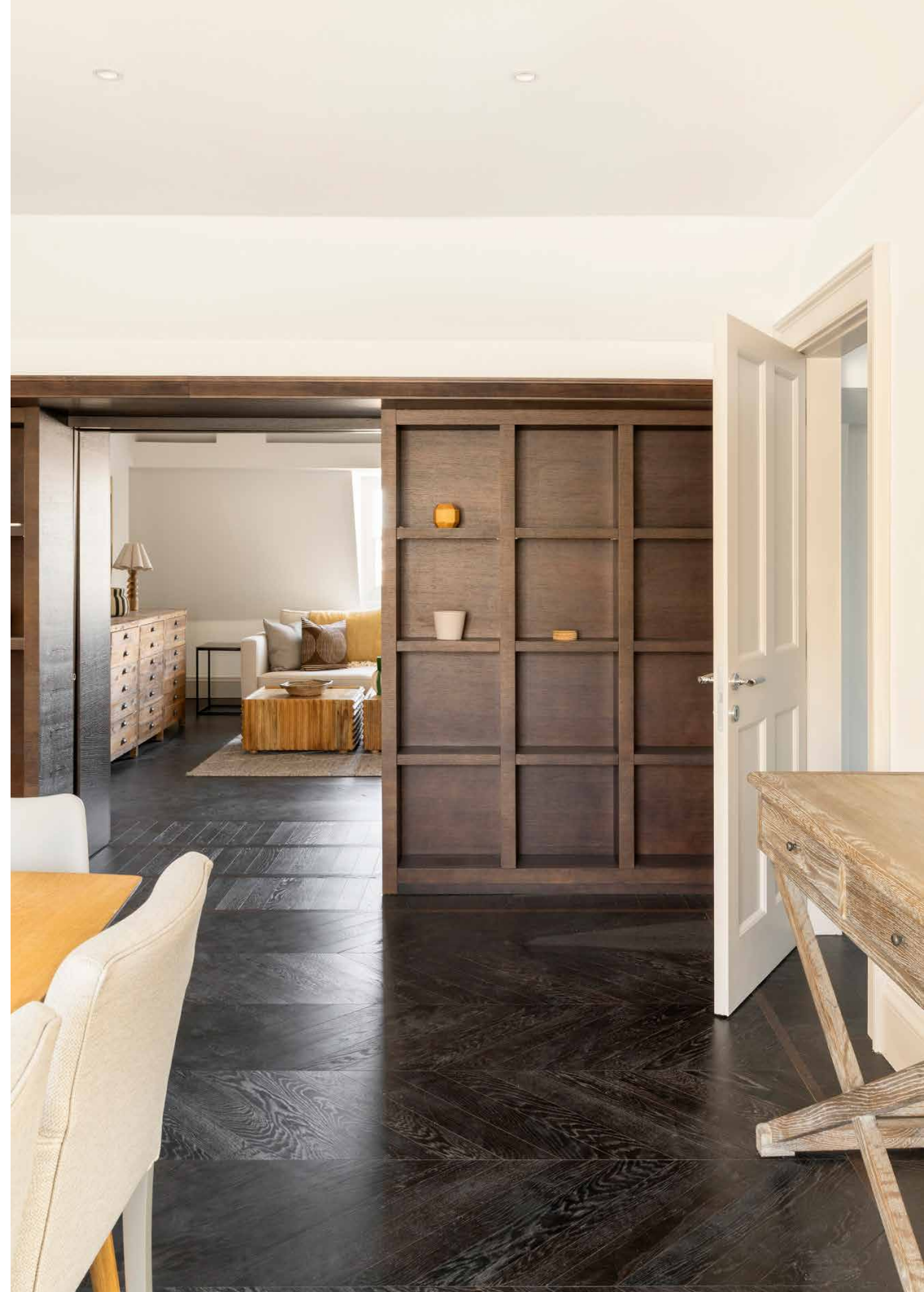








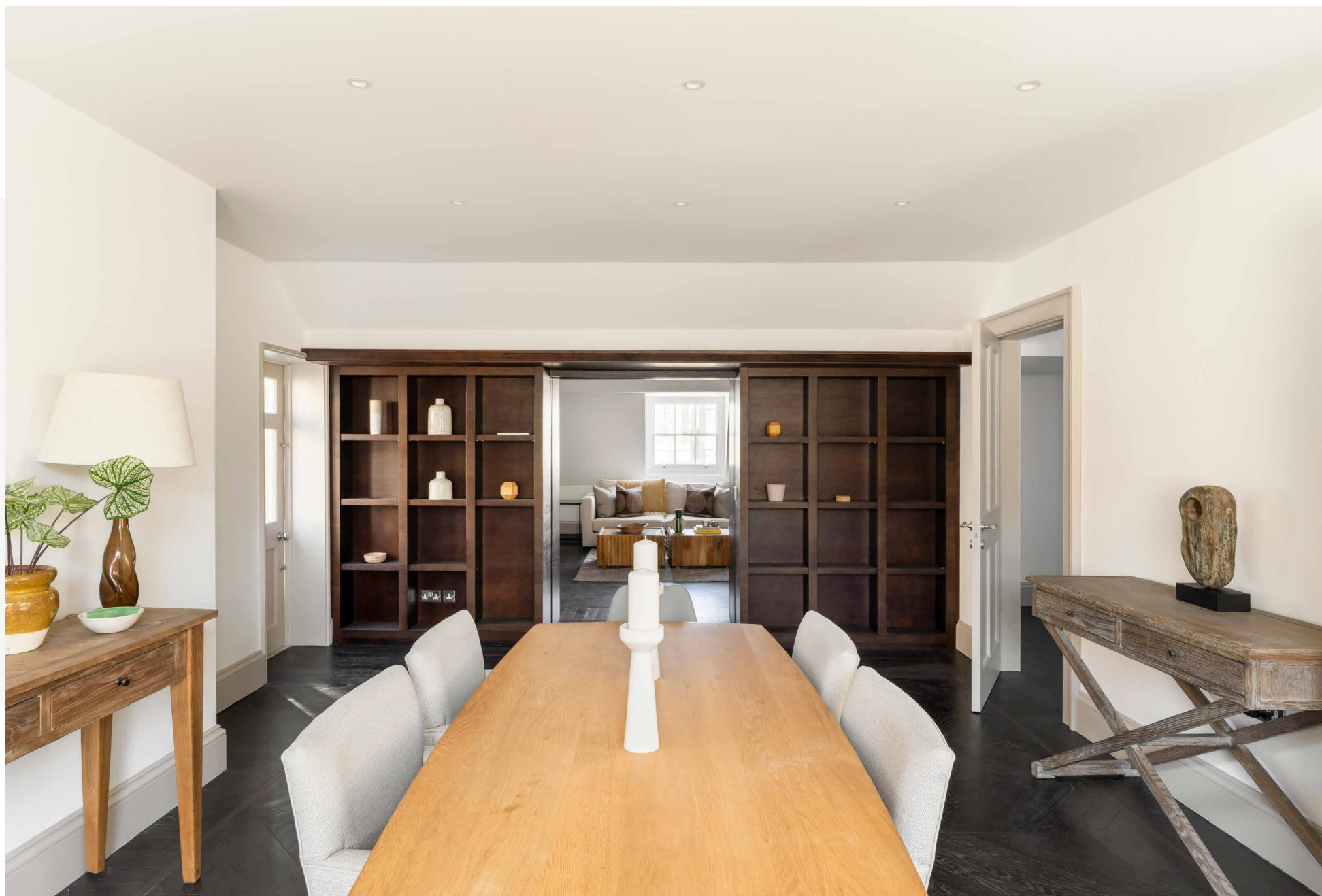


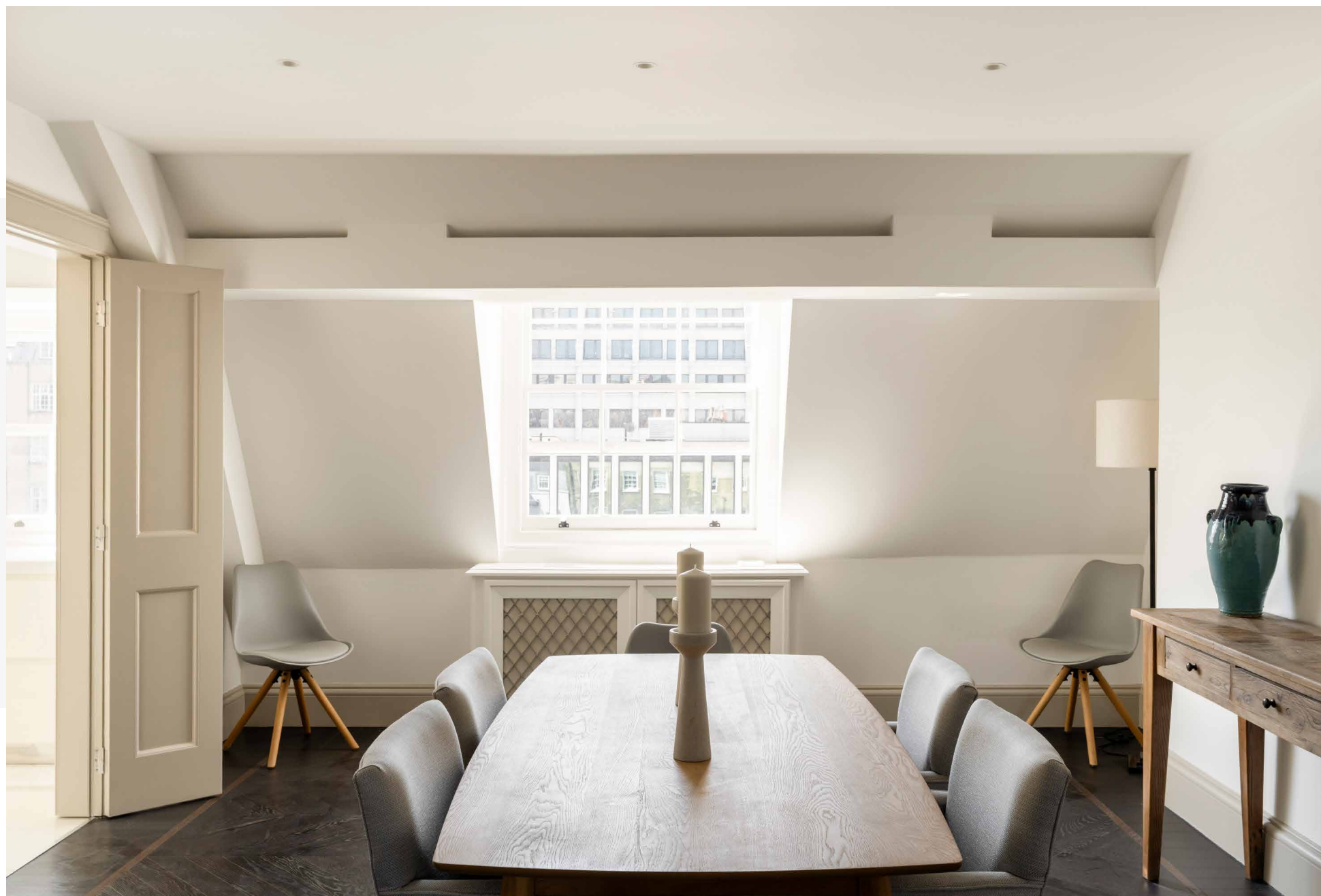






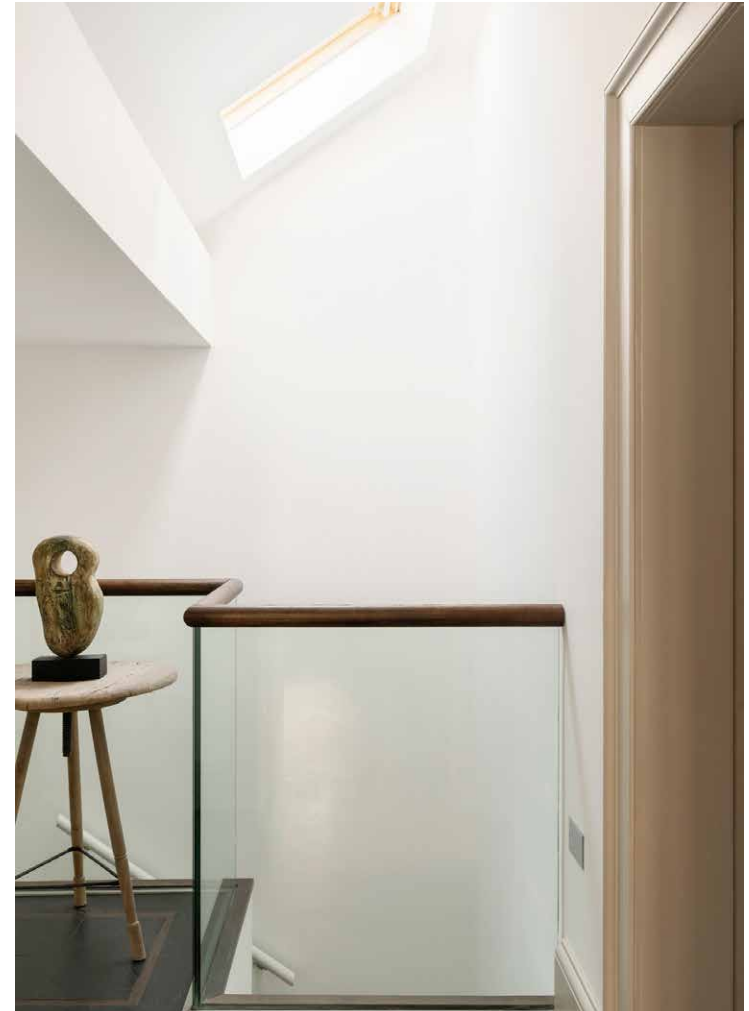














Sleeping quarters are found on the top floor, where volume and light are centre stage. The principal bedroom is quietly impressive, with a soaring ceiling height and south-facing windows that frame the street's rooftops. Its en suite is spa-like in tone: think dual vanity, oval bathtub and walk-in rainfall shower. The guest bedroom shares the same refined aesthetic, with integrated storage and its own well-appointed en suite shower room.







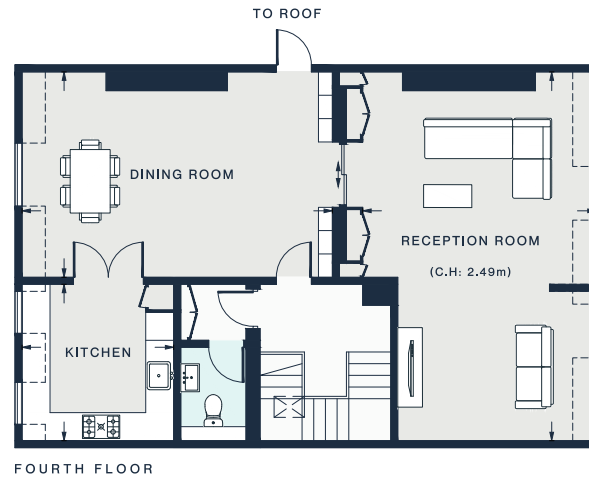
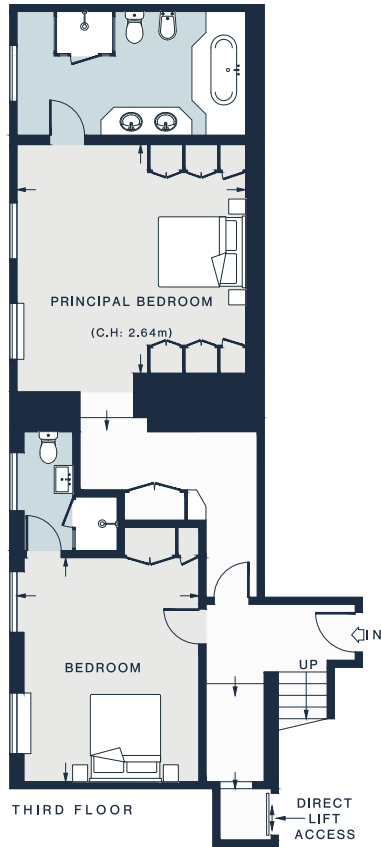








□ = REDUCED HEAD HEIGHT BELOW 1.5M



RECEPTION ROOM  
25'9 x 16'4 (7.8m x 4.9m)

KITCHEN  
10'11 x 10'8 (3.3m x 3.2m)

DINING ROOM  
21'10 x 14'5 (6.6m x 4.3m)

PRINCIPAL BEDROOM  
16'1 x 15'11 (4.9m x 4.8m)

BEDROOM  
15'9 x 12'9 (4.8m x 3.8m)

Approx. Gross Internal Area = 2,022 sq ft / 187.9 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

2 Bedrooms, 2 Bathrooms  
Contemporary kitchen  
Dining room with bespoke joinery  
Double reception room  
Principal bedroom suite with fitted storage  
Guest bedroom suite  
Cloakroom

Approx. 2,022 sq ft / 187.9 sq m

EPC=C

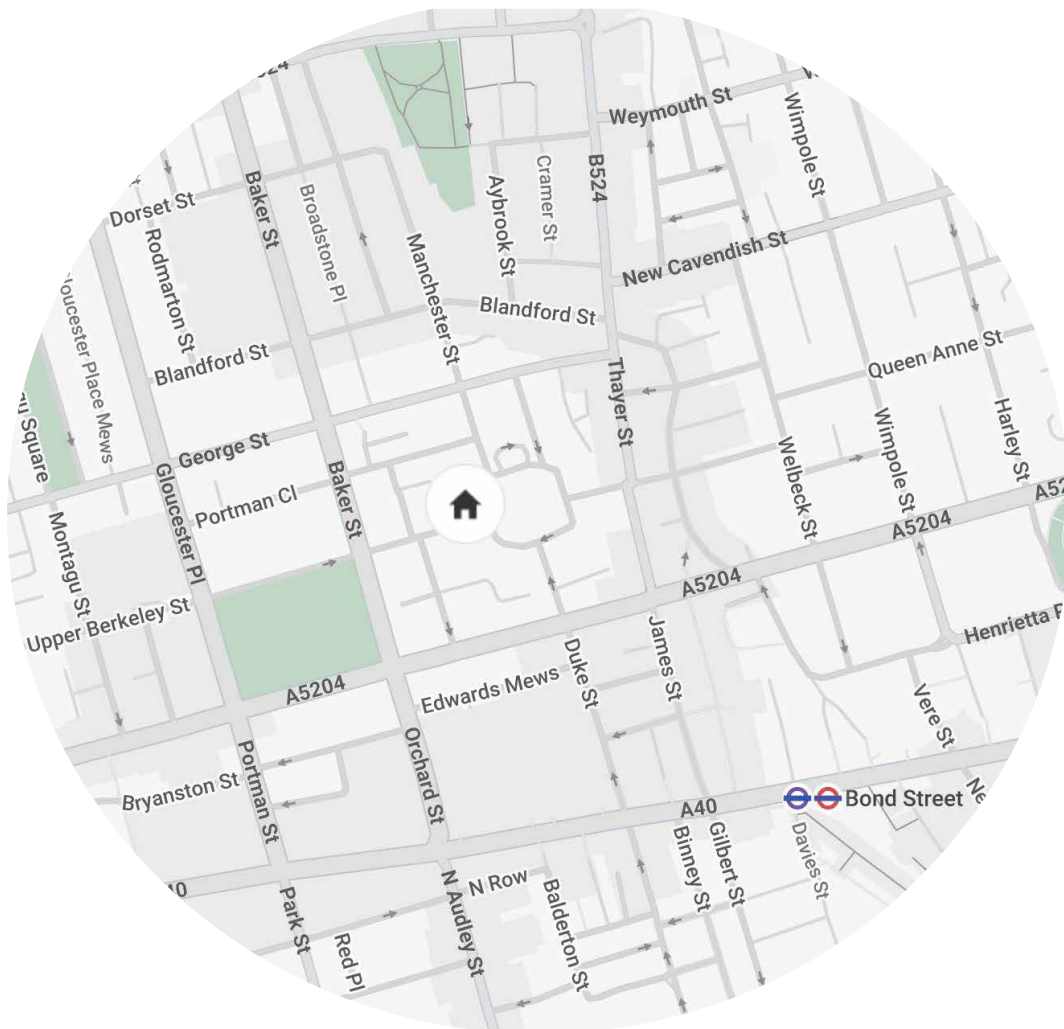
Tenure: Leasehold

Lease Length: circa 990 years

Annual Service Charge: Approx. £16,577

Council Tax Band: G





## Location

Set close to Regent's Park and Oxford Street, Fitzhardinge Street is an exceptional setting for easy access to the city. Only a short walk away from some of London's best sights, this apartment sits in a sought-after spot. Start the day with brunch and coffee from Drunch or Granger & Co., before strolling along Oxford Street for an array of retail therapy options. Window shop and browse boutiques on New Bond Street. For Michelin-starred Indian cuisine, dine at Trishna. For culture, head to Moco Museum London. On sunny days, the lawns and gardens of Hyde Park and Regent's Park are within easy reach.

Bond Street - 7 mins (Central, Jubilee, Elizabeth)

# 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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Specialising in London  
and Ibiza's design-led homes

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