

DOMUS NOVA



Marlborough Gate House W2 – £4,000 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



A study in elegant design, this three-bedroom duplex apartment for rent in Lancaster Gate enjoys polished finishes set within grand period architecture.

Overlooking Hyde Park's green expanses, this two-storey duplex brings a contemporary sensibility to the upper levels of a distinguished Victorian townhouse.

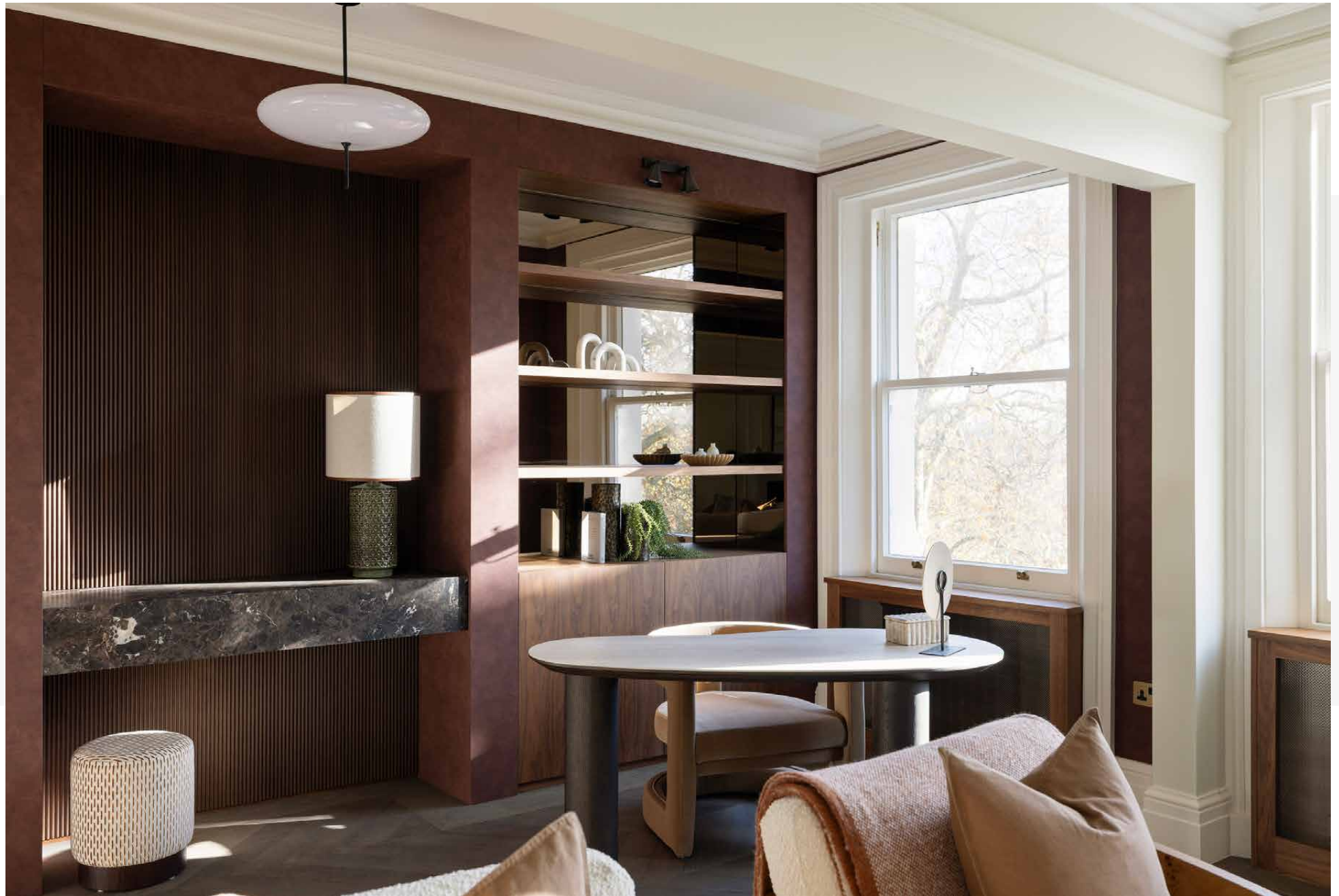
The third floor is arranged for everyday living, centred around an open-plan reception and dining room. A trio of sash windows frame the park beyond, flooding the space with natural light. Two working fireplaces lend character, while ceiling roses, cornicing, parquet oak and panelled walls offer a refined nod to the home's heritage. Along one wall, bespoke mirrored bookshelves set the scene for an elegant workspace; opposite, the room transitions naturally into an inviting area for entertaining.

The rest of the room calls for dining, with space for a vast table, and double doors that open into the kitchen. Here, rich toned wooden cabinetry is complemented by marble countertops and splashbacks, and integrated appliances. At its heart sits a kitchen island and breakfast bar, crowned by a J Adams & Co pendant light that balances sculptural presence with everyday practicality.



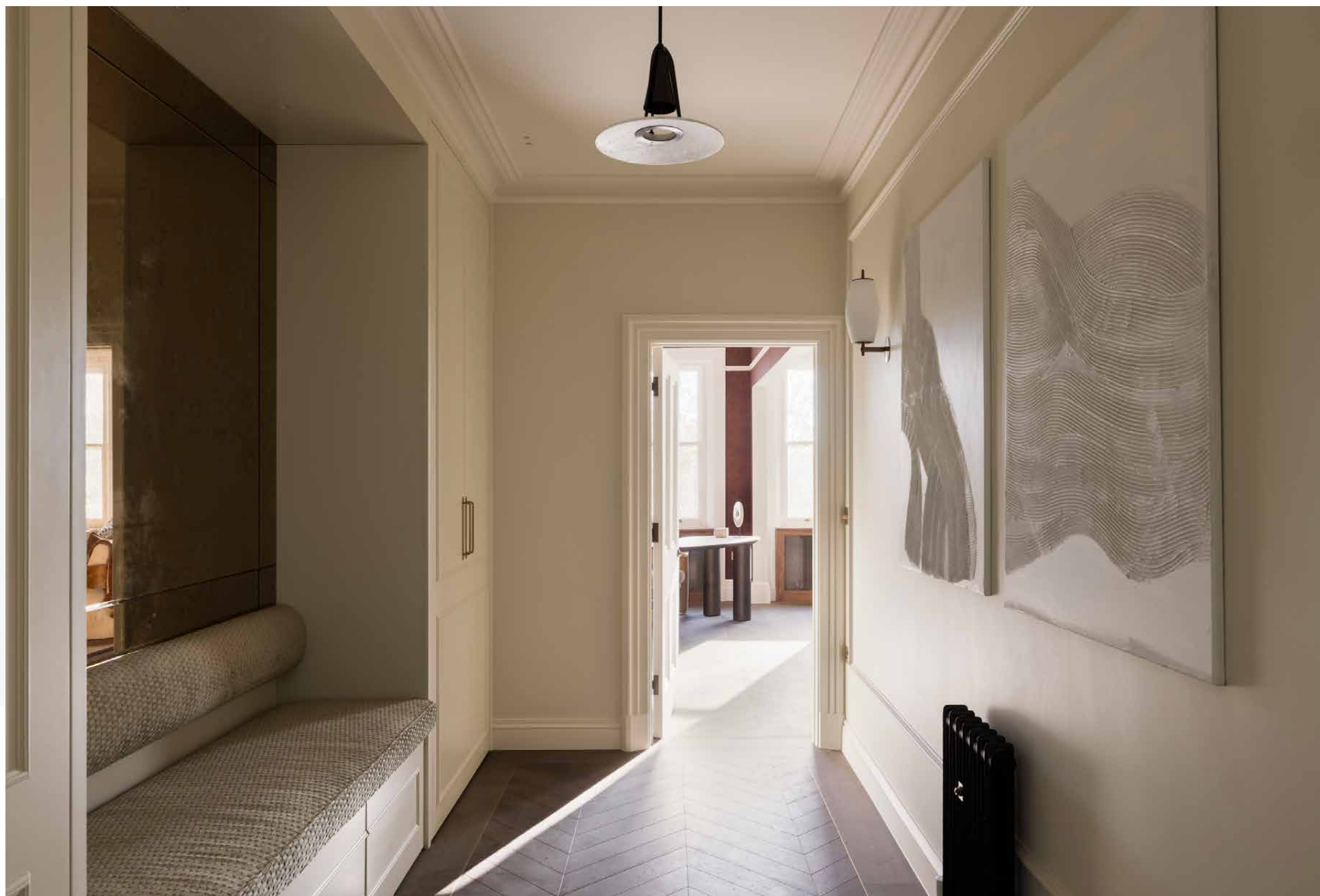












The top floor hosts the sleeping quarters. The principal suite is calm and understated, with tailored joinery, wall panelling and far reaching views across Hyde Park. Its en suite continues the theme, featuring a deep bathtub, walk-in shower and dual stone vanities. Two further bedroom suites follow suit, each with their own refined bathrooms; one also includes a walk-in wardrobe and access to a private balcony.

A roof terrace crowns the apartment – its pièce de résistance. Reached via a glazed staircase and wrapped in a glass balustrade, uninterrupted panoramic views await.

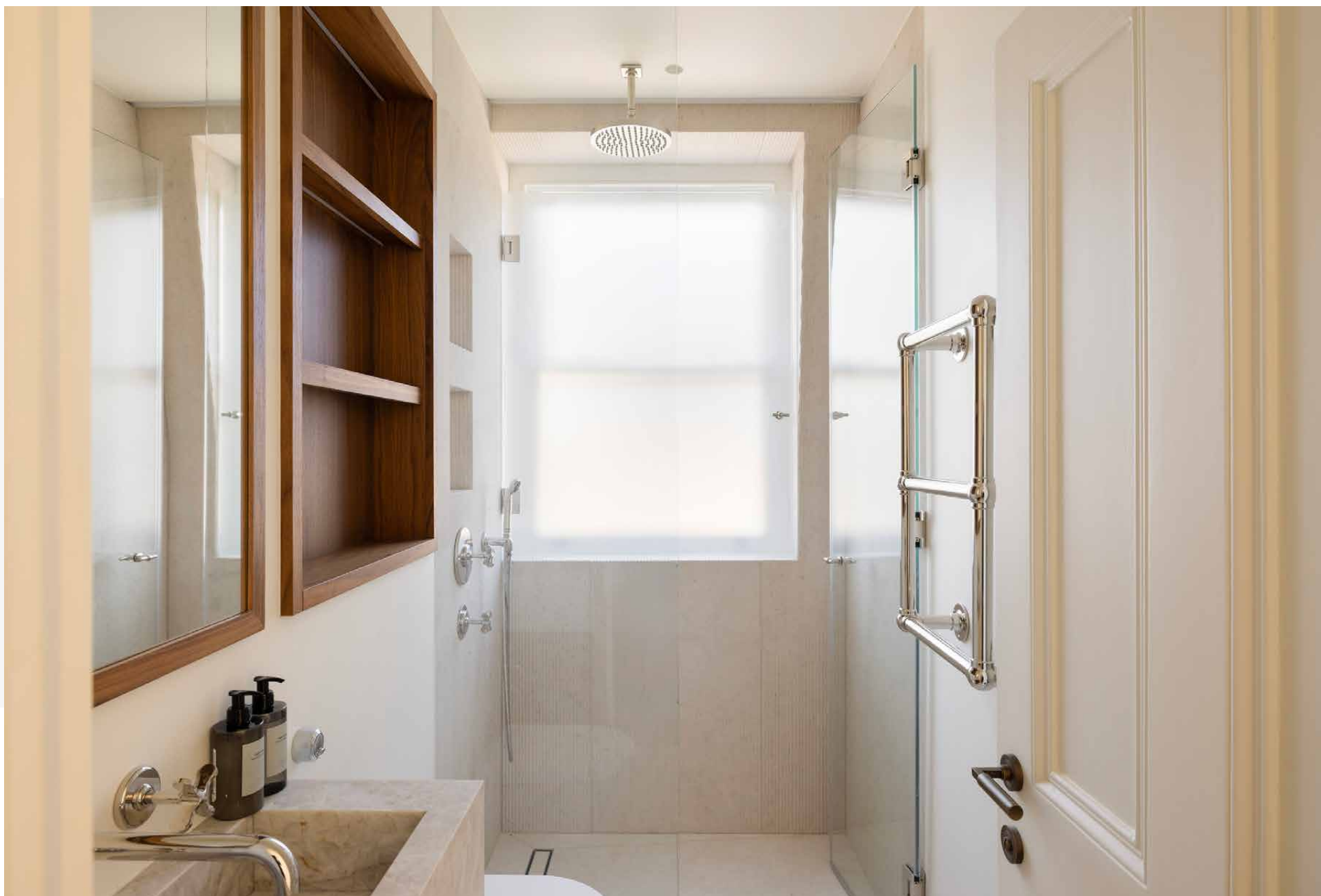
























Approx. Gross Internal Area = 2,214 sq ft / 205.7 sq m
 Roof Terrace = 714 sq ft / 66.3 sq m
 Total = 2,928 sq ft / 272 sq m

Property Details

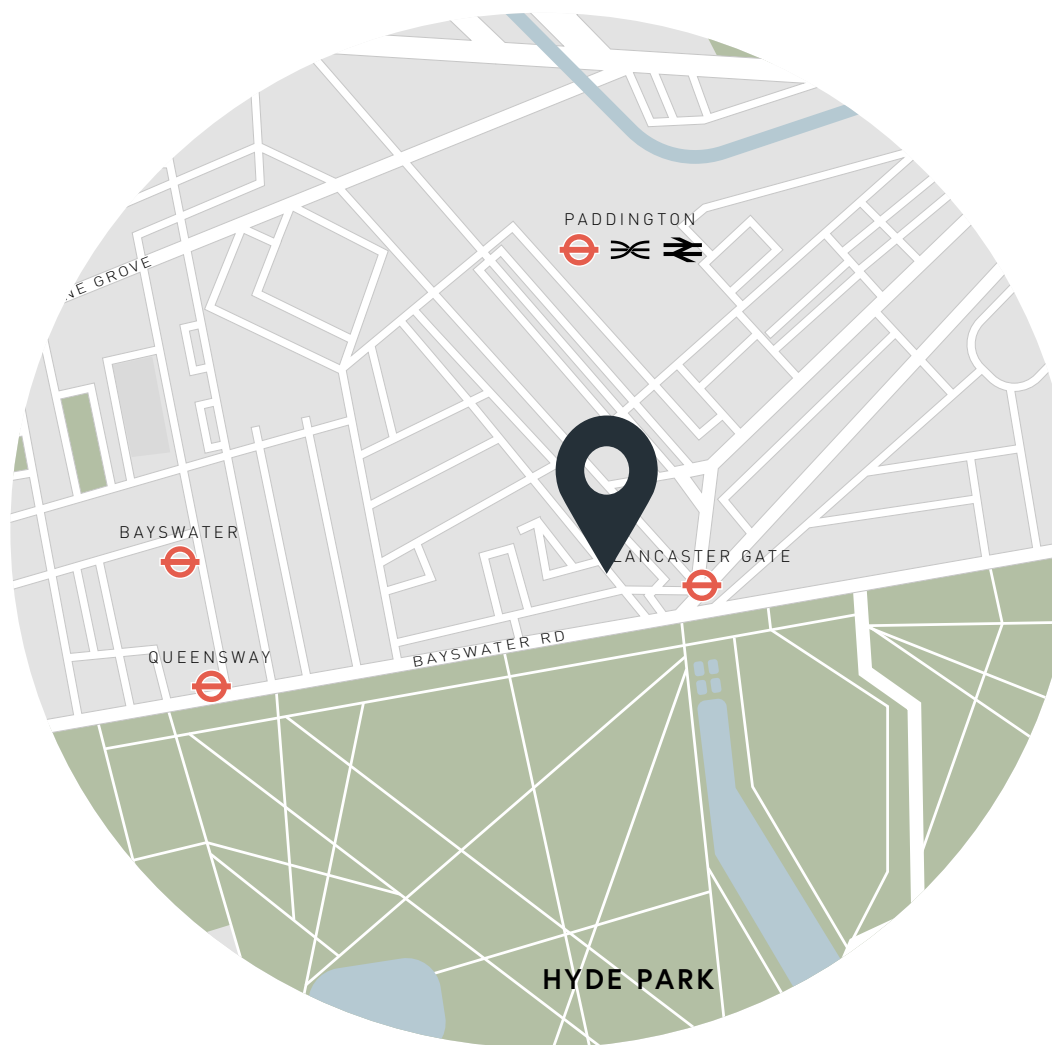
3 Bedrooms, 3 Bathrooms
 Open-plan reception and dining room
 Contemporary kitchen
 Principal bedroom suite
 Guest bedroom suite with balcony
 One further bedroom suite
 Additional cloakroom
 Roof terrace
 Opposite Hyde Park
 City of Westminster

Approx. 2,928 sq ft / 272 sq m

EPC=E

Deposit: £27,000

Council Tax Band: F



Location

Set just off Hyde Park, green space galore awaits at Marlborough Gate House. Jog around the lake, stroll through the Italian Gardens or – if you're feeling brave – take a dip in the Serpentine Lido. The bars and restaurants of Paddington Basin are in easy reach, together with Westbourne Grove and The Whiteley – the soon to be completed lifestyle destination that will house the UK's first Six Senses Spa. Hop on the tube to Bond Street and Marylebone for art hunting or evenings at Home House members' club. In the other direction, spend the weekends perusing Portobello Road Market.

Lancaster Gate - 2 mins (Central)

Paddington – 13 mins (Bakerloo, Circle, District, Hammersmith & City, Elizabeth)

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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