

DOMUS NOVA



Fitzhardinge Street, W1H
£3,250,000

In partnership with
BARNES
INTERNATIONAL REALTY



There's an ease to Fitzhardinge Street – set back from the Marylebone bustle, but close enough to Selfridges, Bond Street and London's sprawling green spaces. Behind the stucco-fronted façade, a two-bedroom apartment balances heritage finesse and contemporary calm.

Perched on the third floor of a Grade II-listed Georgian townhouse, the home opens into a generous hallway. It's a minimalist canvas, but one with presence: wide proportions, a muted palette and dark herringbone floors set the stage for the styling throughout. The reception room is bright and poised, with natural light that filters through sash windows softening the space. It's easy to imagine this room pared-back and serene – or layered with texture and art.

Through double doors, the dining room is designed for hosting. Generous proportions bring a sense of occasion, while the neighbouring kitchen keeps things streamlined and modern. Handleless cabinetry, integrated appliances and glossy finishes lend a contemporary note, yet feel at home within the heritage framework.









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Elsewhere, the principal bedroom invites restful evenings. A vaulted ceiling and high-set window create unexpected drama and an impressive sense of space, while bespoke wardrobes keep lines clean. Its en suite bathroom takes a similarly elevated approach: smooth stone, a twin vanity and a walk-in rainfall shower. The guest bedroom suite continues the tone – understated, elegant and functional, with fitted wardrobes and a bathroom wrapped in warm, neutral tiling.

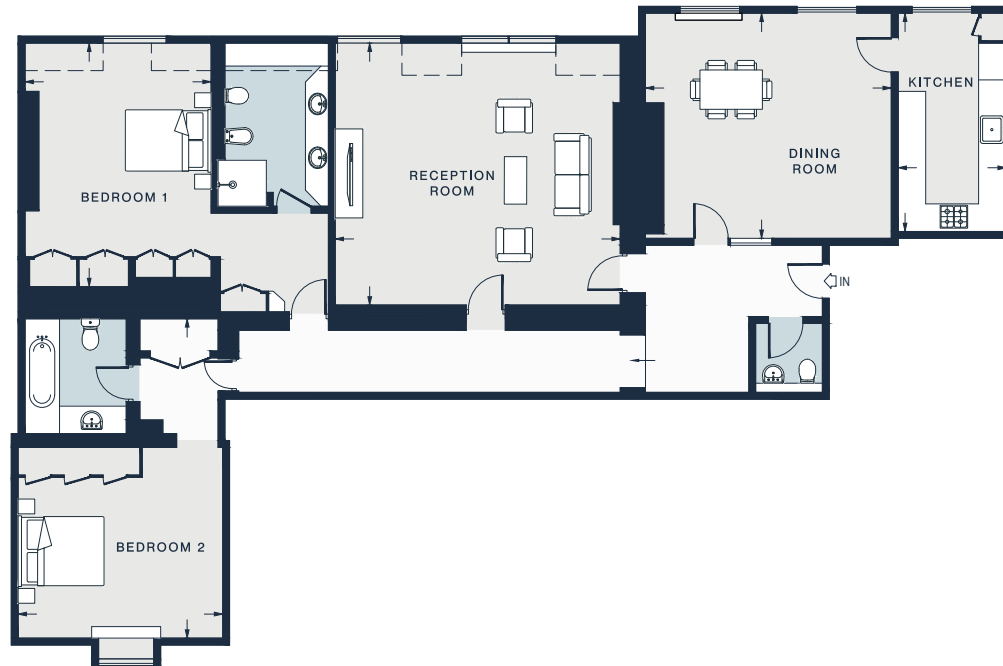












THIRD FLOOR

BEDROOM 1
17'2 x 13'3 (5.2m x 4.0m)

BEDROOM 2
22'10 x 14'6 (6.9m x 4.4m)

DINING ROOM
17'6 x 16'1 (5.3m x 4.9m)

RECEPTION ROOM
20'4 x 18'8 (6.2m x 5.7m)

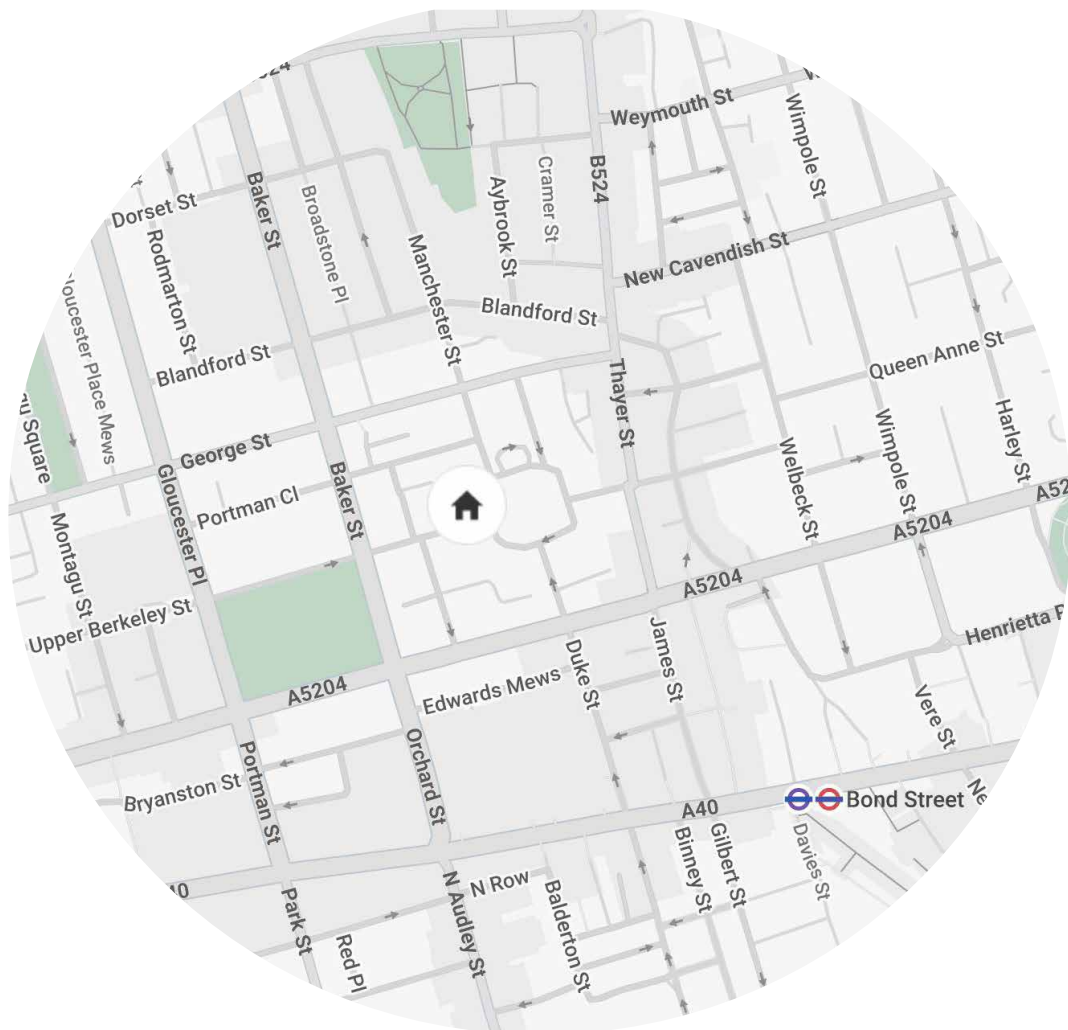
KITCHEN
15'6 x 7'8 (4.7m x 2.3m)

Approx. Gross Internal Area = 1912 sq ft / 177.6 sq m

Property Details

2 Bedrooms, 2 Bathrooms
Contemporary kitchen
Spacious dining room
Reception room
Principal bedroom suite with fitted wardrobes
Guest bedroom suite with bespoke storage
Cloakroom

Approx. 1,912 sq ft / 177.6 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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