

DOMUS NOVA



Hill Road, NW8 – £3,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Set behind a whitewashed archway and traditional brick façade on a quiet St John's Wood street, this ground-floor studio apartment unfolds with an unexpected sense of scale. Enter into a sprawling reception room – defined by its double-height vaulted ceilings. Warm wood floors run underfoot, while large, warehouse-style windows draw in a steady wash of natural light. Whitewashed beams and panelled walls set a calming feel, with pops of colour introduced through bold artwork, verdant greenery and a denim-toned L-shaped sofa that centres the television area. Behind, there's an uplifting office setting backdropped by a tall bookcase and additional glazing.

Gazing across the space, a mezzanine level traces the upper edge of the room, reinforcing the capacious atmosphere and offering versatile space for storage, study and sleep. The kitchen is set neatly beneath, composed of muted grey cabinetry, smooth worktops and integrated Siemens appliances – complemented by the timber dining table that sits alongside.







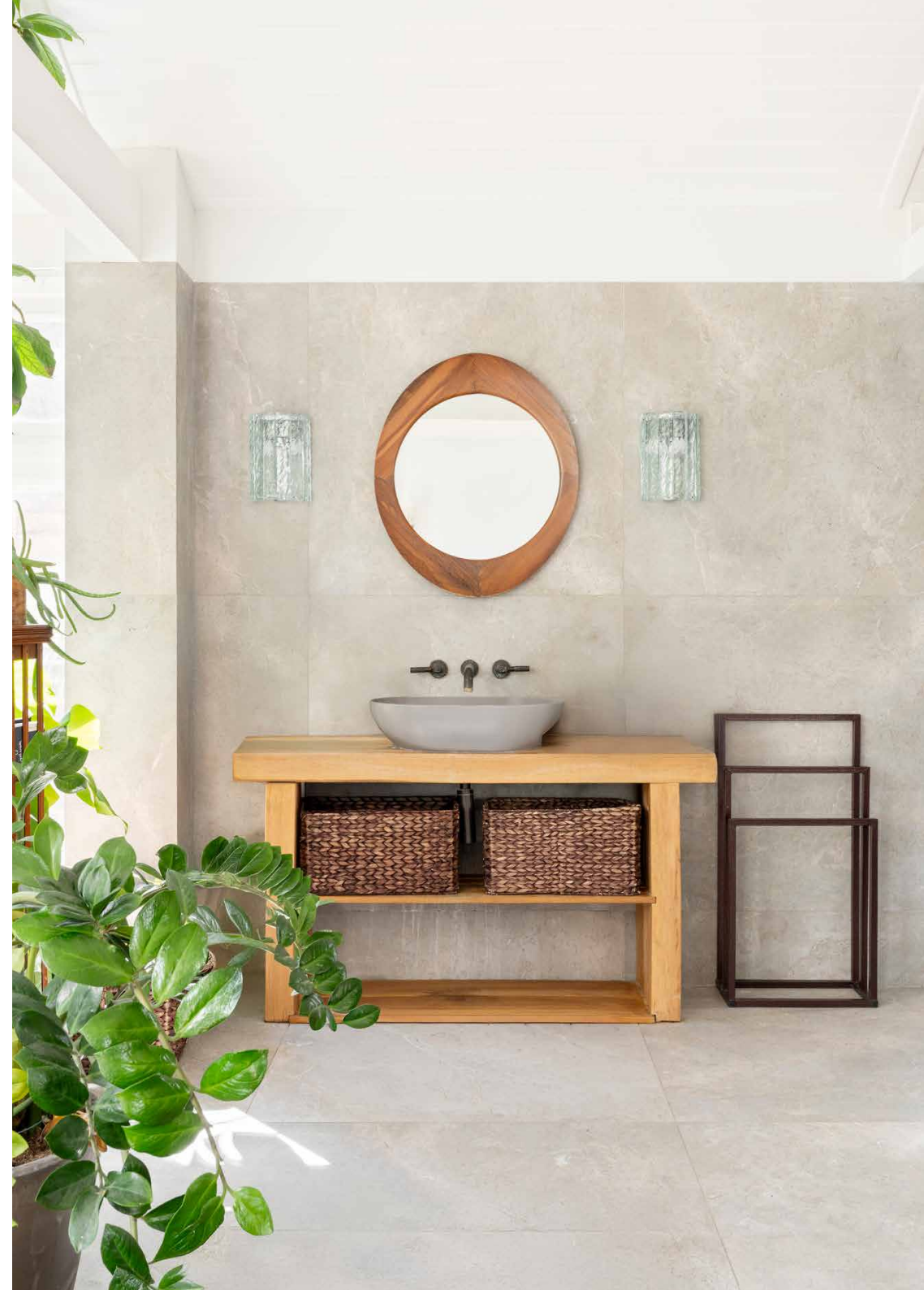
Warm wood floors run underfoot, while large, warehouse-style windows draw in a steady wash of natural light.





The principal bedroom feels like an extension of the main space – accessed through a wide timber-framed archway at the end of the living room. Vaulted ceilings afford a capacious feel, while a wall of glazing draws garden greenery into view. A separate dressing room and adjoining laundry space are set discreetly through an archway behind. The minimalist sleeping area faces the bathroom directly: complete with oversized tiling and glass-enclosed rainfall shower.

Outside, the private garden is a verdant, textural suntrap to make the most of London's warmer months. Raised beds bring structure, while a timber pergola sits at the far end, threaded with soft climbing greenery.



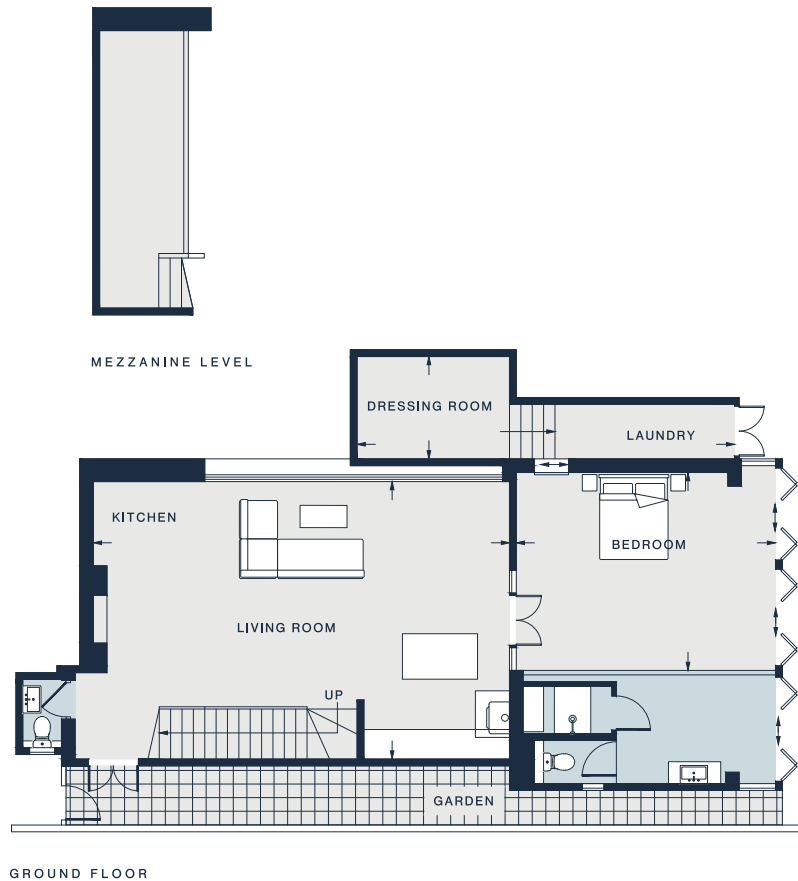












LIVING ROOM / KITCHEN
30'0 x 20'0 (9.1m x 6.1m)

DRESSING ROOM / LAUNDRY
27'3 x 8'5 (8.3m x 2.2m)

BEDROOM
18'0 x 14'3 (5.7m x 4.3m)

Ground Floor = 1,236 sq ft / 114.8 sq m
Mezzanine = 122 sq ft / 11.3 sq m
Approx. Gross Internal Area = 1,358 sq ft / 126.1 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.
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Property Details

1 Bedroom, 1 Bathroom
Open-plan kitchen, dining and reception room
Principal bedroom
Principal bathroom
Mezzanine level with additional sleeping space
Separate dressing room
Laundry room
Additional WC
Private Garden
City of Westminster

Approx. 1,358 sq ft / 126.1 sq m
EPC=E
Deposit: £14,000
Council Tax Band: F



Location

Tucked off Abbey Road, there's a peaceful quality to Hill Road that belies its enviable central London postcode. Nearby Little Venice is replete with colourful barge boats, interspersed with cafés and bars for welcome pit stops; in the springtime, enjoy the blooming flowers at Rembrandt Park followed by a show at the Canal Café Theatre or Puppet Theatre barge. It's not far to reach Primrose Hill for panoramic views of the London skyline, as well as one of London's oldest sporting venues, Lord's Cricket Ground. The Elgin pub is a local favourite, just minutes from your front door.

St John's Wood - 8 mins



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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