

# DOMUS NOVA



Hyde Park Gardens W2 – £4,700 p/w

In partnership with **BARNES**  
INTERNATIONAL REALTY



Hyde Park Gardens needs little introduction. A sweep of white stucco terraces overlooking Hyde Park's northwestern edge, it's London at its most distinguished – moments from the boutiques and bakeries of Connaught Village. Residents here enjoy rare direct entry to the communal gardens, alongside an on-site day porter and lift access.

Inside, heritage formality softens into contemporary ease. The main reception room commands the ground floor – a voluminous, light-filled expanse that sets the tone for the home. Classical bones are given a modern cadence: high ceilings, crisp detailing and an understated palette that amplifies light. A grid of recessed spotlights defines the centre of the space, while near floor-to-ceiling glazing opens to a secluded terrace.

The Bulthaup kitchen to the left brings a note of industrial precision – stainless steel surfaces, Gaggenau appliances and a monolithic island that doubles as a breakfast bar. An open fireplace anchors the lounge, its warmth balancing the kitchen's clean geometry. Together, there's an effortless flow for entertaining, from cooking to conversation. Set opposite, a versatile TV room offers flexibility to spread out.

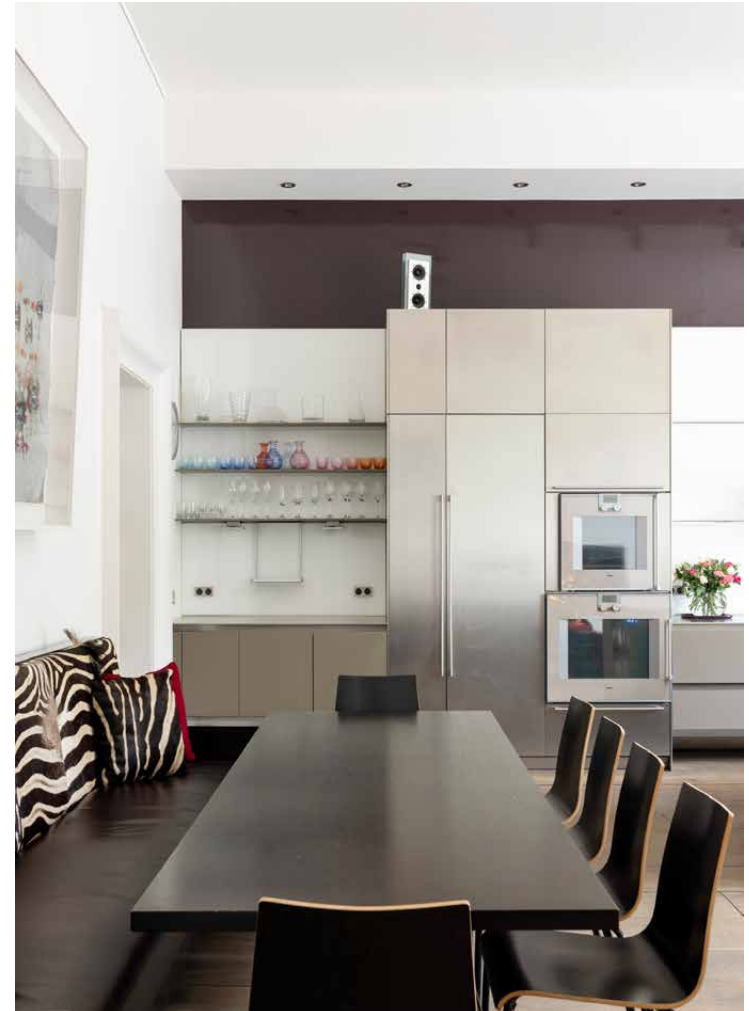
Outside, the terrace feels both private and expansive. Built-in bench seating and an Echelon barbecue invite long summer lunches, while a gate leads down to the landscaped communal gardens – an almost secret pocket of green shared by neighbouring residents.

















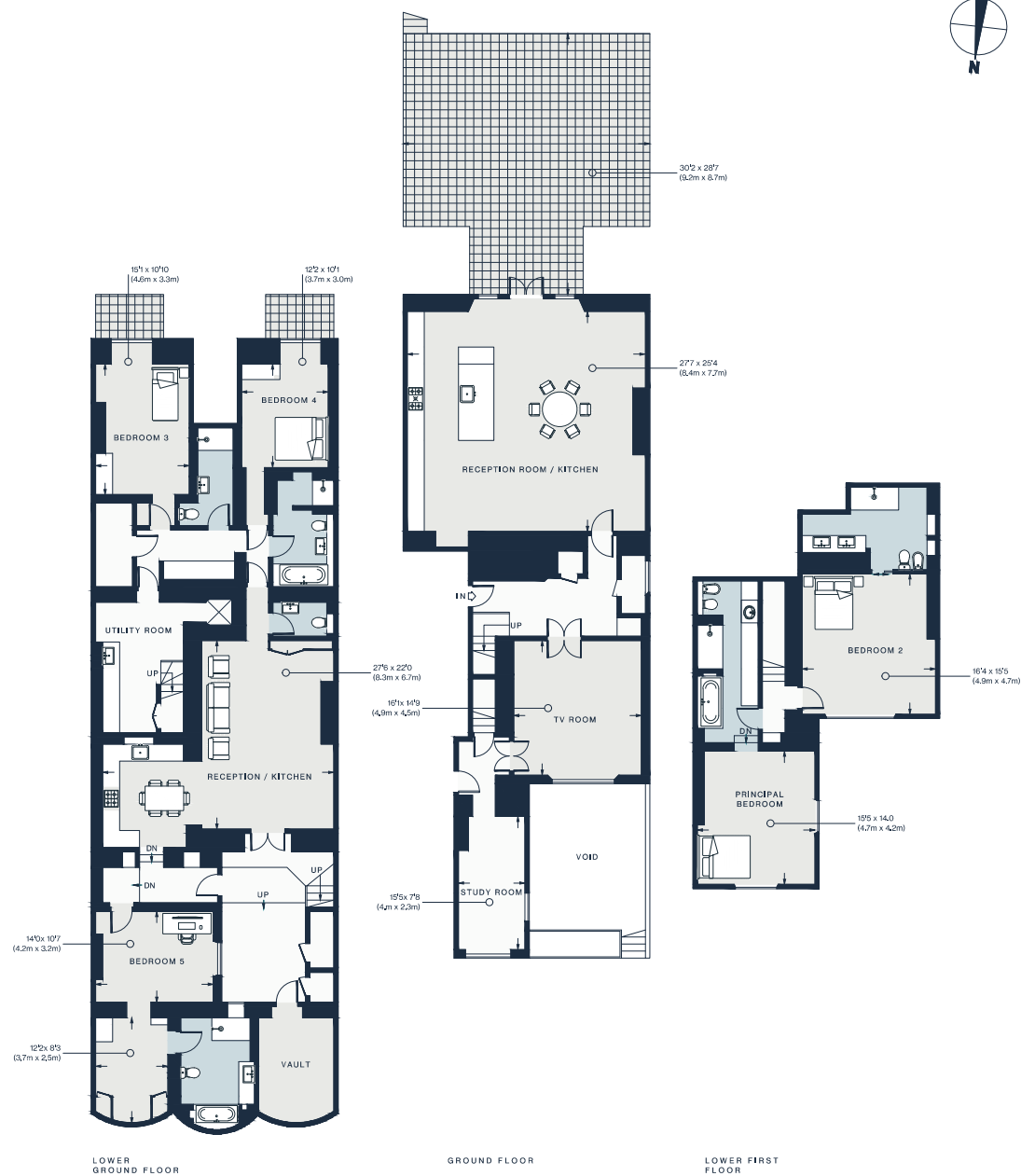
Across the first floor, two generous en suite bedrooms offer flexibility – each thoughtfully designed to serve as a principal suite. Calming tones and natural light lend a sense of serenity, with fitted storage keeping the spaces composed. Bathrooms are equally impressive: one is all indigo mosaic with a rainfall shower, the other calms in beige with both a large bathtub and shower.

The lower ground floor introduces another layer of versatility. Two further bedrooms and two family bathrooms ensure ample space and privacy, set alongside a small staff accommodation that benefits from private access via a courtyard. This space features a generous self-contained kitchen and reception room that opens onto a private patio.







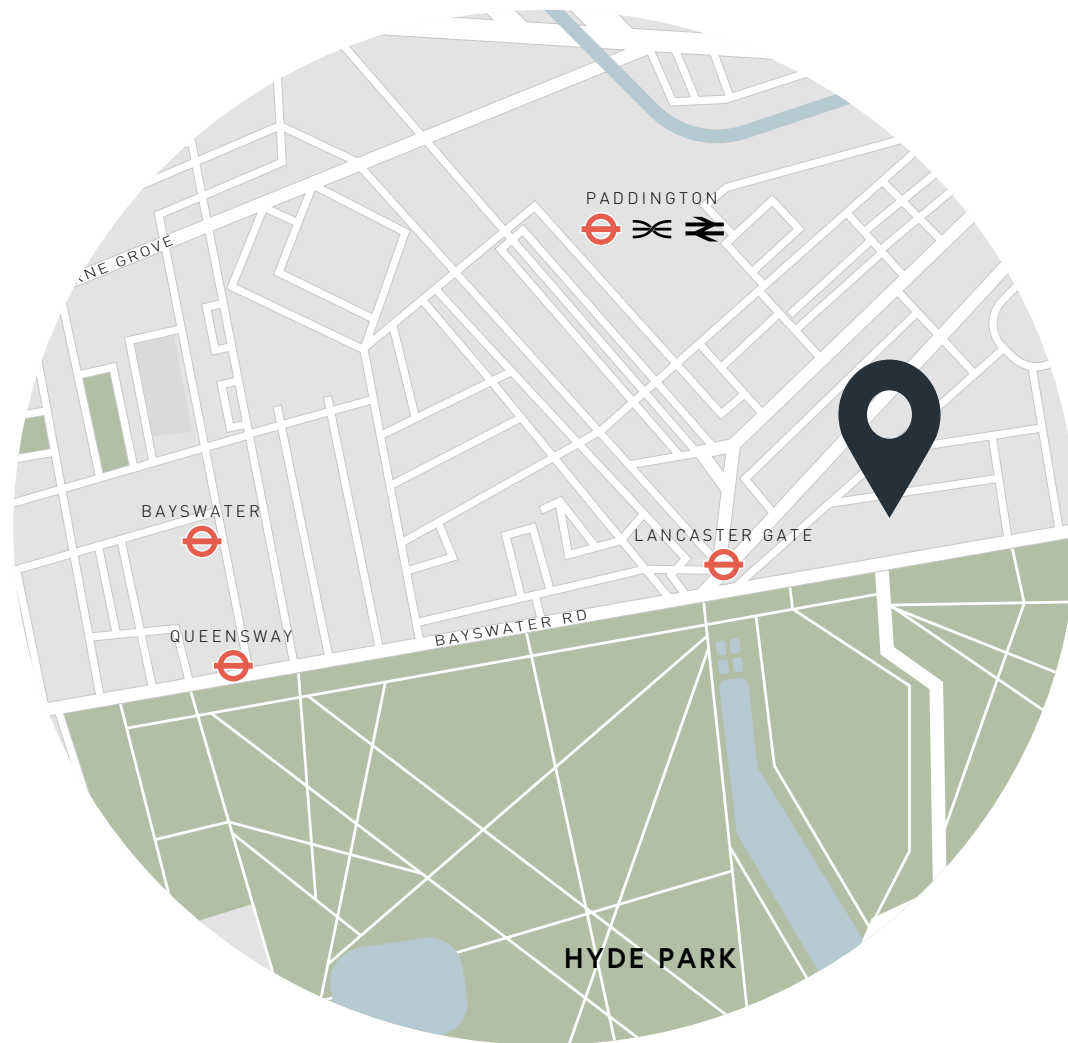


Approx. Gross Internal Area = 4362 sq ft / 405.2 sq m  
 (Including Lift / External Vault)

## Property Details

- Off street parking
- Open-plan kitchen, dining and reception room
- Secondary kitchen, dining and reception room
- Separate TV room
- Principal bedroom suite
- Guest bedroom suite
- Three further bedrooms
- Three family bathrooms
- Two cloakrooms
- Utility room
- Study
- Private terrace with outdoor kitchen
- Patio
- Direct access to dog friendly communal gardens
- Day porter
- Building lift

Approx. 4,362 sq ft / 405.2 sq m  
 EPC=D  
 Council Tax Band: H  
 Deposit Payable : £28,200



## Location

Set close by to Connaught Village, there's a welcoming, characterful edge to the prestige of Hyde Park Gardens. Stroll south to wander through the Italian Gardens or – if you're feeling brave – dive into the Serpentine Lido. Recharged and ready to go, the best of Bayswater and Connaught Village are within walking distance. For relaxation, sink into the velvet sofas at The Whiteley's Everyman or the neighbouring – and nearing completion – Six Senses Spa will be the UK's first. Round off the day with dinner at The Park. Paddington station is less than ten minutes' walk from your door, offering easy access into central London and beyond.

Paddington – 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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