

DOMUS NOVA



Kensington Gardens Square, W2 – £1,200 p/w (LL) / £1,750 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



A trio of arched windows make an eye-catching first impression as you enter the apartment, inviting an abundance of natural light into the open-plan living space. Along one wall, a white Modulnova kitchen with Carrara marble worktops create a streamlined culinary domain, while integrated Siemens appliances and a Quooker tap take care of all the practicalities. Dark beams bring a refreshing interplay of old and new, contrasting the warm wood tones of the Douglas fir floor. Sink into the Mario Bellini Camaleonda sofa as you switch off from the day.







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A soothing palette and neutral tones continue into the bedroom, which exudes a sense of comfort and tranquillity. More dark beams bring a depth to the space, while a sash window alongside a smaller feature pane, channel natural light to the room. Fitted wardrobes dominate one corner, while a Meridiani armchair makes for the perfect place to relax in the other.

Next door, the bathroom features a Carrara marble bath, dual vanity and an elegant walk-in rainfall shower. The Vola taps and expansive mirrors complement the sleek and stylish design. Underfloor heating throughout the apartment ensures comfort no matter what the season.

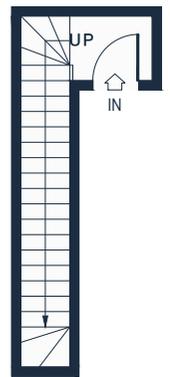
Venturing upstairs, views out over the chimney tops unfold from the roof terrace, ready for London's warmer months. The apartment also has access to a leafy communal garden square with its vast lawns, shaded corners, and tall trees – an idyllic oasis in the city.



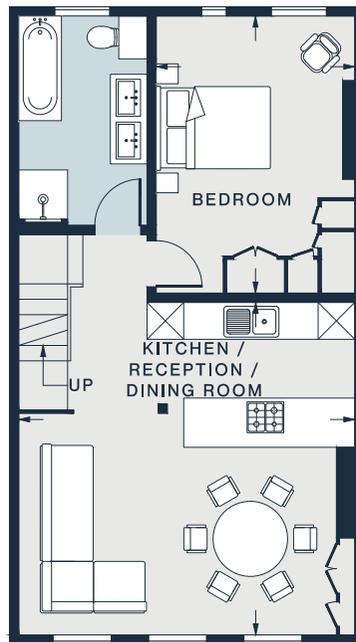




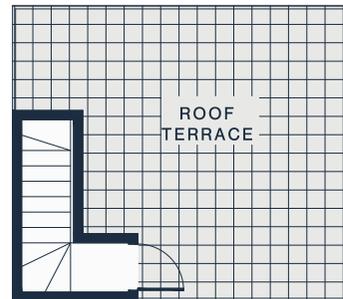




THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

KITCHEN / RECEPTION/DINING ROOM

18'4 x 17'9 (5.5m x 5.4m)

BEDROOM

14'10 x 10'8 (4.5m x 3.2m)

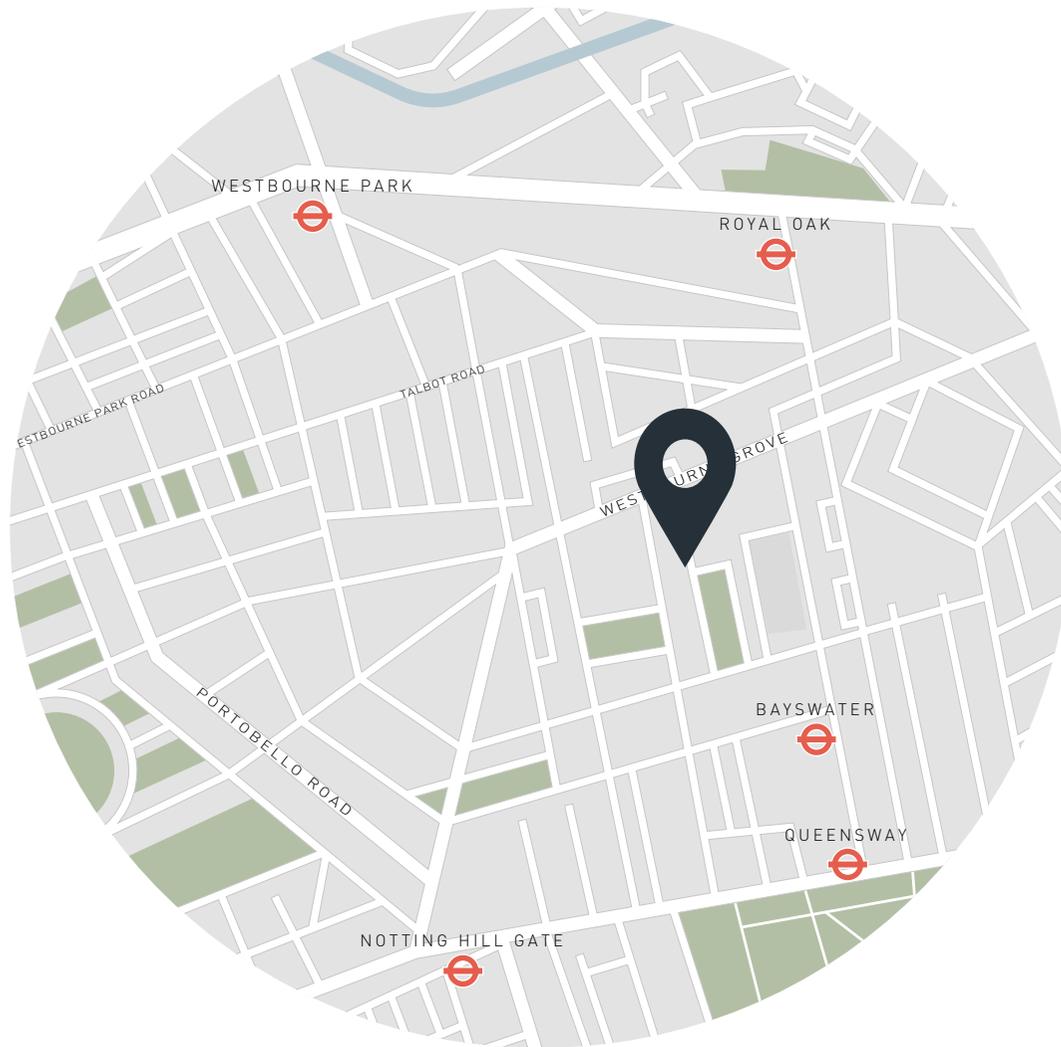
Approx. Gross Internal Area = 692 sq ft / 64.4 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

1 Bedroom, 1 Bathroom
Grade II listed building
Open-plan living and reception room
Principal bedroom
Contemporary bathroom
Private roof terrace
Communal garden access
City of Westminster

Approx. 692 sq ft / 64.4 sq m
EPC=D
Deposit: £7,200 (LL) / £7,000 (SL)
Council Tax Band: D



Location

Moments from the boutiques and eateries that characterise Westbourne Grove, Kensington Gardens Square is ideally located to enjoy the best offerings of both Bayswater and Notting Hill. Psycle or 1Rebel are on your doorstep for invigorating workouts, followed by brunch at family-run middle eastern inspired café, Beam. Pick up groceries at Planet Organic before browsing fashion at Sézane or Reformation. A 10-minute walk takes you to Hyde Park. Getting around London is a breeze with Bayswater, Queensway and Royal Oak stations all within minutes.

Bayswater – 5 mins (Circle, District)

Royal Oak – 9 mins (Circle, Hammersmith & City)

Queensway – 9 mins (Central)



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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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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