

DOMUS NOVA



Great Titchfield Street, W1 – £2,965 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Set along one of the neighbourhood's most iconic thoroughfares, this striking home makes an immediate impression with its classic brick façade and sleek, black-framed windows. Once a working print house, the building now sits above a Pilates studio as an architecturally-reimagined residence – thoughtfully designed by HÛT Architects to honour its industrial past while embracing contemporary living.

Illuminated by a wall of Crittall-style windows, the open-plan kitchen and dining room is the heart of the home. Reclaimed timber flooring adds warmth and tactility, while exposed brickwork and steel accents pay homage to the building's origins. A grey Shaker-style kitchen is fitted with integrated appliances, with a waterfall island at its centre – equal parts form and function, ideal for morning coffee or evening hosting.

Continuing the material palette, wooden floors and exposed brick carry into the adjacent living room – a bright, tranquil space separated by sliding doors, with the flexibility to transform into a guest bedroom.



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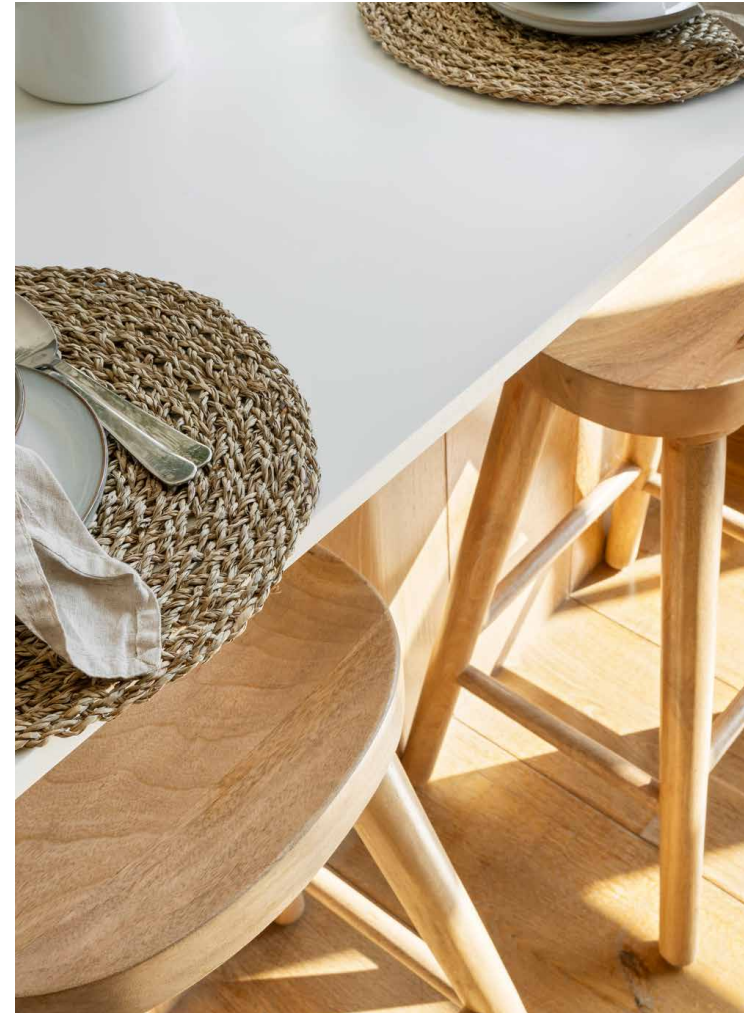
PRINT WORKS HOUSE

FORMER PILATES
CLASSES
PILES
PHYSIC TRAINING
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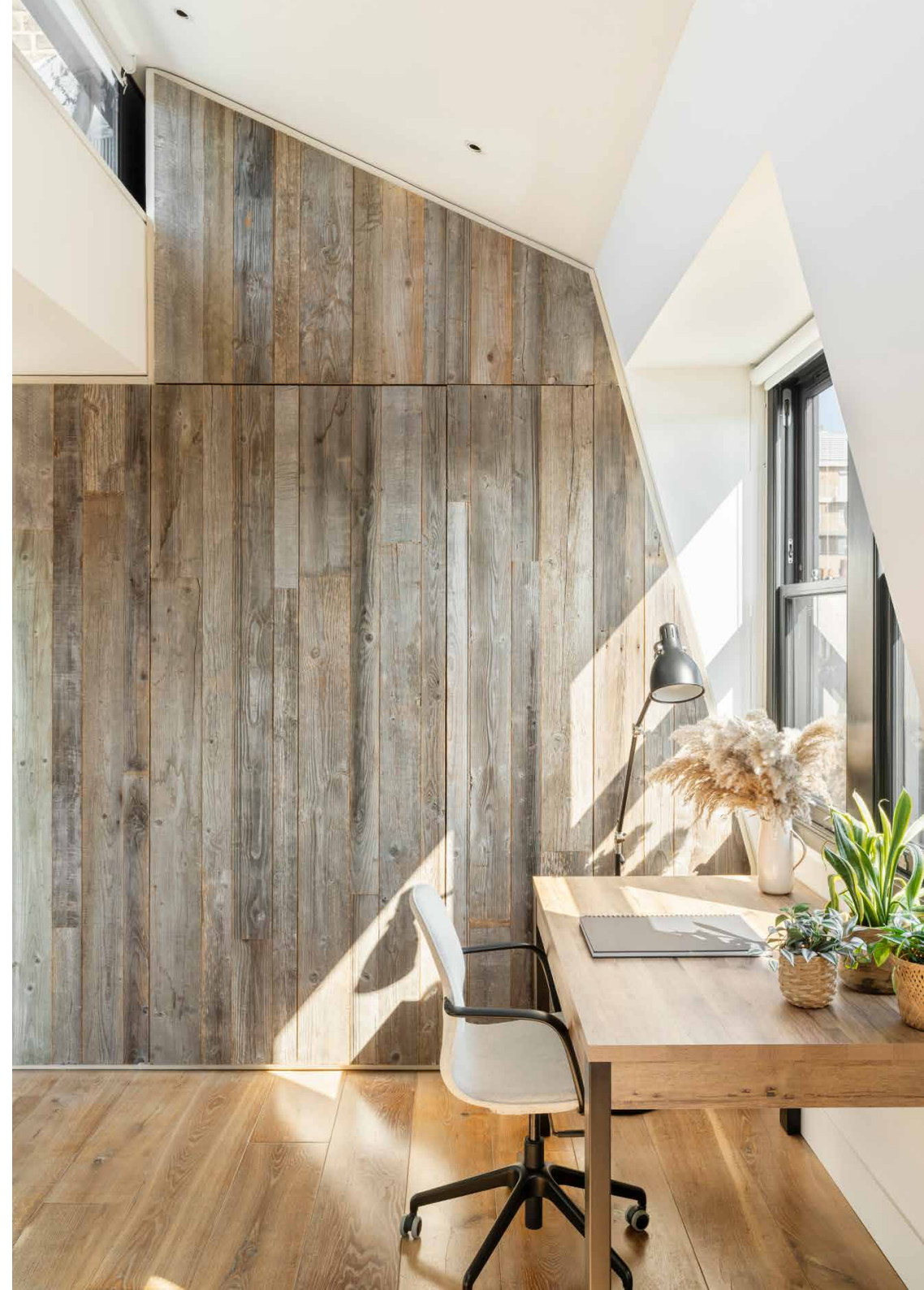






Upstairs, a metal staircase leads to a top floor dedicated to rest and relaxation. Space-saving sliding doors conceal considered sleeping quarters, where whitewashed walls are punctuated by monochrome photography and Crittall-style glazing. The principal bedroom is a serene sanctuary – framed by an exposed brick feature wall on one side and bespoke wood-panelled storage on the other. A clerestory window draws daylight into the space, while the en suite bathroom is refined with a rainfall shower, heated towel rail and floor-to-ceiling mirror. A similarly calm aesthetic continues in the second bedroom, served by a contemporary family bathroom.

Crowning the home is its pièce de résistance: a private roof terrace accessed via a retractable glass roof. Framed by views of the West End's rooftops and the unmistakable outline of the BT Tower, this elevated outdoor space features built-in seating and integrated lighting and power.

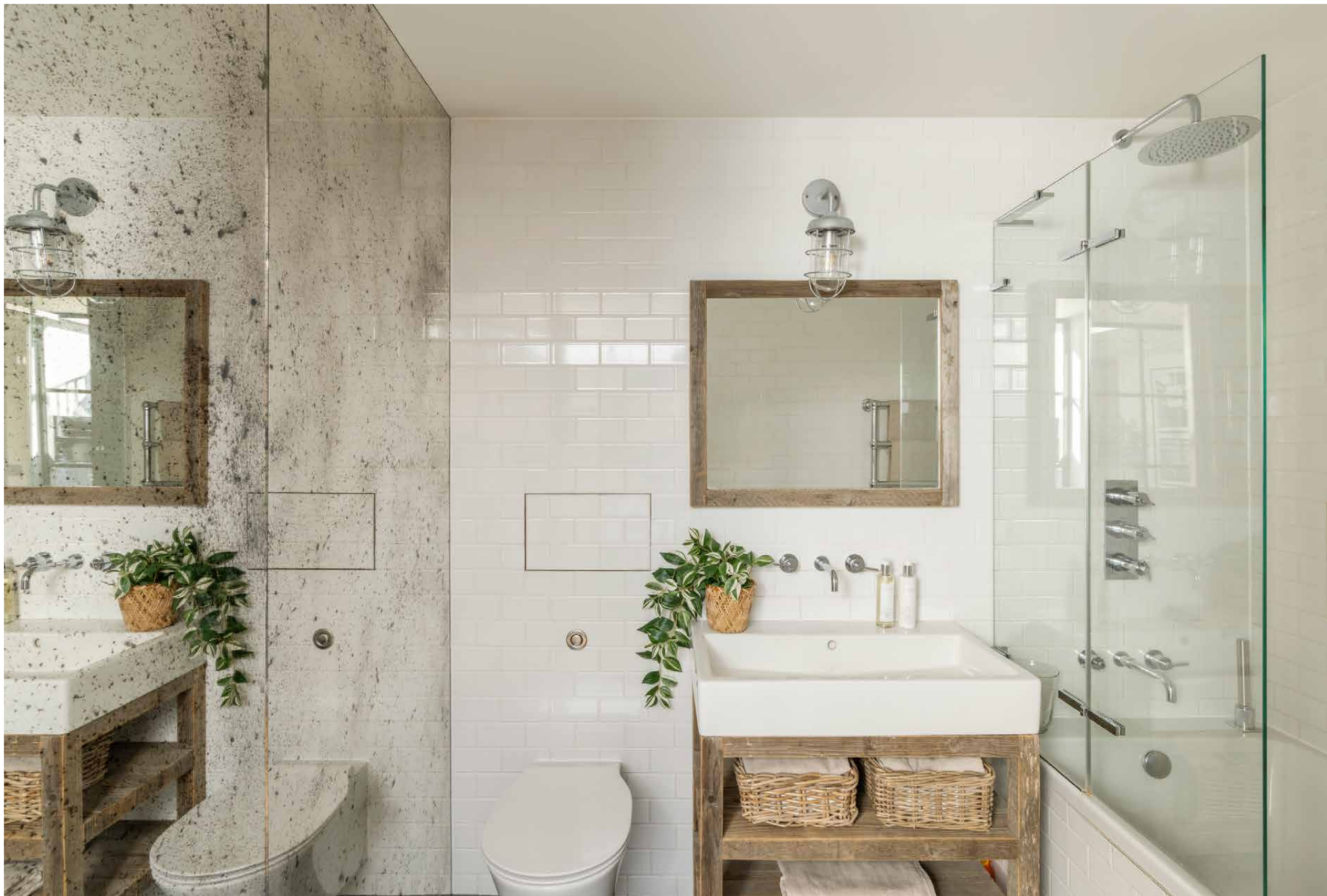


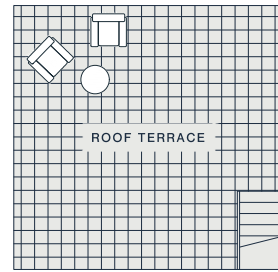




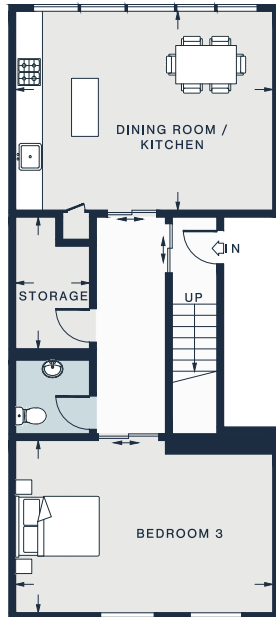




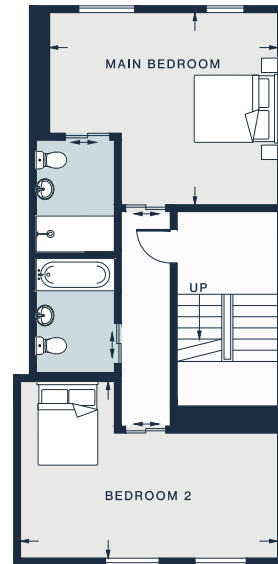




FIFTH FLOOR



THIRD FLOOR



FOURTH FLOOR

DINING ROOM / KITCHEN

18'7 x 14'8 (5.6m x 4.4m)

STORAGE

9'7 x 5'4 (2.9m x 1.6m)

BEDROOM 3

18'10 x 12'7 (5.7m x 3.8m)

MAIN BEDROOM

16'9 x 14'2 (5.1m x 4.3m)

BEDROOM 2

18'10 x 12'11 (5.7m x 3.9m)

Approx. Gross Internal Area = 1,455 sq ft / 135.2 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. Prepared for Domus Nova. Copyright © All Rights Reserved.

Property Details

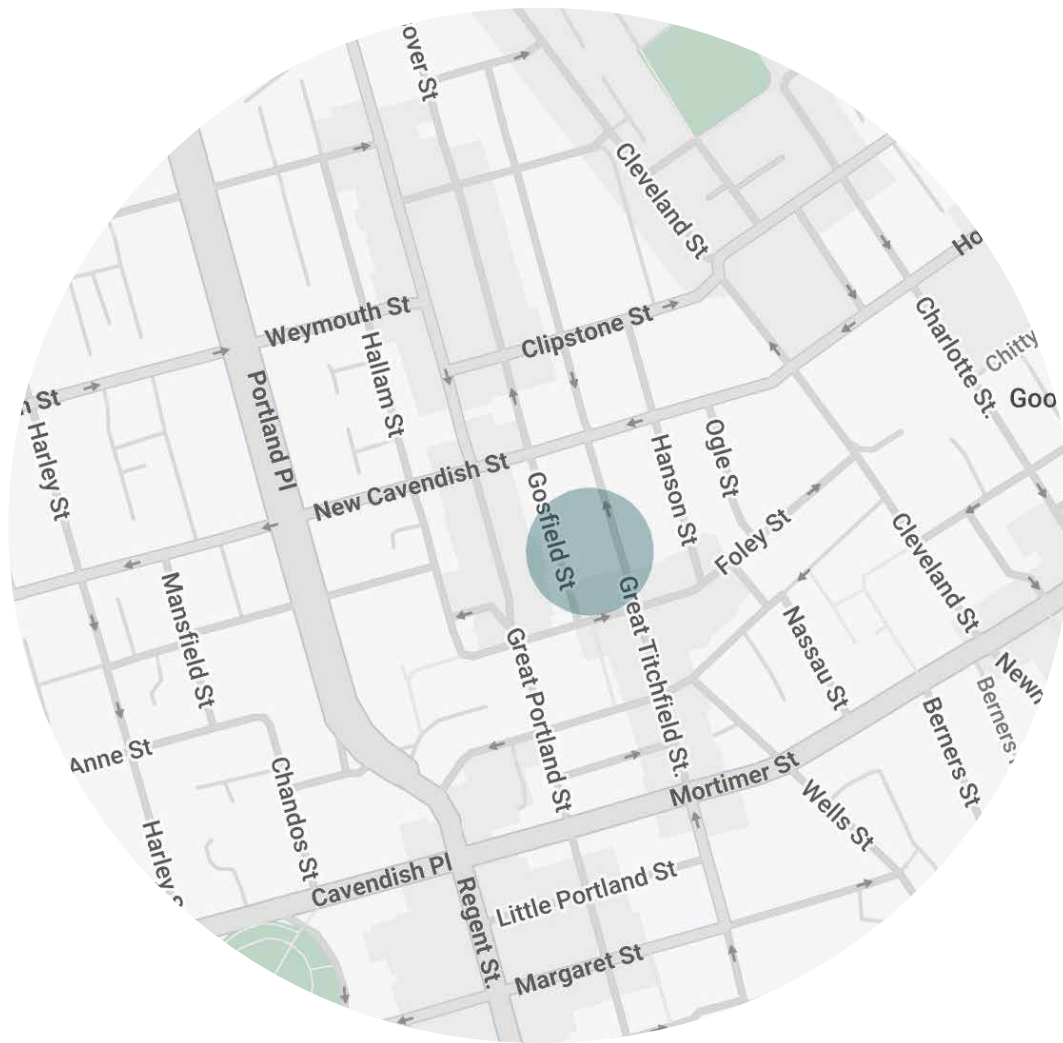
- 3 Bedrooms, 2 Bathrooms
- Open-plan kitchen and dining room
- Living room-cum-bedroom
- Principal bedroom suite
- One further bedroom
- Family bathroom
- Cloakroom
- Roof terrace
- City of Westminster

Approx. 1,455 sq ft / 132.5 sq m

EPC=C

Deposit: £17,792

Council Tax Band: G



Location

Tucked between the creative buzz of Fitzrovia and the calm elegance of Marylebone, Great Titchfield Street is one of central London's most characterful locations. Independent cafés, design studios and boutique retailers sit alongside storied architecture and leafy garden squares. Venture to Regent's Park for a morning stroll, before picking up lunch at one of Marylebone's many restaurants. Enjoy some retail therapy on nearby Oxford and Carnaby Streets, before making the most of the area's fine dining institutions, including Portland, Lita and Trishna.

Oxford Circus – 8 mins (Bakerloo, Central, Victoria)

Goode Street – 8 mins (Northern)

Great Portland Street – 9 mins (Metropolitan, Circle, Hammersmith & City)



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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