

# DOMUS NOVA



Kildare Gardens W2 – £2,150,000

In partnership with **BARNES**  
INTERNATIONAL REALTY

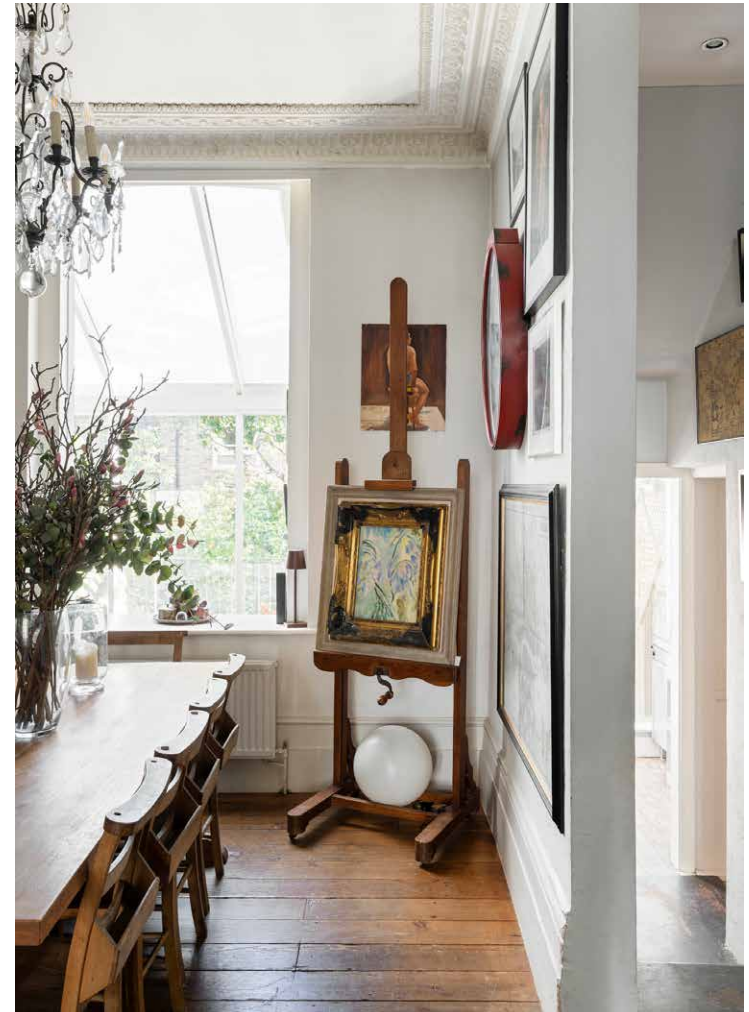


Behind an elegant brick and stucco façade that blends seamlessly into the architectural fabric of its W2 postcode, this Kildare Gardens apartment is quietly refined and overflowing with period features. With a sunny terrace and private east facing garden, the home offers a sense of peace not often found amid the city's hustle and bustle.

Inside, the open-plan reception and dining room set an elegant tone. Original Victorian floorboards and ornate cornicing hint to the building's 19th-century heritage, while gallery-white walls and high ceilings amplify the natural light that streams through a bay window with pocket shutters. At the other end, a wide wall opening enhances the sense of space, overlooking the kitchen below. Twin cast-iron fireplaces, each with a working gas fire, bring warmth and character to the space.









The kitchen and breakfast room blend period sensibilities with modern functionality. Dark timber floors and heritage-style radiators contrast against modern Smeg and Siemens appliances housed in industrial-style units. Overhead, a conservatory-style roof floods the room with daylight. Glass doors open onto a raised terrace – a morning suntrap that overlooks the private garden below. Steps lead down to this leafy retreat, where a lawn is framed by shrub and flower-filled borders and an integrated seating area backdropped by a pair of mature magnolia trees, that invites alfresco dining or evening unwinding.







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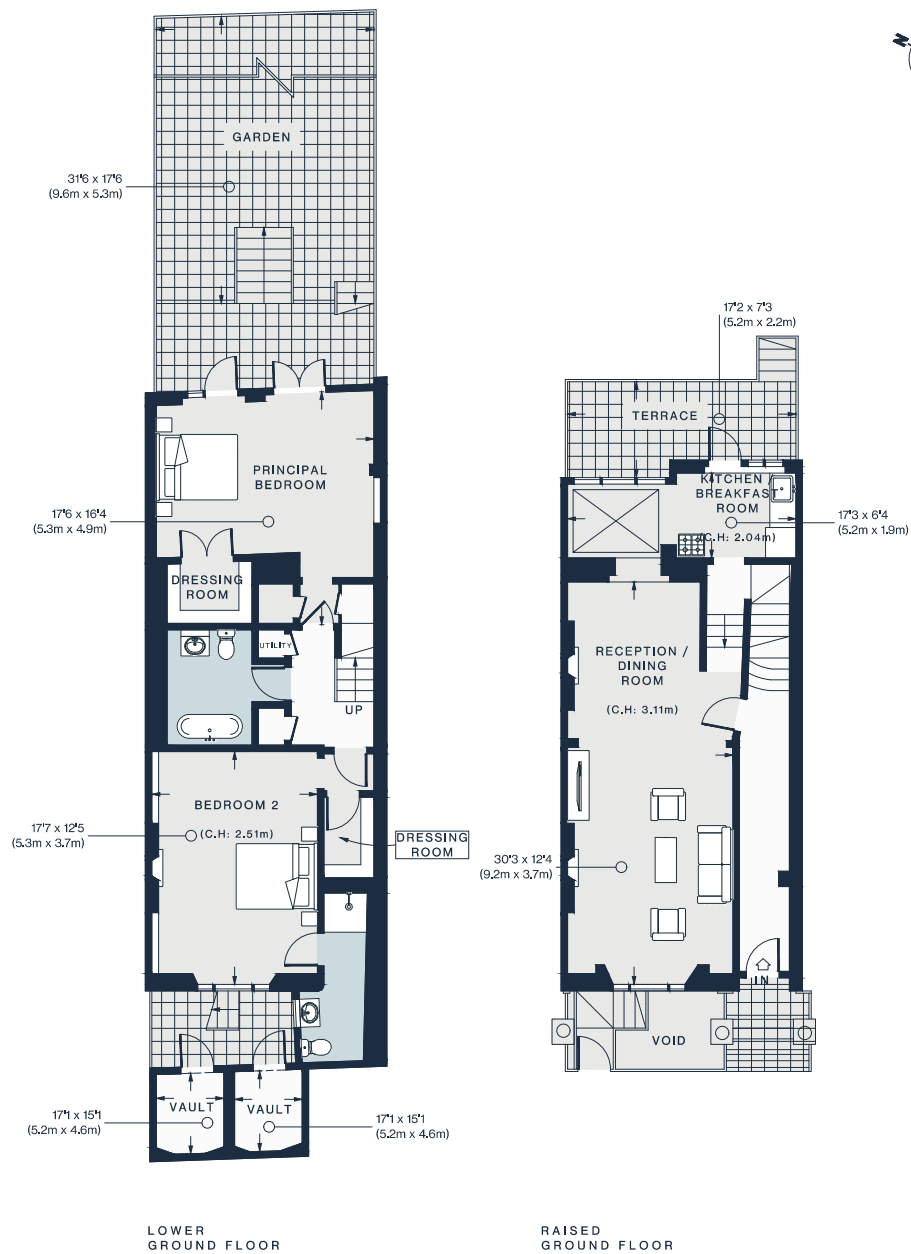




The home's lower ground floor is devoted to rest and retreat. The principal bedroom opens onto its own secluded terrace through twin sets of French doors, drawing the outdoors in. Whitewashed wooden floors, a dressing room and built-in wardrobes complete the sense of calm. The family bathroom is a masterclass in vintage detailing, featuring a deep red palette, mosaic tiling, a roll-top bath and an antique basin. A second bedroom offers a cosier feel, complete with a period fireplace, integrated shelving and cornicing, plus an en suite bathroom fitted with a Harts Bathrooms shower.





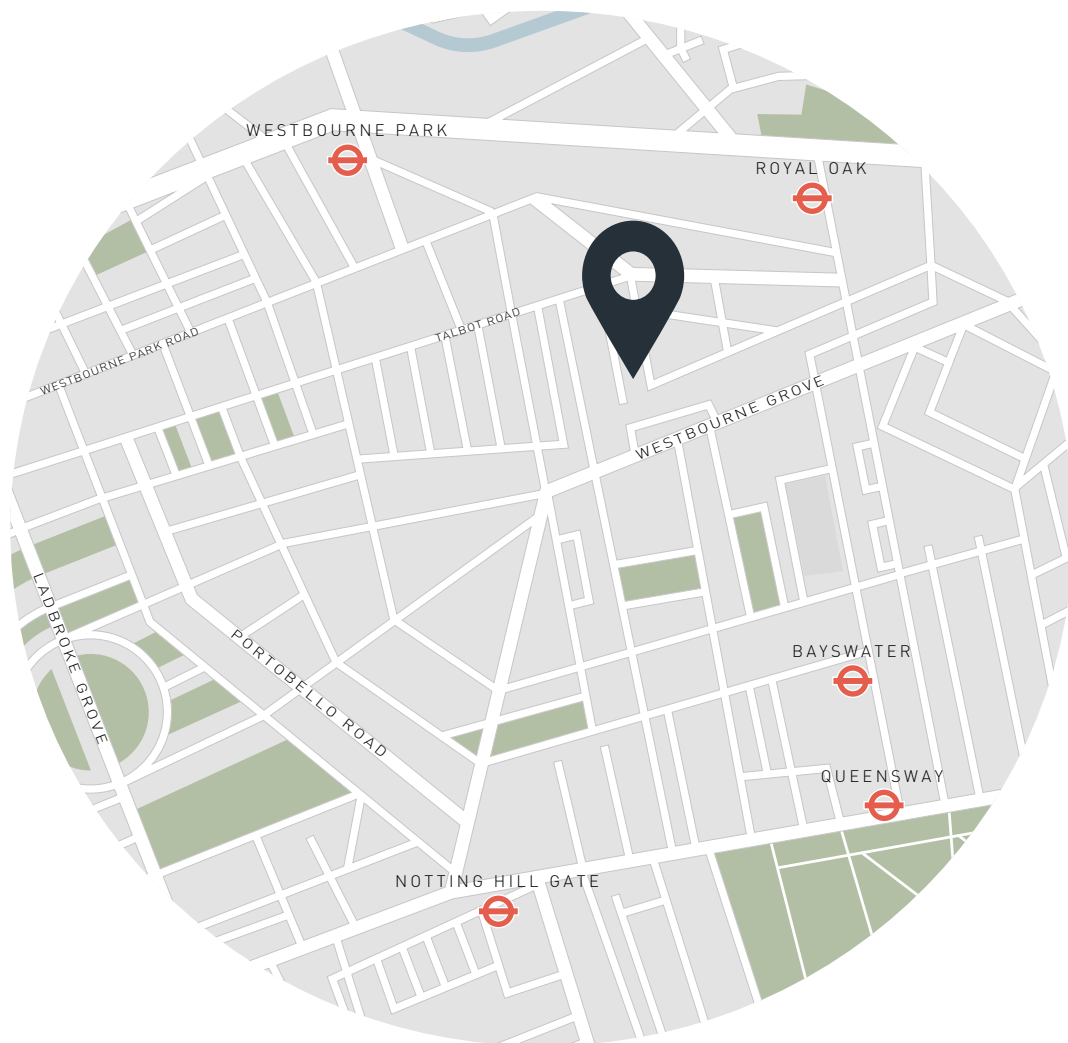


Lower Ground Floor = 756 sq ft / 70.26 sq m  
 Raised Ground Floor = 624 sq ft / 58.01 sq m  
 Vault = 64 sq ft / 5.92 sq m  
 Approx. Gross Internal Area = 1444 sq ft / 134.19 sq m

## Property Details

Open-plan reception and dining room  
 Kitchen and breakfast room  
 Principal bedroom with dressing room  
 Guest bedroom suite with dressing room  
 Family bathroom  
 Private garden and terrace  
 Royal Borough of Kensington & Chelsea

Approx. 1,444 sq ft / 134.19 sq m  
 EPC=C  
 Tenure: Share of Freehold  
 Lease Length: circa 89 years  
 Council Tax Band: F



## Location

Kildare Gardens is a quiet residential enclave with enviable proximity to the best of its postcode. Stroll to Westbourne Grove for weekend brunches at Beam or Granger & Co., or stop by one of the many wellness spots favoured by locals – Psycle and FaceGym to name a few. Iconic Portobello Road is lined with antiques shops and market stalls; Hyde Park is close by for long walks through its tree-lined avenues. Spend an evening at The Cow, Notting Hill's most coveted pub, and be home in a matter of minutes.

Royal Oak - 11 mins (Central, Circle, District)

Bayswater – 11 mins (Circle, District)

Notting Hill Gate - 14 mins (Central, Circle, District)

# 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

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and Ibiza's design-led homes

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