

DOMUS NOVA



Old Brompton Road SW5 – £4,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set along one of west London's liveliest thoroughfares, this five-bedroom home retreats behind an impressive stucco frontage, its calm interior at gentle odds with the bustle beyond. Past the cast-iron gate and neutral front door, the house spans five luminous storeys, each one revealing hints to its architectural heritage.

The open-plan kitchen and dining room sets the tone: tall ceilings edged with decorative roses and cornicing, a south-facing sash window drawing sunlight across oak floorboards and a marble fireplace. Folding doors lead through to the kitchen, where period detailing meets farmhouse cabinetry, integrated appliances and a double sink. From the same floor, a tranquil terrace garden unfolds – mature shrubbery and boundary walls create a private leafy sanctuary.



Back inside and ascending to the first floor, a double reception room creates a distinguished setting for entertaining, its twin fireplaces and ornate mouldings enhancing the sense of occasion. Light pours in from sash windows at both ends, while an adjoining space – framed by an arched doorway and wrapped in glazing – offers an ideal spot for a quiet moment over a morning coffee. Below, the lower ground floor is home to a relaxed family room, finished with polished parquet flooring and opening onto a sunroom with a glass roof and generous storage.













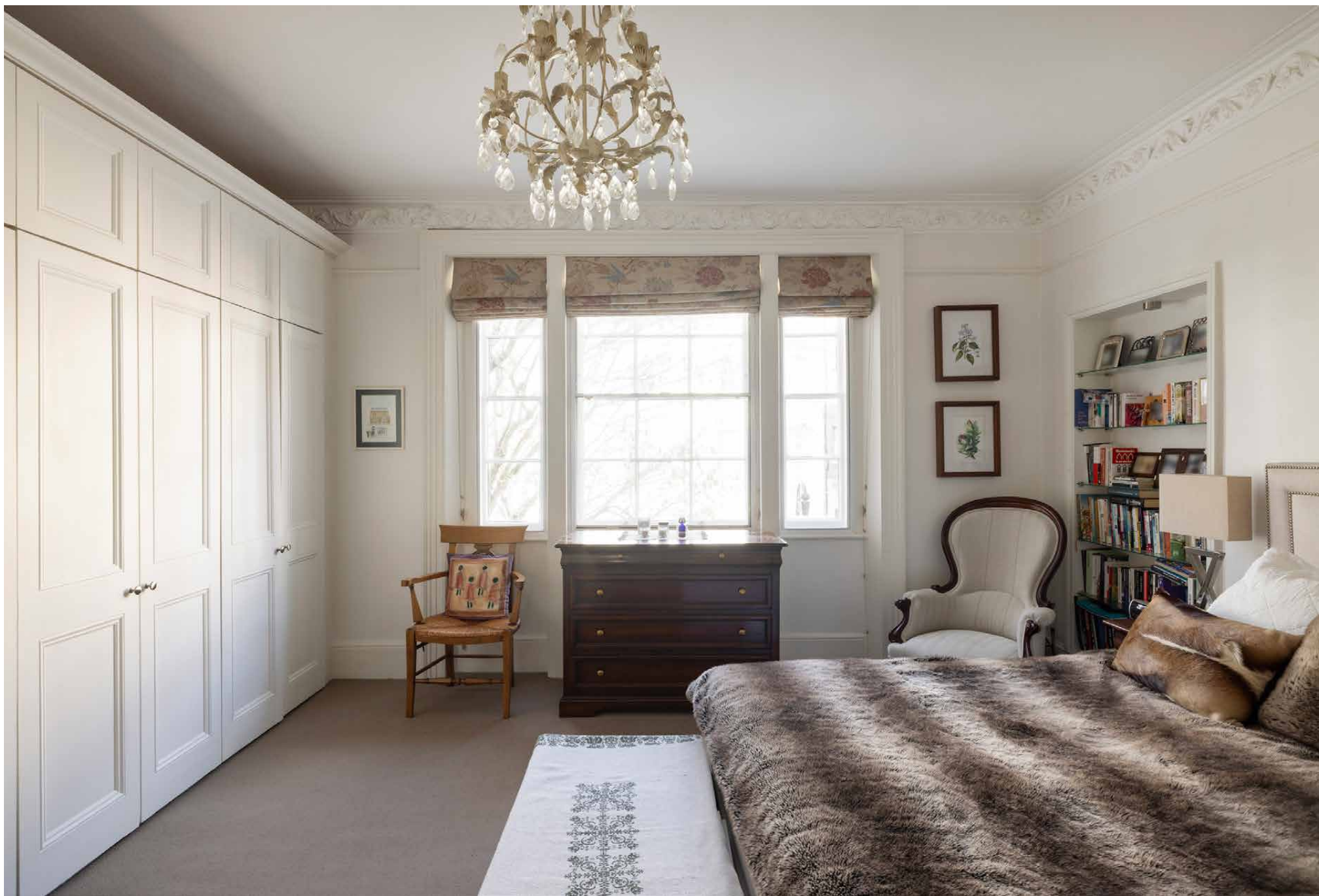




The principal bedroom occupies much of the second floor, defined by full-height wardrobes along one wall and bespoke shelving opposite. A second bedroom overlooks the garden, both served by a refined shower room with twin basins and a Victorian heated towel rail. Two further bedrooms sit beneath the eaves on the third floor, one airy and elevated with rooftop views, the other with custom bunks and characterful beams. A family bathroom with a freestanding roll-top bath completes this level.

A final bedroom, with its own fireplace, is found on the lower ground floor alongside a separate shower room and private courtyard access – rounding off a home that balances heritage features, thoughtful design and urban convenience.



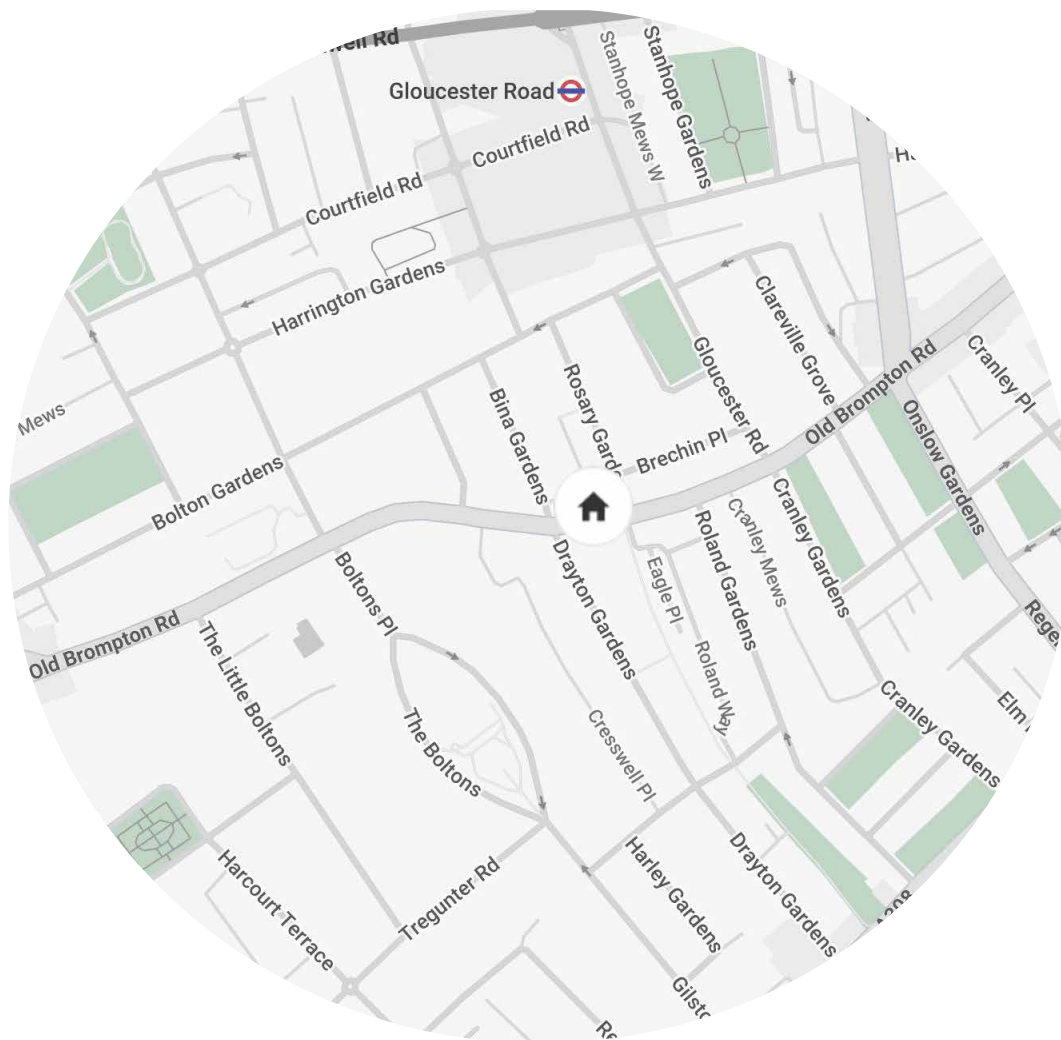






Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Council Tax Band: H



Location

Moments from vibrant institutions like the Victoria & Albert Museum and the Natural History Museum, a sense of peace prevails. Grab a coffee to go from HJEM before heading north for a stroll around Kensington Gardens and Hyde Park. Coveted local restaurants such as Margaux, Yashin Ocean House and Zuma are perfect for get-togethers. For shopping, there's Kensington High Street to the north, Chelsea's iconic Kings Road to the south and the upmarket department stores of Knightsbridge to the east. The Royal Albert Hall is nearby for evenings of entertainment, or head to The Troubadour for an evening of live music.

Gloucester Road – 8 mins (Circle, District, Piccadilly)

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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