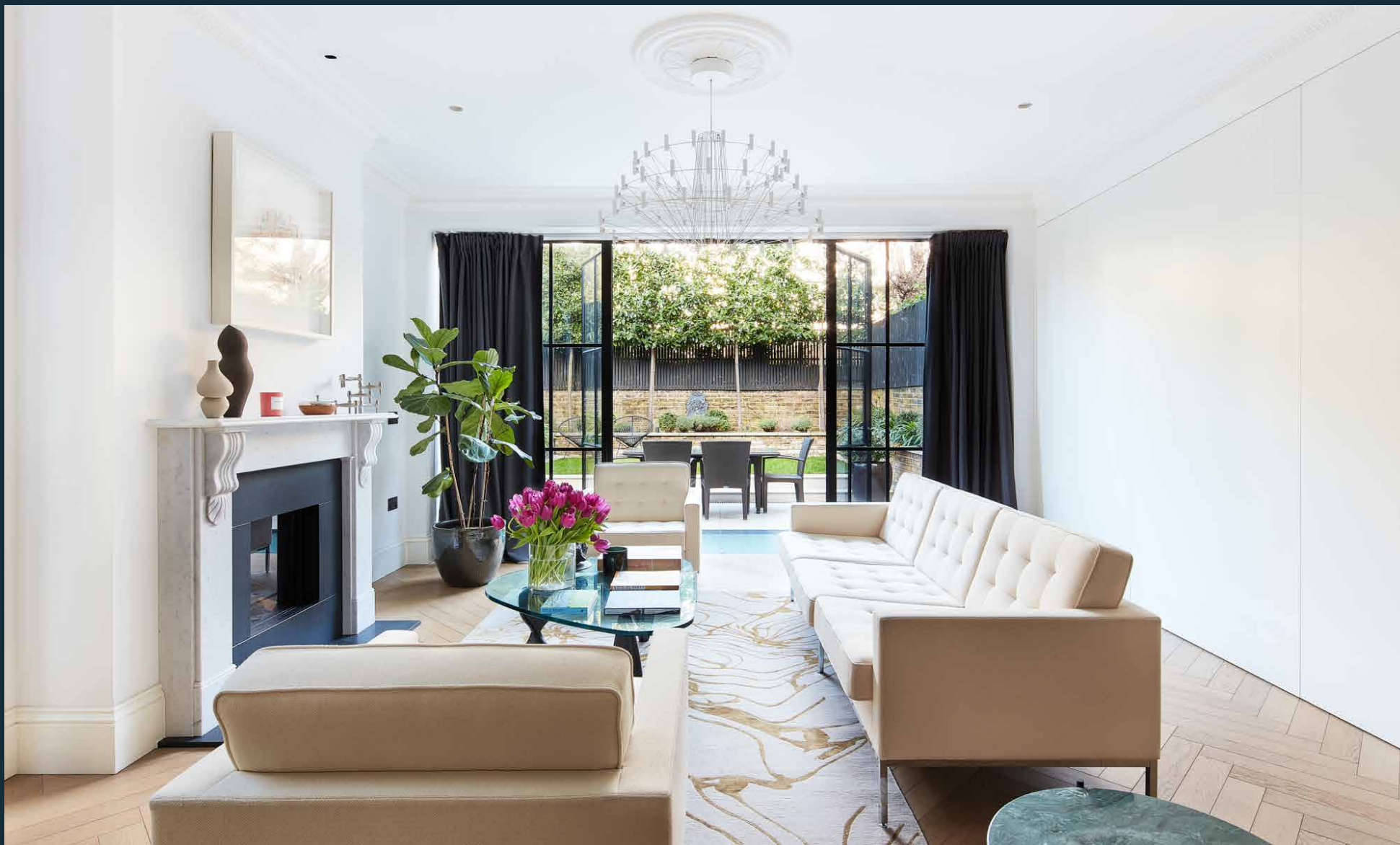


DOMUS NOVA



Melrose Gardens W6 – £4,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



A flawlessly-executed five-bedroom townhouse for sale in Brook Green with inspiring eco-credentials and timeless style.

An original, immaculately-preserved façade sings in harmony with Melrose Garden’s rows of period townhouses. This five bedroom home – which sits on a rare end-of-terrace plot with side access – has been crafted with a future-forward sensibility. Eco-conscious technology, a state-of-the-art security system and sophisticated interior design were the organising principles behind its renovation. Across five spacious floors, VOC-free paint, customised Pure H2O water systems, double glazing and sustainable insulation are hallmarks of the property’s environmentally-friendly rigor. With cutting-edge materials, voluminous light-filled living spaces and timeless style, this family dwelling is a lesson in avant-garde architectural creativity.

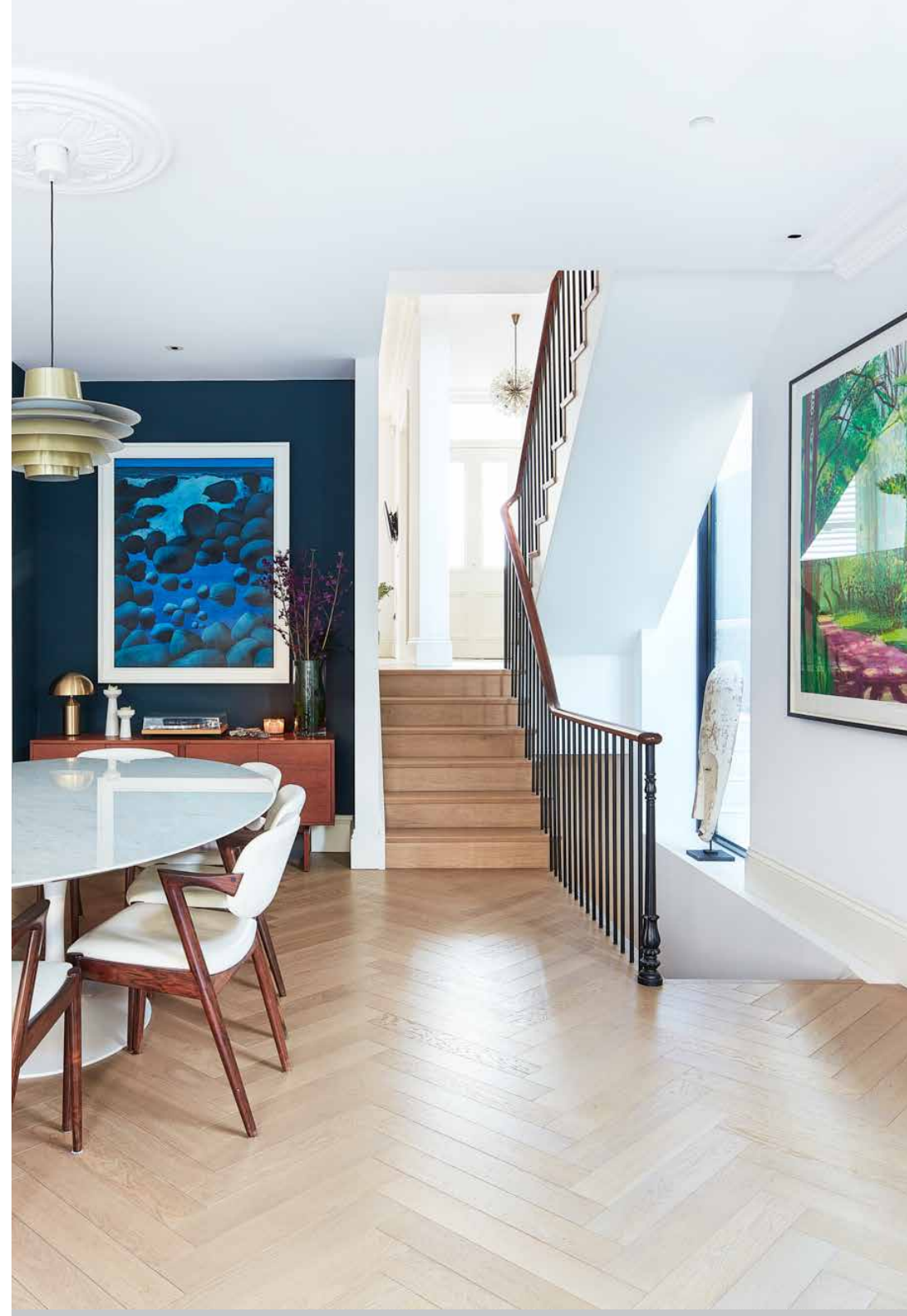


Steps lead down into the double reception room, infused with light through two spectacular 11 metre floor-to-ceiling windows in the flank wall and FABCO Crittall windows to the rear. This pair of custom-made vertical windows required significant technical engineering and steel construction, being the largest single-run glass Pilkington have fitted to a London residence.

A spacious footprint can be zoned for seating and dining purposes, framed on one side by concealed cupboards that span the room's entire length. Handcrafted ceiling roses and cornicing pay homage to the building's period heritage, whilst sculptural chandeliers breathe contemporary flair into the space. The gas fireplace is a cosy point for gathering, laid with a Victorian Carrara marble mantelpiece.

Oak parquet floors – a feature that runs throughout the home – draw you into the kitchen and breakfast room.

A bespoke John Desmond bronze-toned stainless steel island centres the room with mesmerising effect, surrounded by runs of smoked sage cabinets, Miele appliances and Calacatta quartzite worktops. Above the sink and integrated hob, a dark mirrored splashback is accented with light that filters through a bay window.



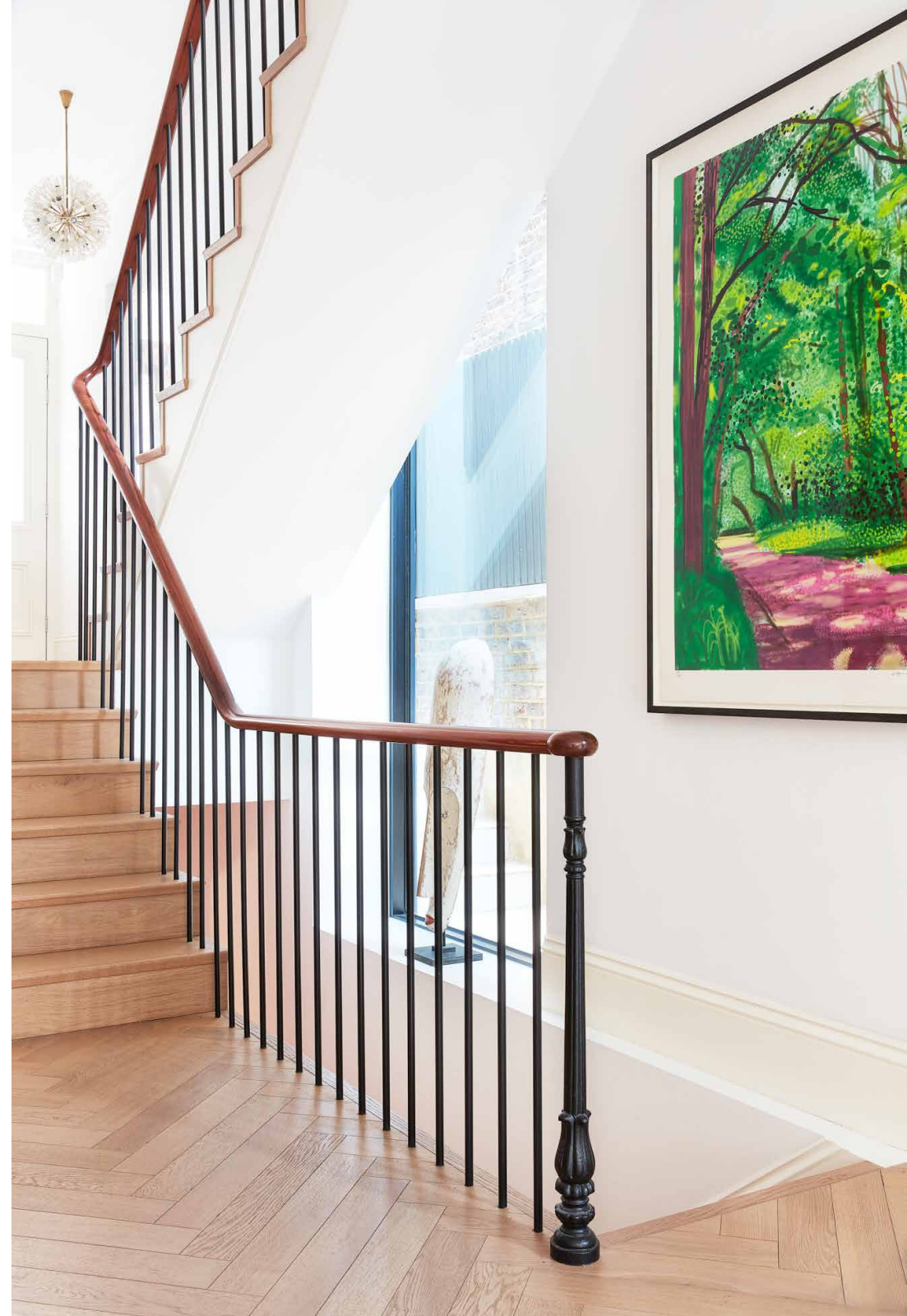








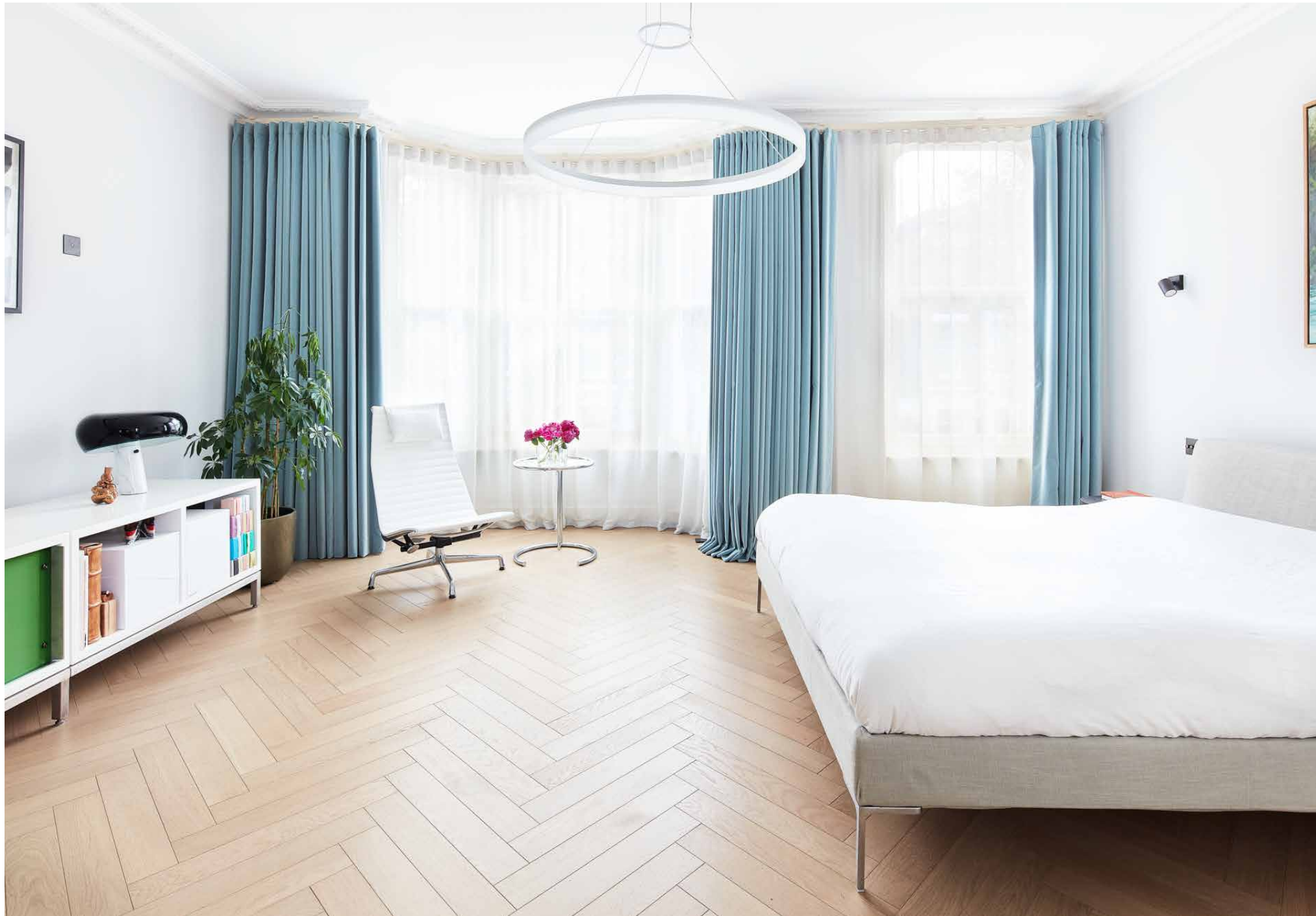
A staircase with French polished handrails and steel spindles descends to a basement living area, filled with soft light through a ceiling void. It's an inviting space to be imagined as a gym or cinema room – complete with a projector and wall of full-height curtains which conceal large amounts of storage. Next door, a dedicated laundry room pairs form and function with a double Belfast sink and floor-to-ceiling cabinetry. Beyond, a contemporary bedroom impresses with high ceilings, served by an en suite with a Cielo Shui basin and Calacatta floor tiling. Completing this storey, a WC showcases Dornbracht brassware and bespoke marble sink, plus a high-tech sauna room.







The principal bedroom suite flows across the first floor, with sunlight beaming through south-facing, double-glazed bay and sash windows. Through a dedicated dressing room with walnut fitted wardrobes, the en suite bathroom is boldly wrapped in book-matched Statuario marble with iconic Vola hardware. Occupying the entire third floor is a guest bedroom suite, enjoying a voluminous feel courtesy of vaulted ceilings, Velux windows and a skylight. Its bathroom showcases ocean-blue tiles and a mid-century modern style dual vanity. Downstairs, two further bedrooms are served by an awe-inspiring family bathroom: a Hurlingham rolltop bath stands against a Calacatta marble partition wall, yet further testament to the home's impeccable interior creativity.











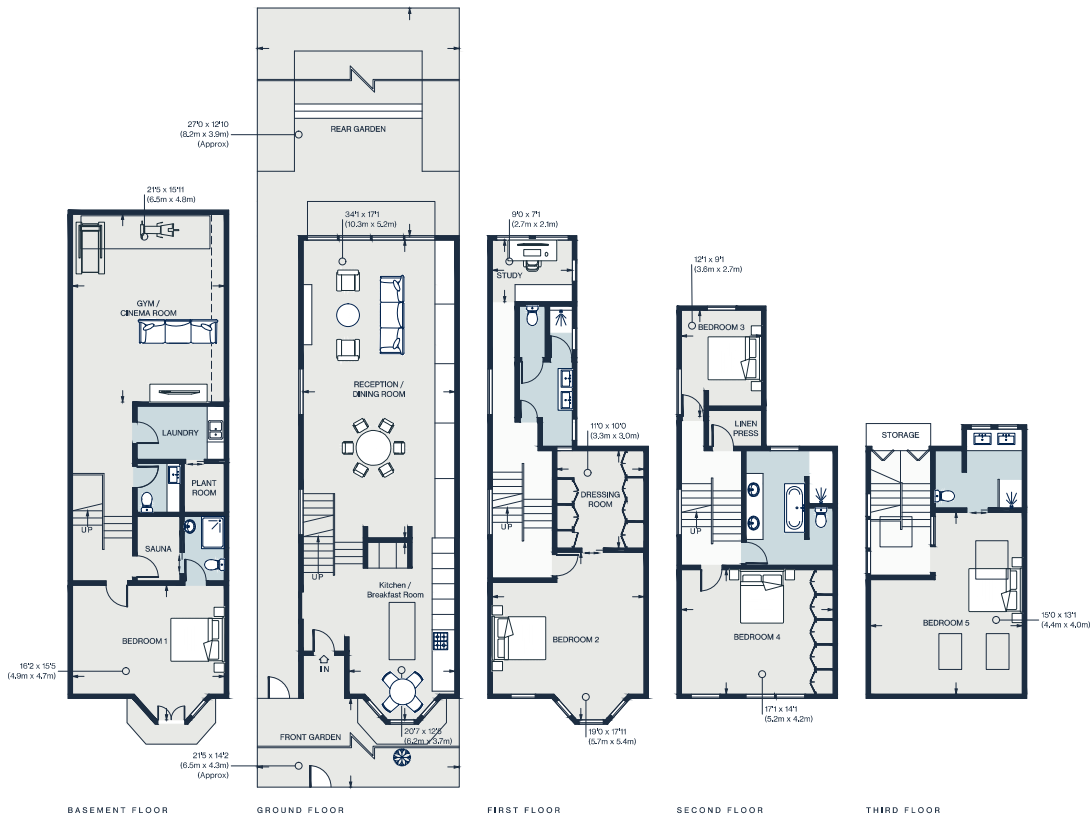
Beyond the full-height glazing lies a showpiece of urban landscape design. Dark stained timber slats create a backdrop of privacy for pleached cherry laurels, raised beds with ilex topiary, white headed agapanthus and culinary herbs. The garden is delineated between a clean-line patio and medallion grass lawn, tailor-made for entertaining in sunny climes.

A Yoshino cherry blossom tree stands elegantly in the front garden, setting a refined tone as you walk along the mosaic tile footpath to the entrance.









Property Details

- Kitchen and breakfast room
- Open-plan reception and dining room
- Principal bedroom suite with dressing room
- Four further bedrooms, two en suite
- Family bathroom
- Cinema room / gym
- Study
- Sauna room
- Private garden
- London Borough of Hammersmith & Fulham

Approx. 3,694 sq ft / 343.2 sq m

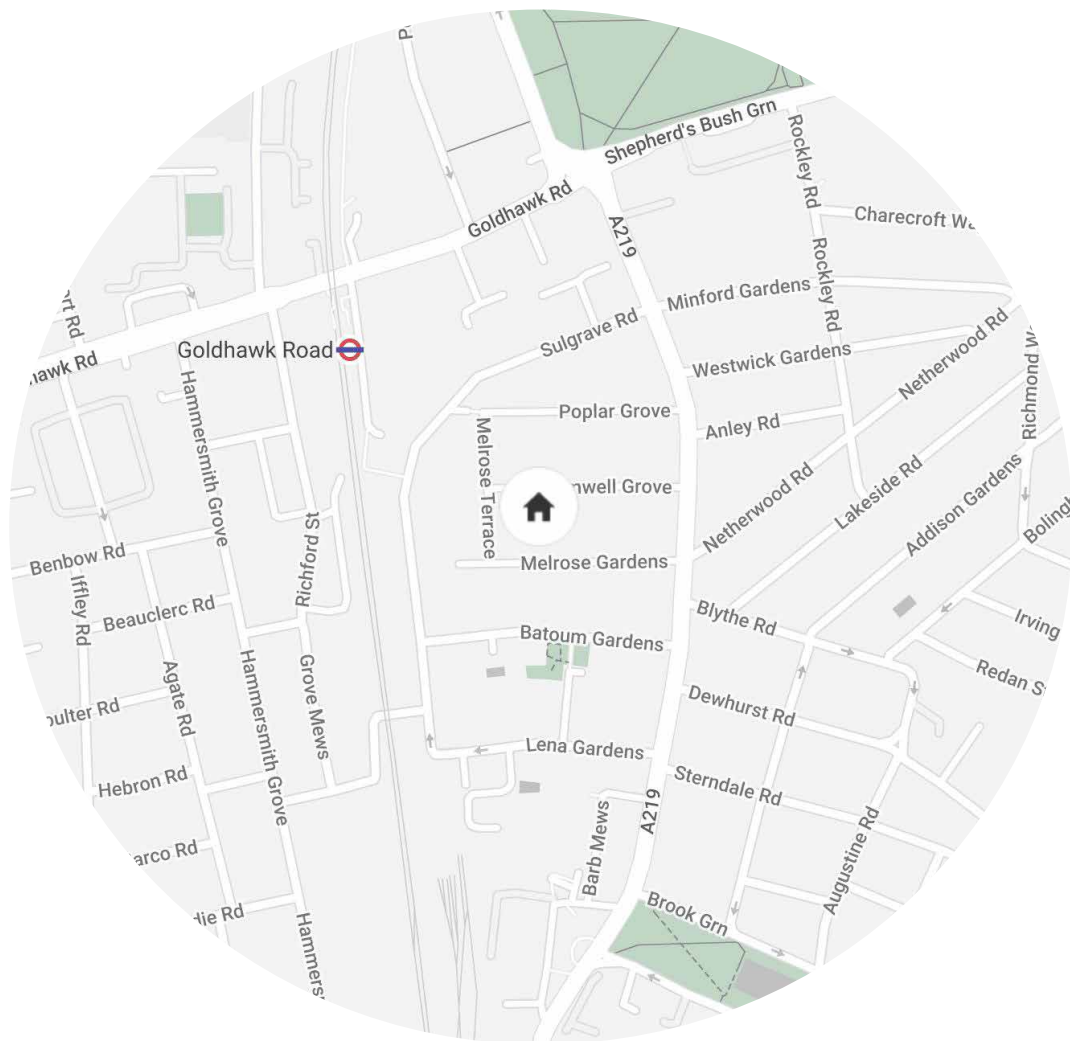
EPC=C

Tenure: Freehold

Council Tax Band: G

Approx. Gross Internal Area = 3,694 sq ft / 343.2 sq m

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



Location

There's an inviting sense of community to Brook Green – it's a neighbourhood of committed localists, nestled amidst the bustle of Kensington Olympia and Hammersmith. On Saturdays, pick up some organic produce from the local farmer's market, or bring your racquets to Brook Green Tennis Courts, stroll to the River Thames for a walk, or see a film at White City House. In just two minutes, enjoy a coffee from Gail's bakery and the independent shops that line the neighbouring roads. Foodies will appreciate The Fishmongers Kitchen, The Brakenbury Wine Rooms, Shikumen and The River Cafe. London's top-ranked boys and girls' secondary schools are all conveniently within a short walking distance.

Goldhawk Road – 8 mins (Circle, Hammersmith & City)
Hammersmith – 10 mins (Hammersmith & City, Piccadilly, Circle, District)
Shepherd's Bush – 10 mins (Central, Overground)



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.



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