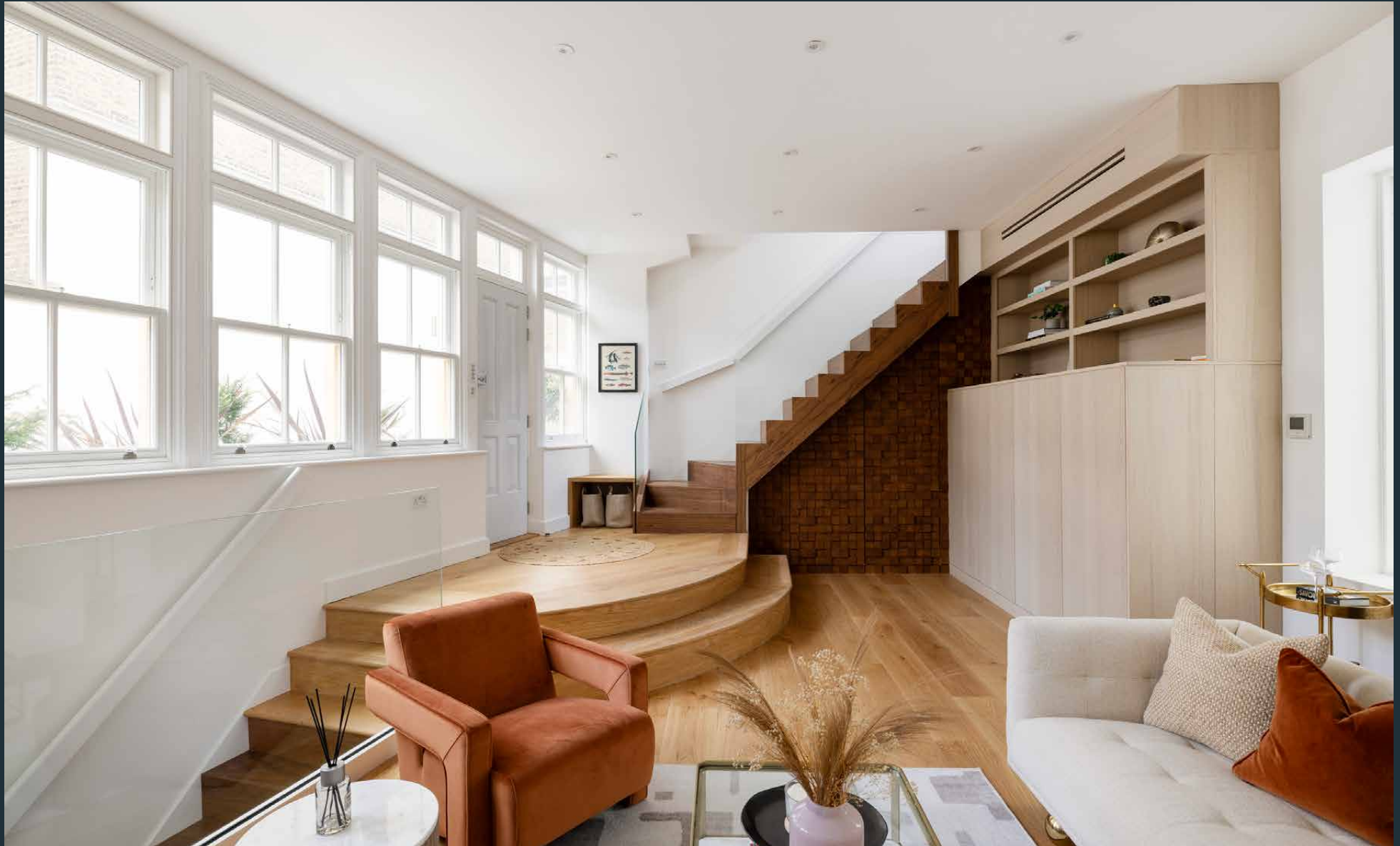


DOMUS NOVA



Lexham Mews W8 – £3,000 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Caught between Kensington and Earl's Court, Lexham Mews finds itself in one of London's most refined neighbourhoods. Positioned by a bricked entryway, this three-bedroom home echoes the refinement and quietude of its neighbourhood, with far-reaching views lending a sense of openness and calm. Expect flawless finishes, considered furniture and a spacious footprint throughout.

A pastel frontage channels joy upon first impression, leading into the spacious reception room. Whitewashed walls, reams of natural light and pale wood floors set a tranquil backdrop for the borg sofa and blue velvet armchairs.







“Carrara Royale
marble floors run
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sunlight is filtered
through a ceiling void.”



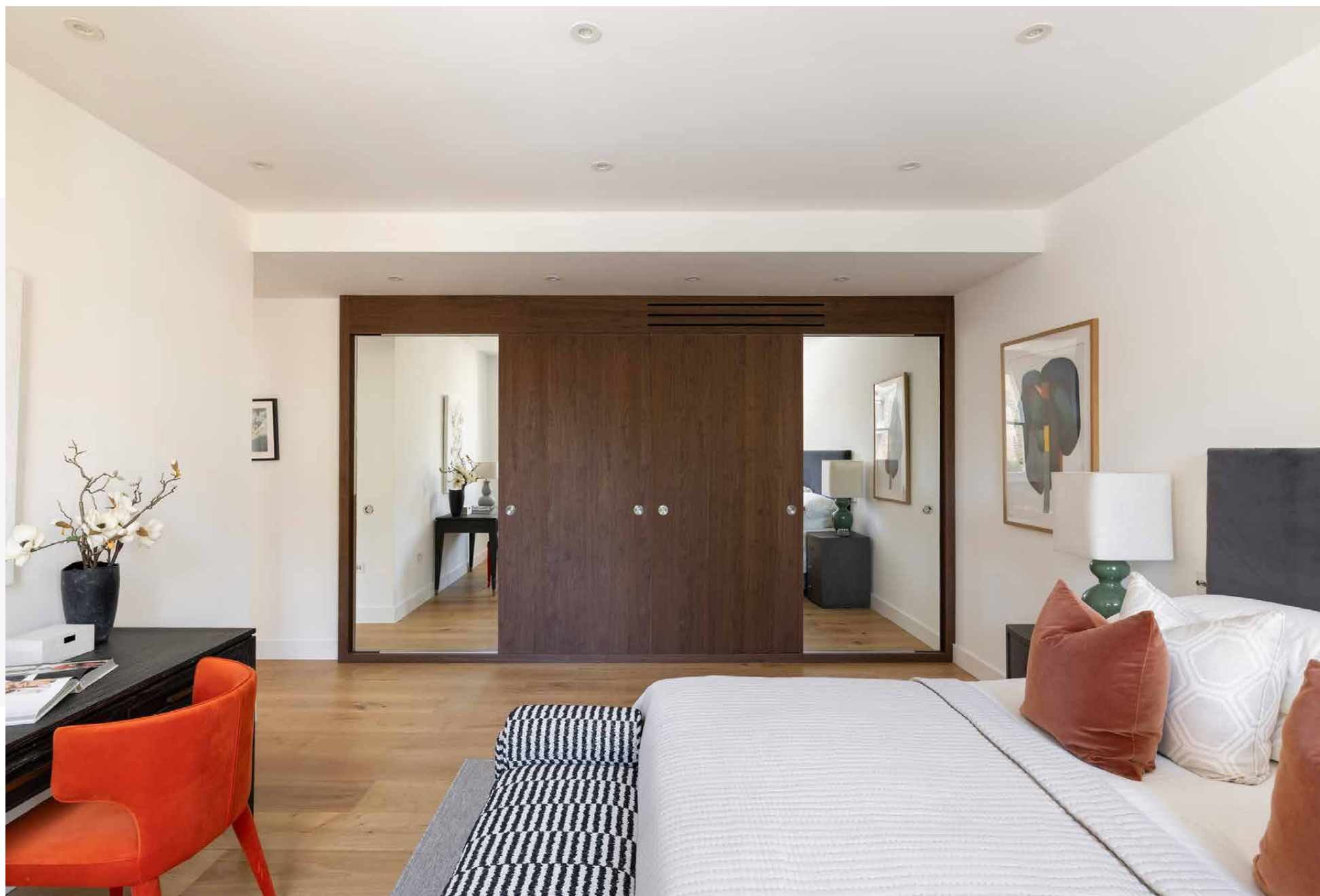


Downstairs, the home's social heart unfolds beyond glass doors. Carrara Royale marble floors run underfoot, while sunlight is filtered through a ceiling void. The kitchen is all tactile materials and hi-spec appliances: an exposed brick feature wall meets walnut cabinetry and black quartz worktops, while Miele appliances are seamlessly integrated. The dining table seats six on borg armchairs, with an adjacent sitting area for burnt-orange sculptural seats. A utility room keeps things streamlined.

A full-height glass wall frames a floating staircase, leading up to the principal bedroom suite.

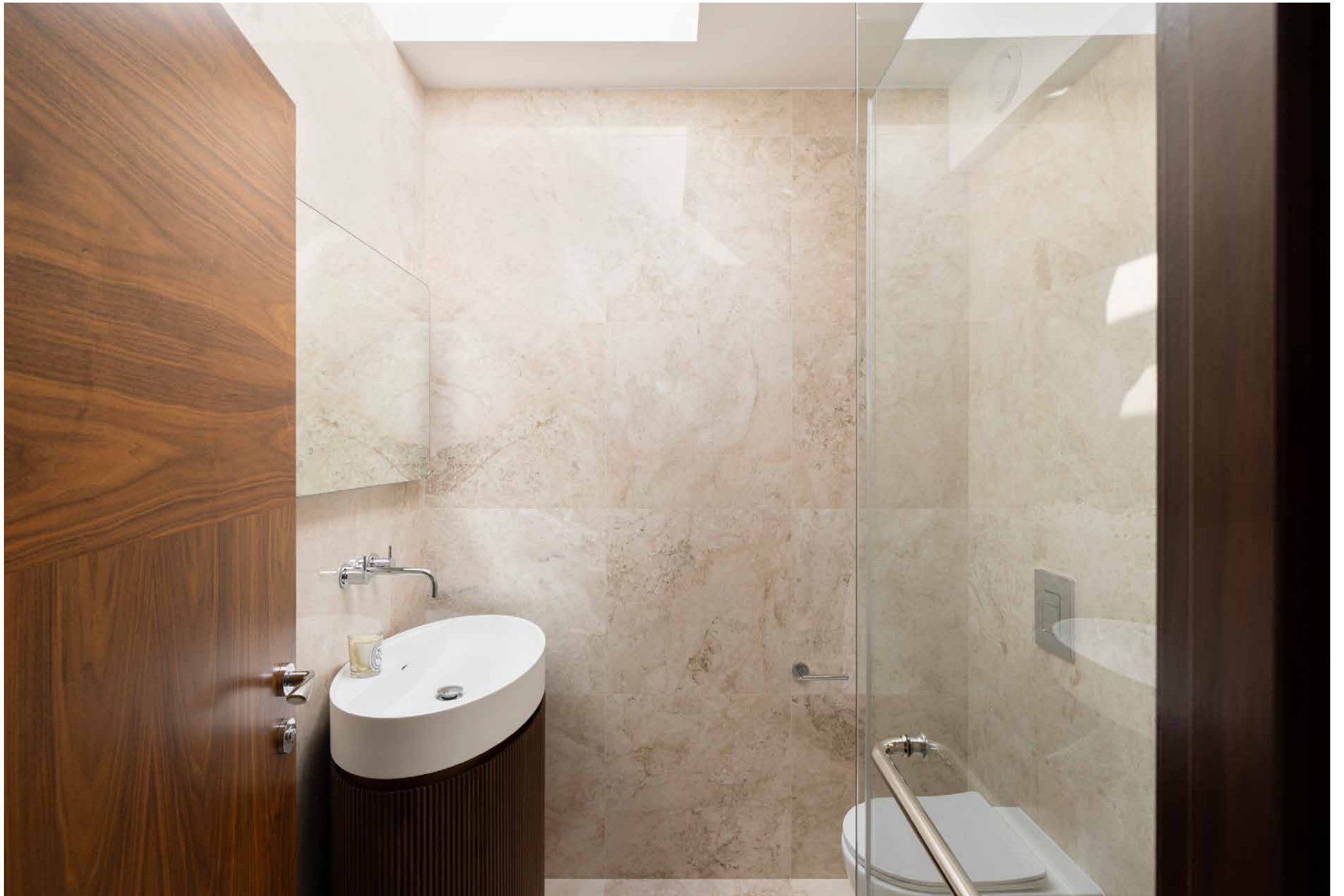
Occupying the entire first floor, it maintains the home's minimalist design with pared-back tones and natural woods. There's a built-in vanity area by one of the windows, plus full-height wardrobes to keep things well-organised. The en suite – wrapped in Selena Beige marble – features a dual vanity, freestanding bathtub and large rainfall shower. At the top of the home, beautifully illuminated through a skylight, find two tranquil guest bedrooms – each served by an en suite bathroom.





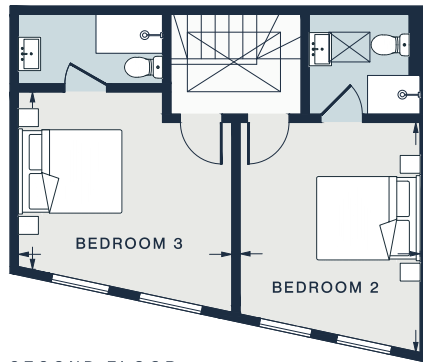




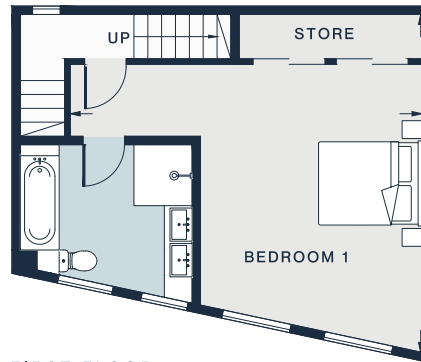




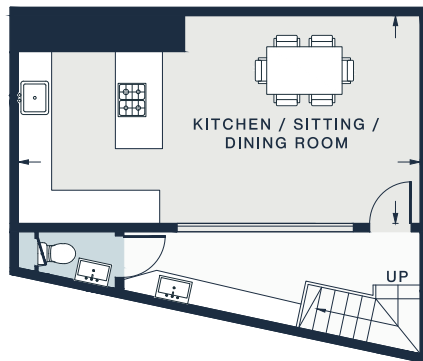




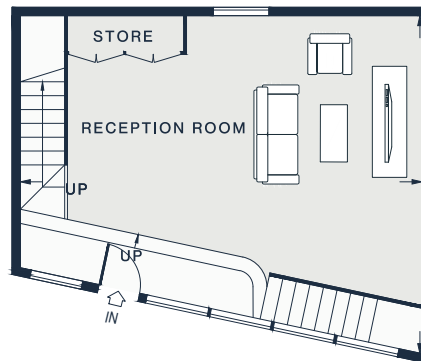
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION ROOM
23'11 x 19'11 (7.2m x 6.0m)

KITCHEN / SITTING /
DINING ROOM
23'10 x 12'3 (7.2m x 3.7m)

BEDROOM 1
20'10 x 20'1 (6.3m x 6.1m)

BEDROOM 2
13'7 x 10'9 (4.1m x 3.2m)

BEDROOM 3
12'9 x 10'5 (3.8m x 3.1m)

House Two Gross Internal Area = 1670 sq ft / 155.1 sq m

Property Details

6 Bedrooms, 4 Bathrooms
Open-plan kitchen and dining room
Reception room
Principal bedroom suite
Two guest bedrooms
Additional WC
Utility room
Air conditioning
Parking permit available
Off-street parking available by separate negotiation
Peaceful views of rear gardens
RBKC car permit
Royal Borough of Kensington & Chelsea

Approx. 1670 sq ft / 155.1 sq m

EPC=B

Deposit: £18,000 (LL)

Council Tax Band: TBC



Location

Lexham Mews offers a quieter side to one of London's most established neighbourhoods. Head to the world-class museums of Exhibition Road in South Kensington, followed by fine dining at Macellaio RC, Cambio de Tercio, Yashin Ocean House or Margaux. For a change of pace, Brompton Cemetery – one of London's seven historic burial grounds – offers leafy avenues and quiet corners for meditative strolls, as does Holland Park and with Japanese-inspired Kyoto Gardens. Kensington High Street is set for everyday essentials, while Chelsea's iconic Kings Road is within easy reach for globally-acclaimed fashion. Come evening, catch music at The Troubadour and be home in fifteen.

Earl's Court - 8 mins

Gloucester Road - 16 min

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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lettings@domusnova.com

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