

DOMUS NOVA



Kensington Gardens Square W2 – £7,846 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



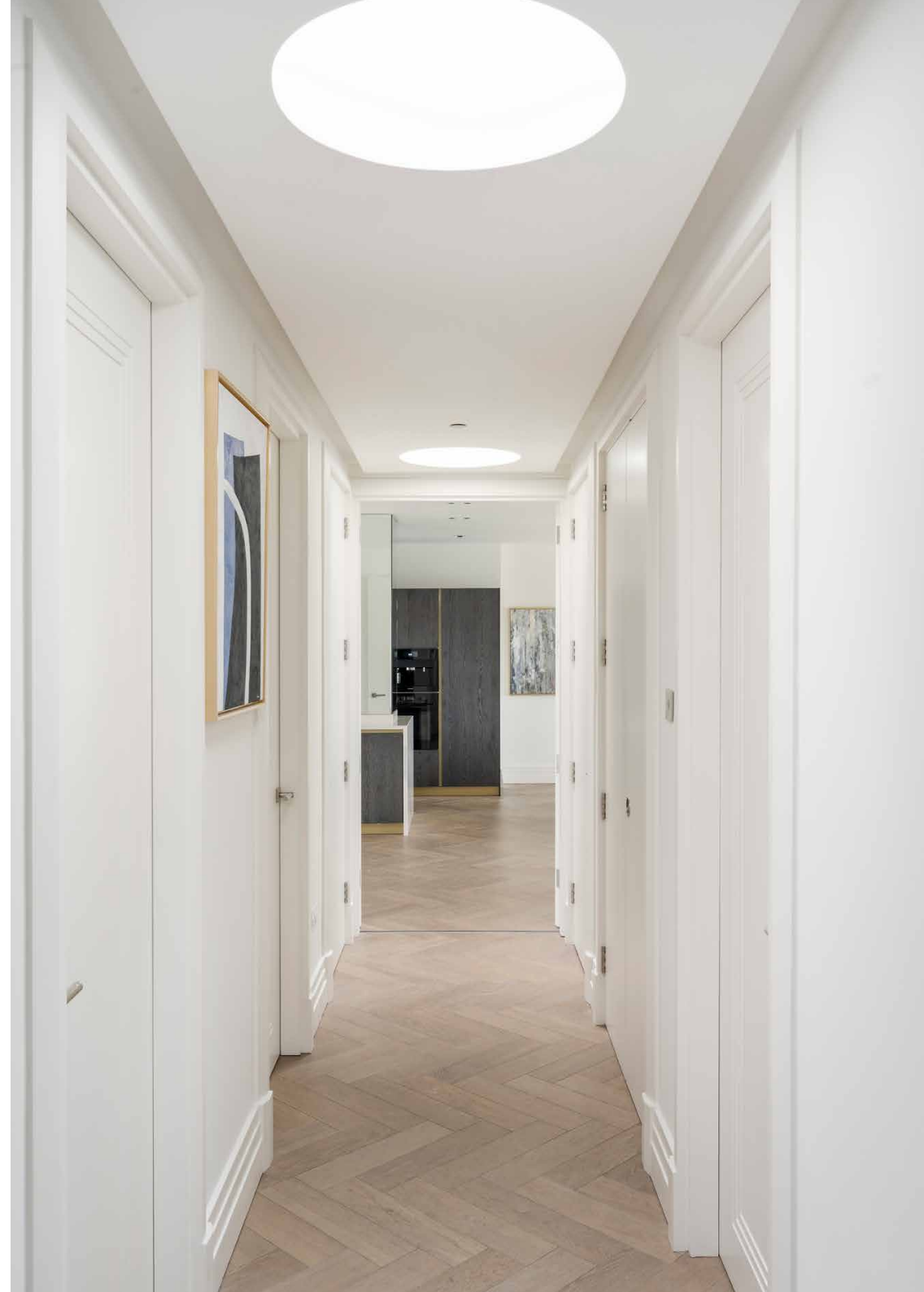
Encompassing the entire top floor of a new-build development in Bayswater, this three-bedroom penthouse apartment has been drawn with a streamlined and minimalist aesthetic eye. A lift opens directly into the property, where a long entrance hallway leads down into the home's social heart. The open-plan kitchen, dining and reception room has understated sophistication with smart whitewashed walls and wooden floors — offering a neutral backdrop for interior creativity. Capitalising on the high vantage point, dual-aspect fenestration bathes the space in sunlight.

The kitchen is ergonomic and modish with its glossy cabinetry and hi-tech Miele appliances, plus a central island that's crowned with contemporary pendant lights. It's a space tailor-made for entertaining, with a sense of flow between the dining and lounge areas. Bi-folding doors lead into an additional living room, which is flooded with natural light through a glass roof. From here, there's direct access to the private terrace which enjoys views across the surrounding roofscape.



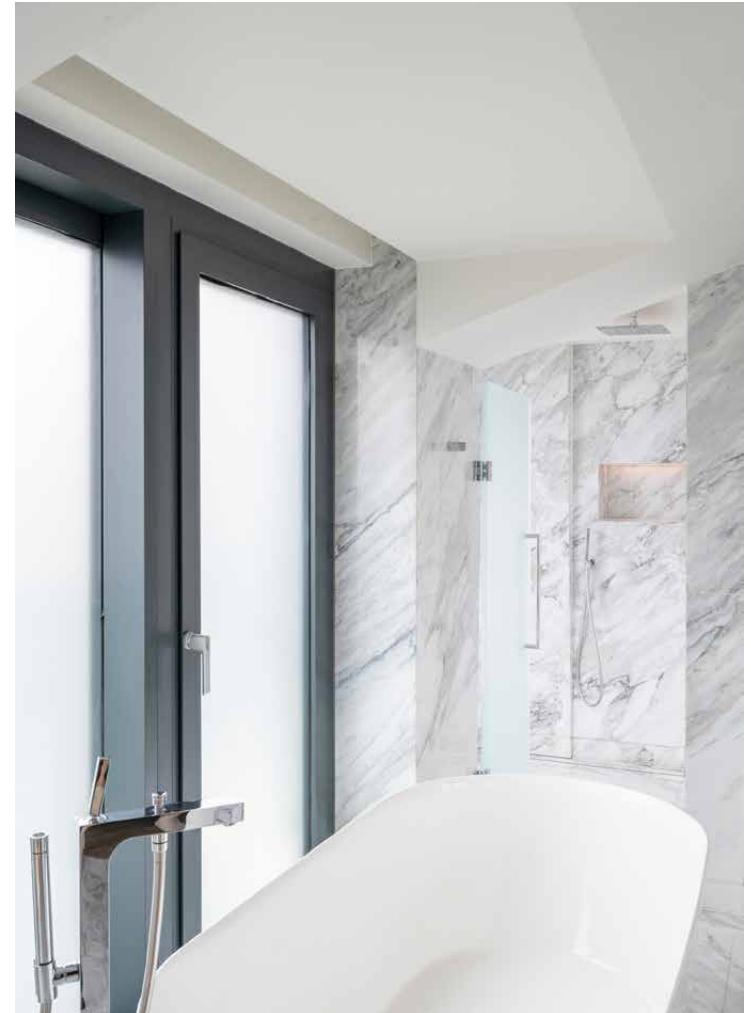


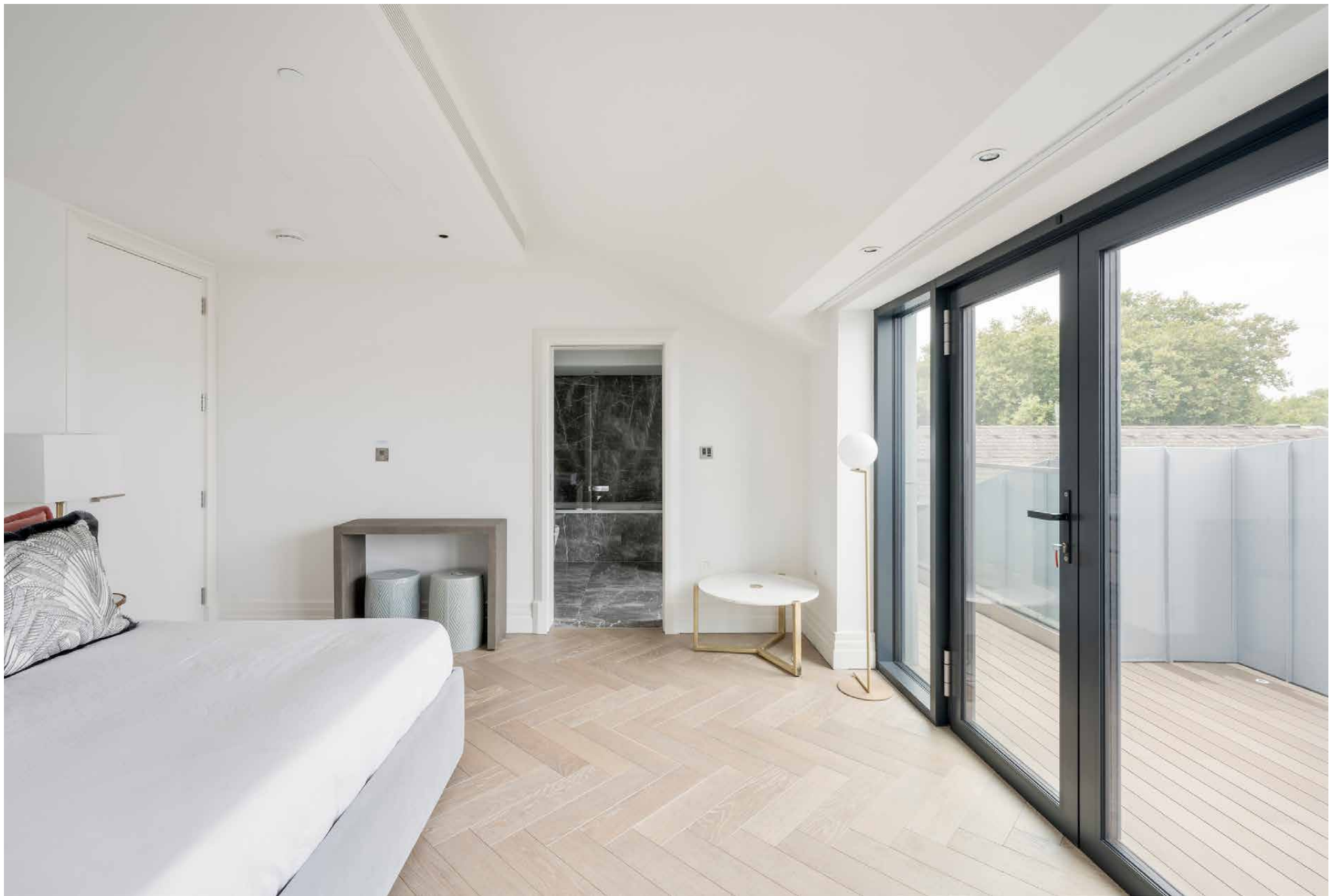
The principal bedroom suite is a calming space crafted with pared-back tones, complete with a dressing area and sleek en suite bathroom. From the sleeping area, full-height glass doors open onto a private balcony. This bedroom's layout is matched across the hallway by the second bedroom suite, which also enjoys direct access to a balcony. Completing the property is a third bedroom suite and a separate study, which could be reimagined as a small room with a baby's crib.













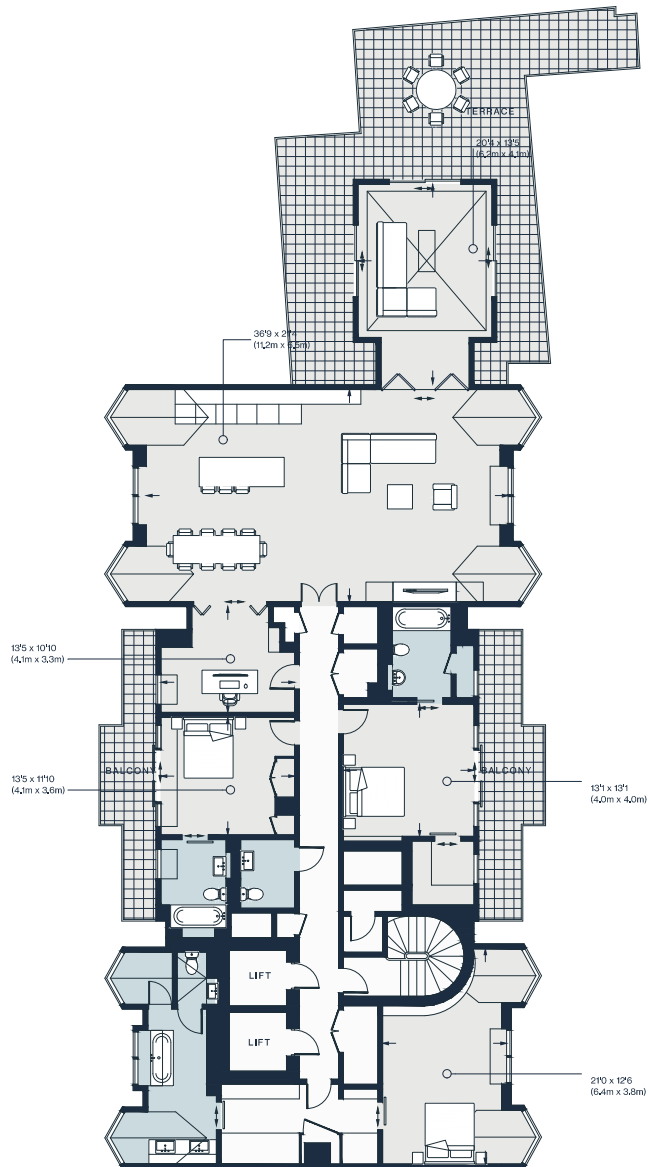




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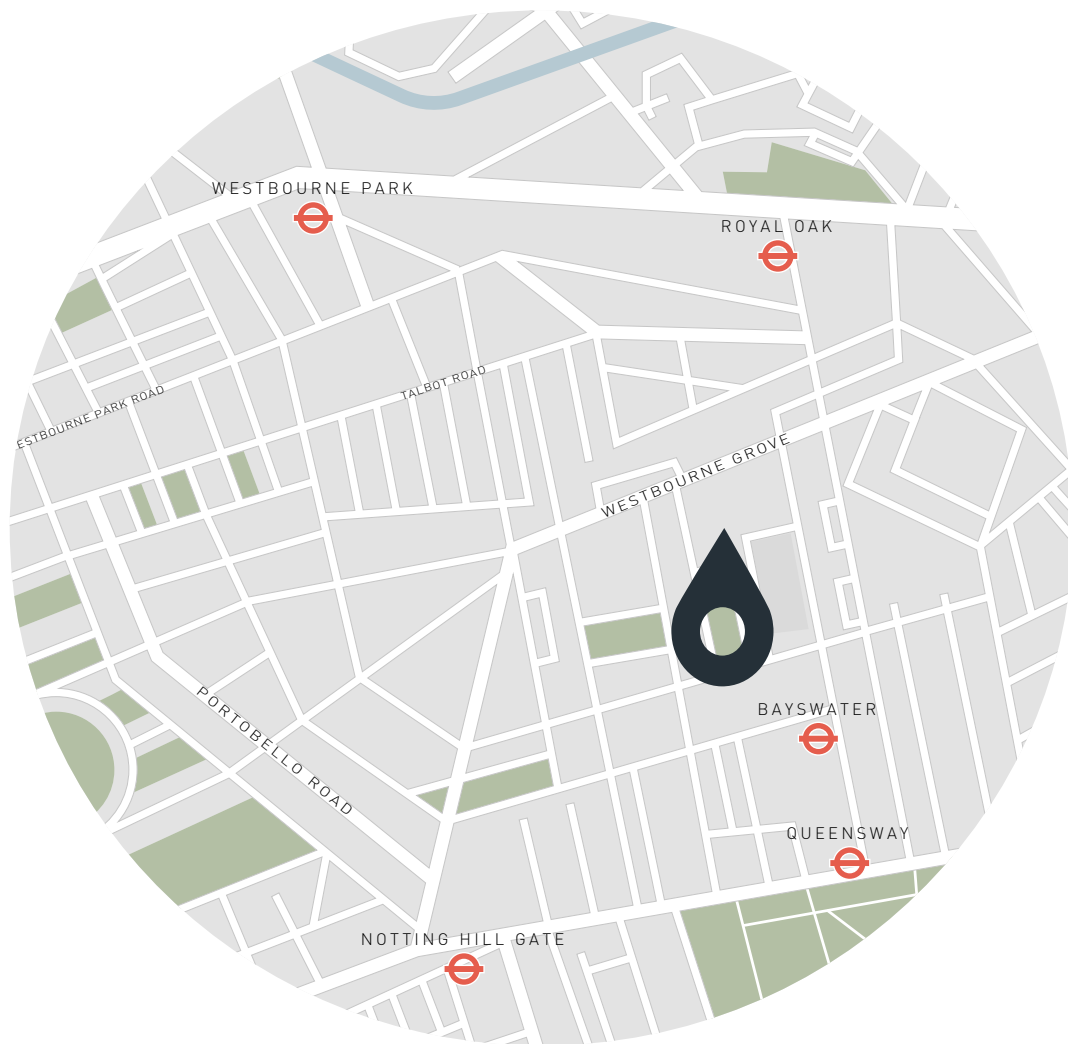


Approx. Gross Internal Area = 2829 sq ft / 262.8 sq m

Property Details

3 Bedrooms & 3 Bathrooms
 Recently-refurbished apartment
 Open-plan kitchen, dining and reception room
 Living room with glass roof
 Principal bedroom suite
 Two guest bedroom suites
 Cloakroom with WC
 Study
 Private terrace
 Two balconies
 Two lifts
 Air cooling system
 24/7 porter
 Underground parking
 Available furnished or unfurnished
 City of Westminster

Approx. 2,829 sq ft / 262.8sq m
 EPC = Rating B
 Council tax band = G
 Deposit = £47,077



Location

Bayswater is a welcoming enclave of historic garden squares that springboards you to the best of Notting Hill. Hop between the brunch spots and wellness centres that line Westbourne Grove, or head towards Hyde Park – ideal for warm-weather picnics, dog walks and runs. While you're there, check out an exhibition at the Serpentine Gallery. There's a wealth of restaurants across the neighbourhood to try, with local favourites including The Ledbury, Cleveland Arms, Sumi and Gold, while the nearby Tube stations can get you around London with ease.

Bayswater - 4 mins (Circle, District)

Queensway - 8 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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