

DOMUS NOVA



Old Yard NW10 – £1,750,000

In partnership with **BARNES**
INTERNATIONAL REALTY



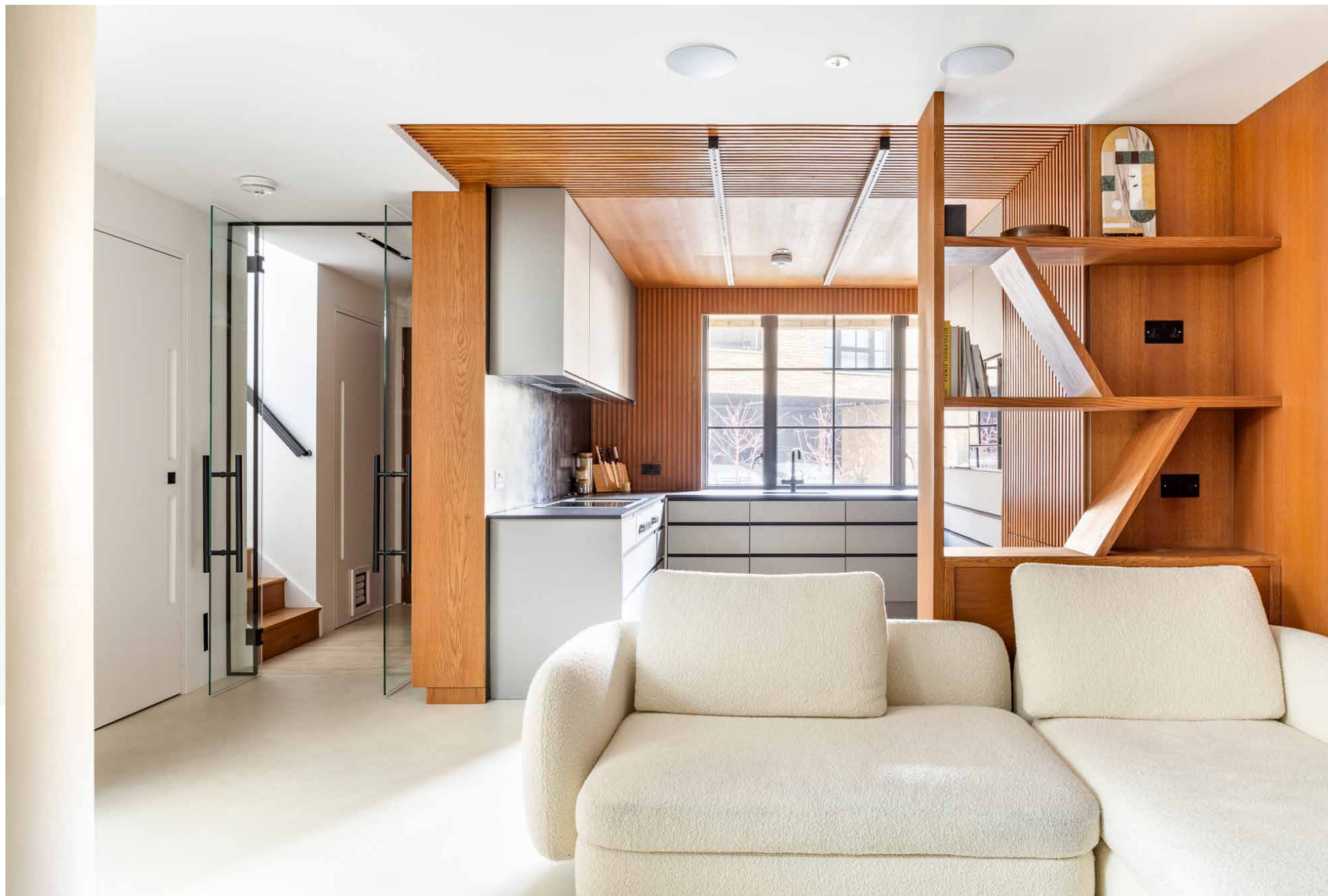
Maximalist form with a minimalist atmosphere. This contemporary four-bedroom home is crafted with sculptural flair and tactile elements.

Set in a private courtyard in Kensal Rise, the exterior is striking in its modernity: stock brickwork is punctuated with charcoal-toned window frames, setting the tone for the home beyond. Enter into the architecturally-inspiring social heart through full-height glass doors. The open-plan kitchen, dining and reception room is a lesson in structural creativity, created with an engagingly tactile material palette. Stained cherry wood shiplap beams and black steel splashbacks wrap around the bespoke culinary setting, which is bathed in sunlight through a picture window. Gaggenau appliances are seamlessly integrated, including a steam oven, built-in coffee machine and teppanyaki hot plate.

Smooth travertine floors continue into the living area. Taking centre stage are the panels of lustrous black steel that sit above the 1.8 metre-wide gas fireplace. This cutting-edge feature adds an industrial edge to the space, while the room's natural light is gently filtered over its surface. This wall is also engineered with a wine fridge and timber-clad display shelves. A central column works to delineate a dining space, which sits beneath a glass-topped double-height void. The room is designed for entertaining, with Bang & Olufsen speakers neatly installed in the ceiling.





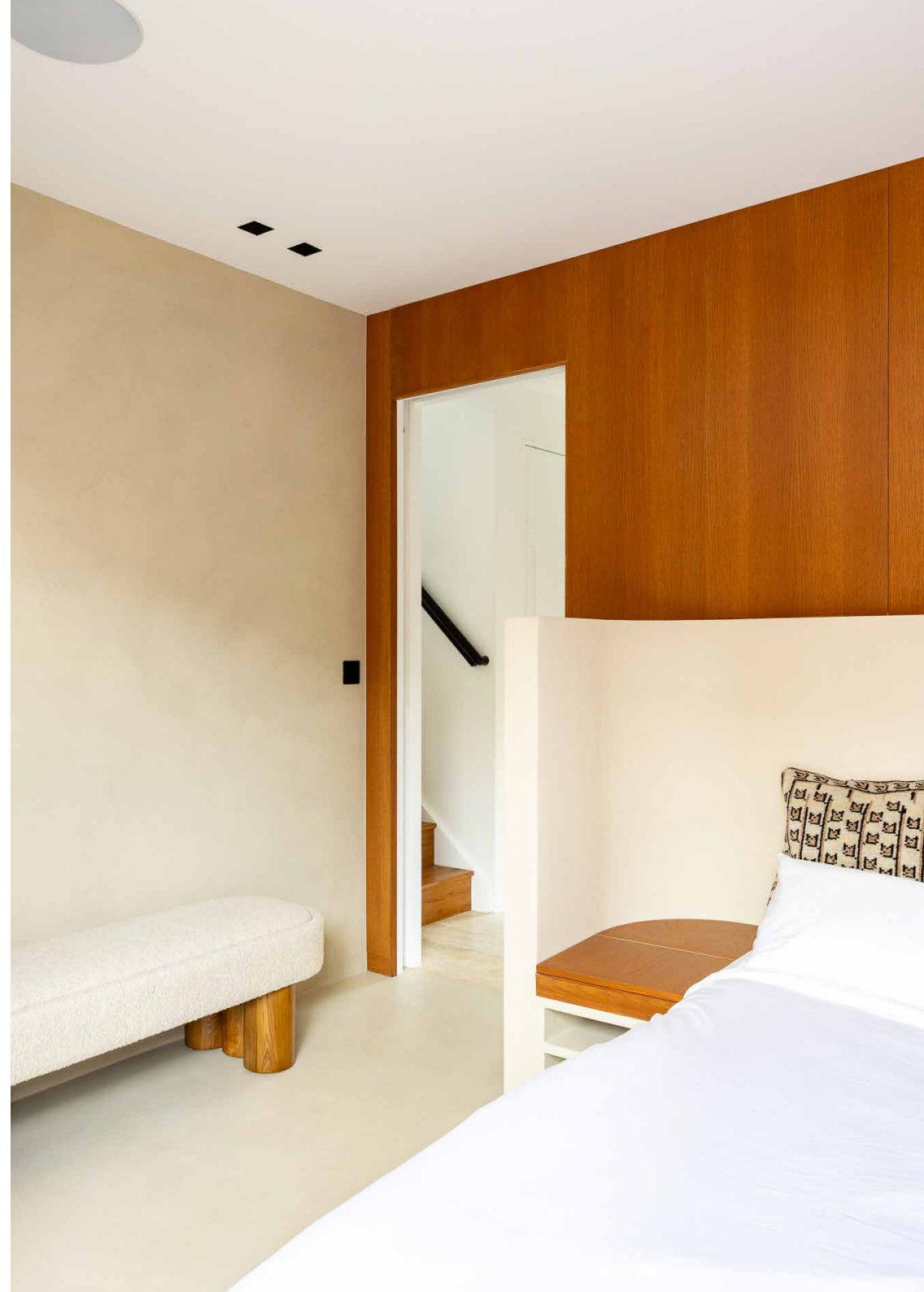


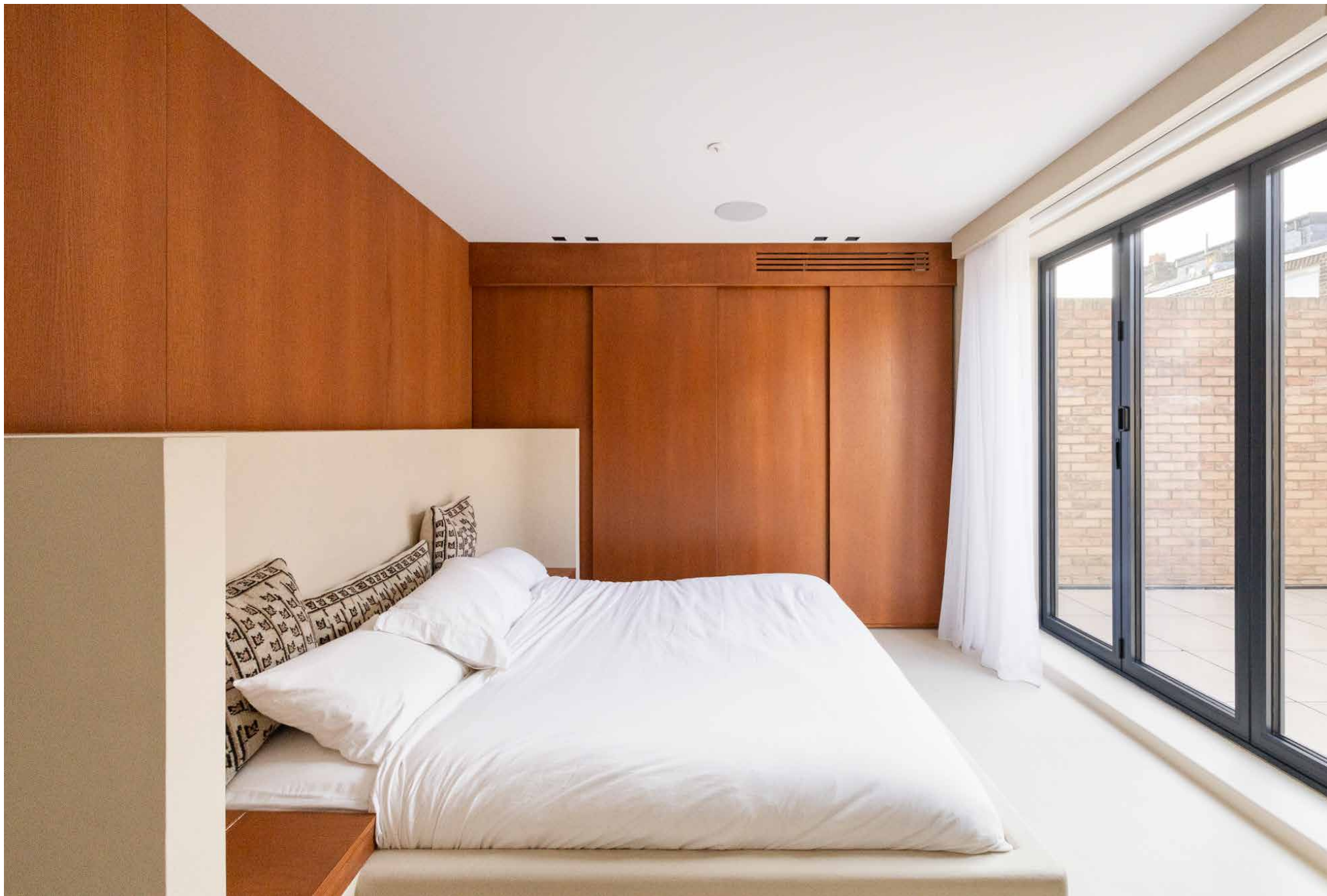


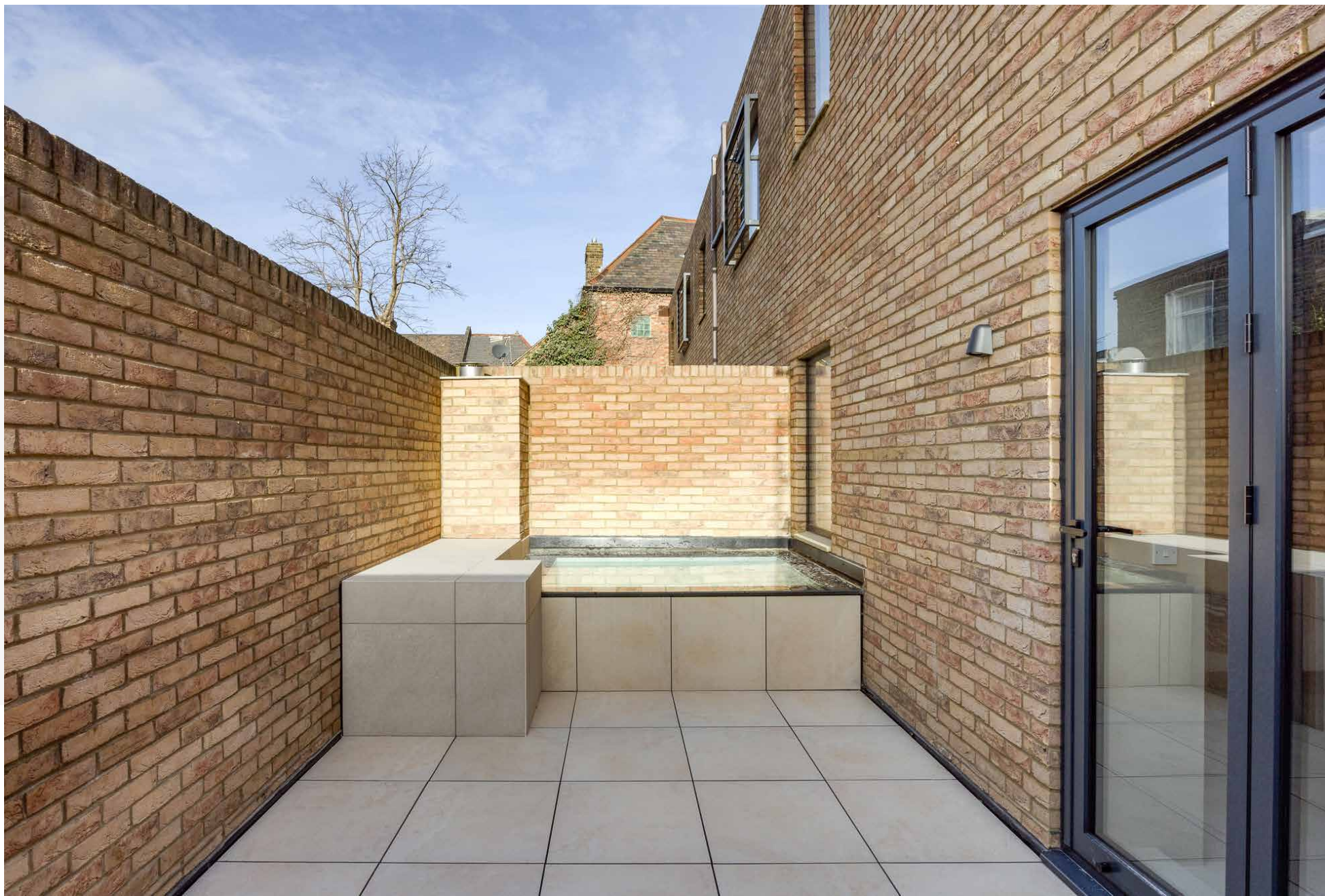
The principal bedroom suite is located on the first floor, introduced through a pocket door. There's a relaxed quality to the minimalist space, with crisp stone floors and stained cherry wood walls that continue across the sliding wardrobe doors.

Electronically operated blinds open to reveal full-height windows, which have direct access to a private terrace. The en suite bathroom is outstanding with solid slabs of Italian travertine, wrapping around a frameless rainfall shower. Further contemporary accents include the bespoke Vola radiator and dual vanity.

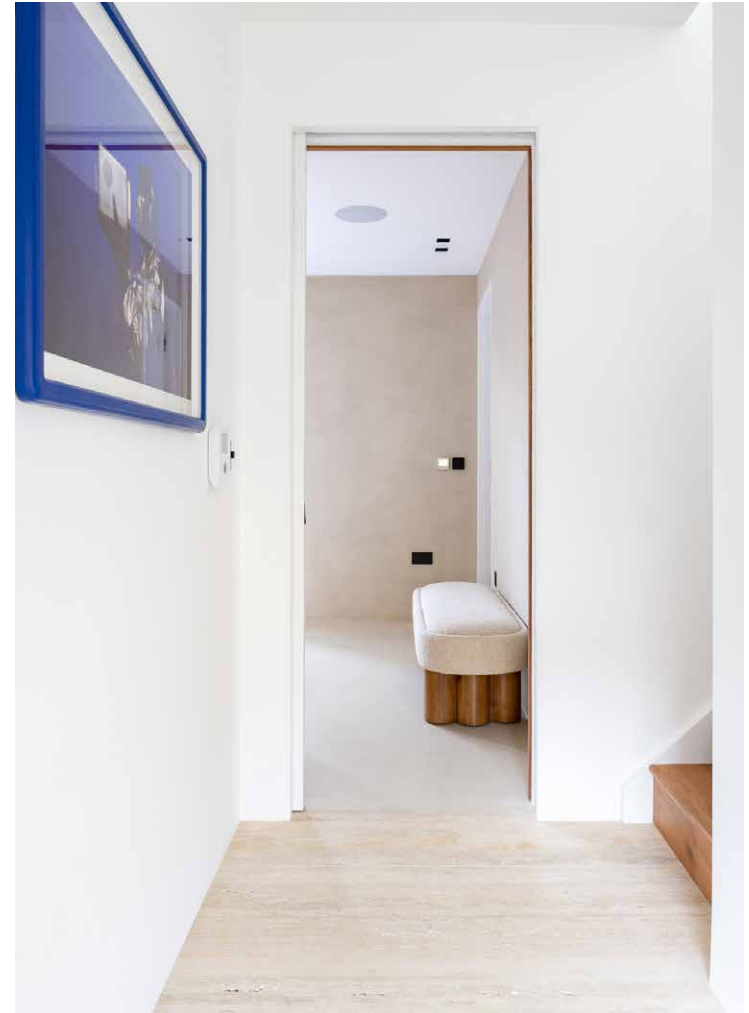
A study is also located on the first floor; the wood desk is sculpted with an arched bookshelf, matching the adjacent curved wall. It's a versatile space that can be used as a bedroom, with neatly integrated wardrobes. Two additional bedrooms and a family bathroom take over the second floor, maintaining the home's organic material persuasion and bold form. The property is completed with parking for one vehicle and a green roof with solar panels.

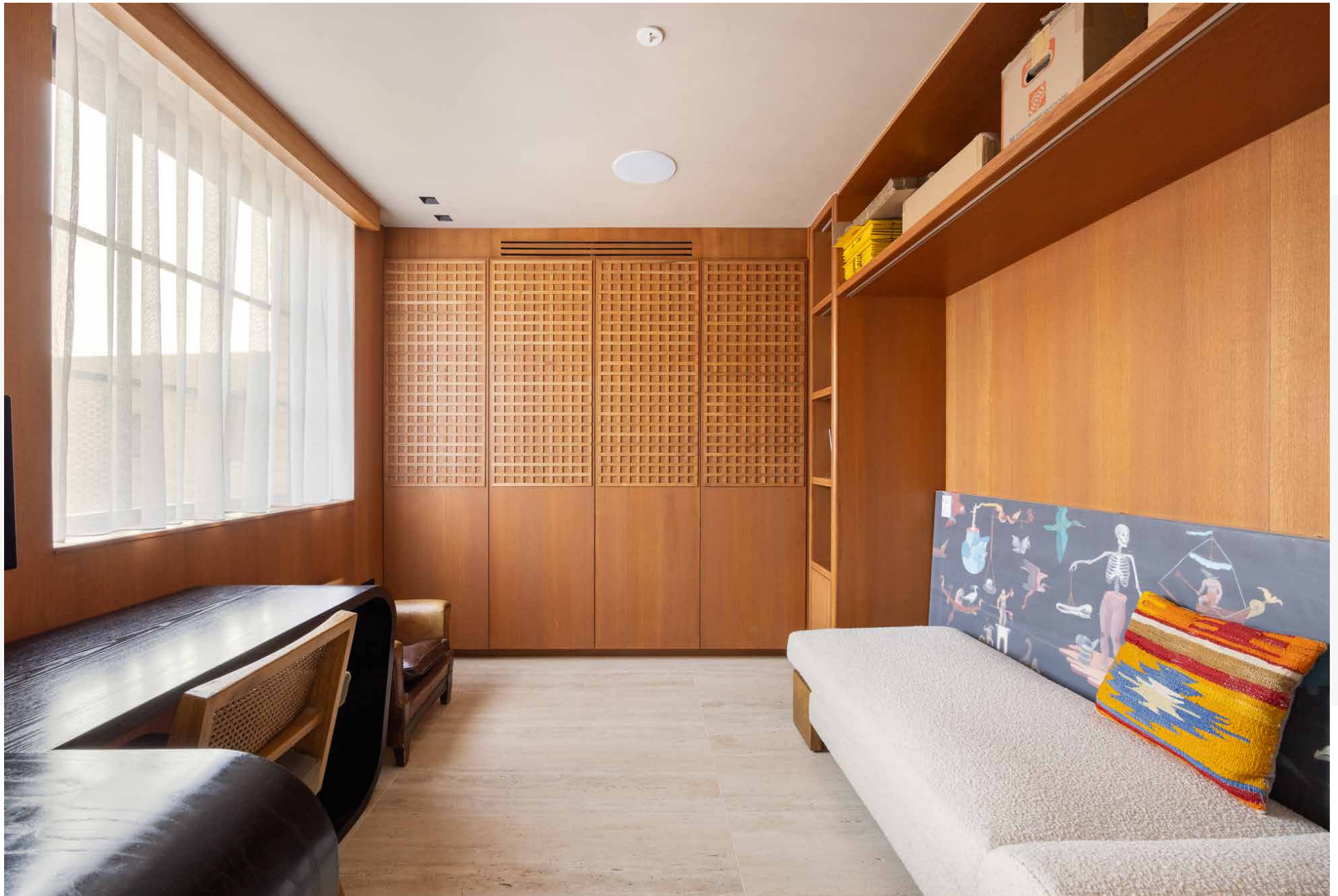


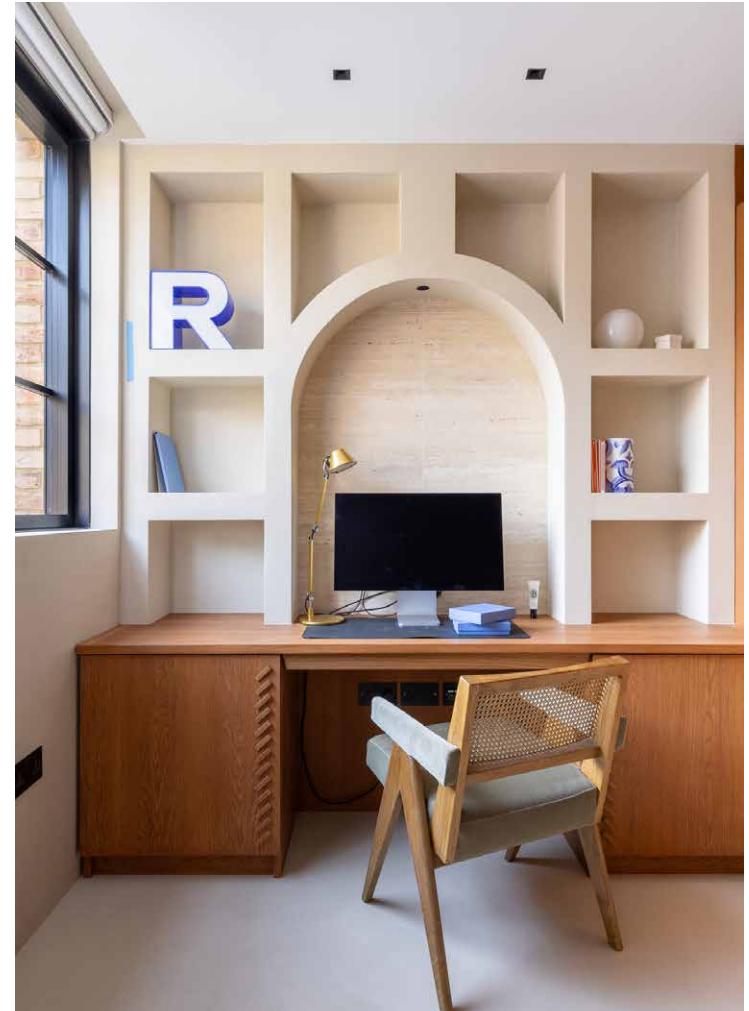




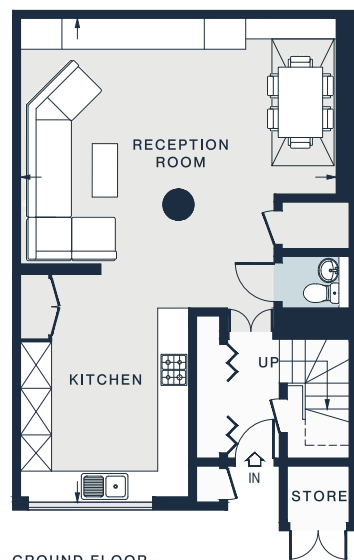




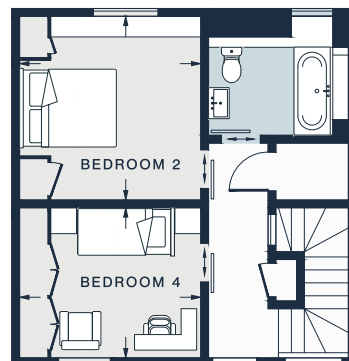




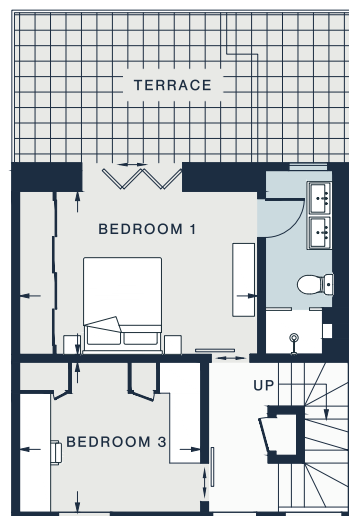




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Property Details

4 Bedrooms, 2 Bathrooms
 Open-plan kitchen, dining and living room
 Principal bedroom suite with private terrace
 Three further bedrooms
 Family bathroom
 One additional WC
 Underfloor heating
 Green roof with solar panels
 Parking for one vehicle
 Borough of Brent

Approx. 1,508 sq ft / 140.1 sq m
 EPC=B
 Tenure: Freehold
 Council Tax Band: F

RECEPTION ROOM / KITCHEN

27'10 x 20'1 (8.4m x 6.1m)

BEDROOM 1

15'2 x 10'2 (4.6m x 3.1m)

BEDROOM 2

11'8 x 10'6 (3.5m x 3.2m)

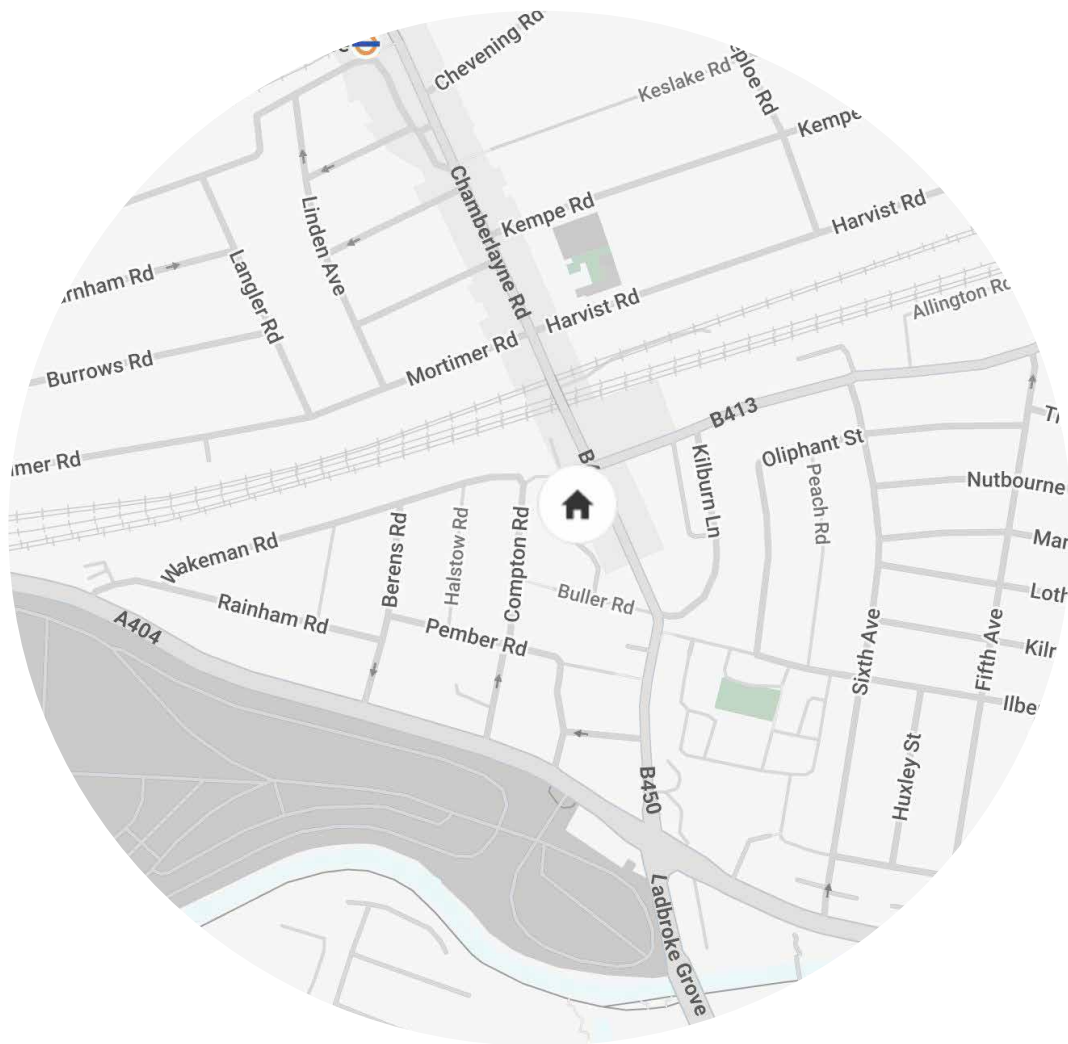
BEDROOM 3

11'6 x 9'5 (3.5m x 2.8m)

BEDROOM 4

11'5 x 9'9 (3.4m x 2.9m)

Approx. Gross Internal Area = 1,491 sq ft / 138.5 sq m
 External Store = 17 sq ft / 1.6 sq m
 Total = 1,508 sq ft / 140.1 sq m



Location

A hub for creatives, commuters and families, Kensal Rise is a neighbourhood brimming with eclectic eateries and a keen sense of community. Chamberlayne Road – just a five-minute walk away – was coined London's 'hippest street' by Vogue: local favourites include Wildcard Coffee, Mr. Fish and The Salisbury wine store. It's a short walk to Queen's Park, complete with tennis courts and a petting zoo. On Sunday mornings, head to the Farmers Market to source local produce. Spend an evening at Milk Beach or Sacro Cuore followed by a film at The Lexi, a volunteer-run independent cinema.

Kensal Rise - 8 mins (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.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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