

# DOMUS NOVA



Pembridge Gardens W2 – £3,500,000

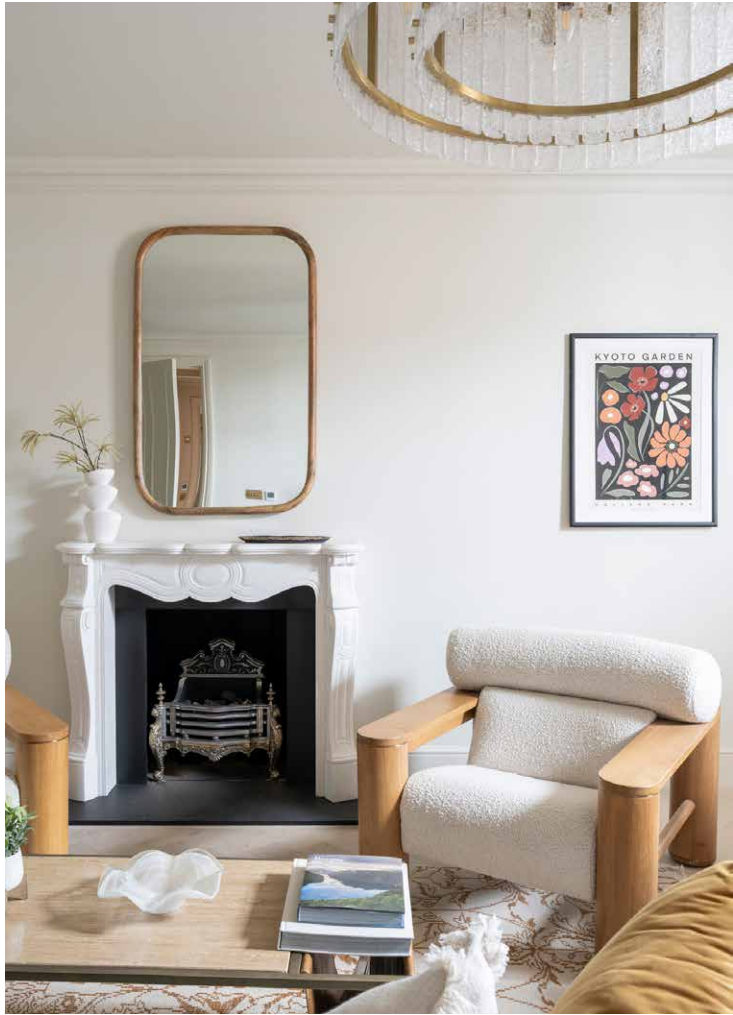
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Situated across three floors within a Victorian conversion, this Pembridge Gardens apartment has been thoughtfully refurbished to an exacting standard. Up the stairs and onto a Ted Todd washed parquet landing, a study with its own sash window awaits. Continuing the ascent to the third floor, the living space is flooded with natural light due to its east-facing aspect. Retaining some of its heritage highlights, elegant cornicing adorns the high ceiling while an attractive Pompadour marble fireplace provides a focal point for the seating area. The generous footprint can accommodate a large dining table while custom-made bookcases offer ample storage. Also on this floor, stairs lead up to a private roof terrace with leafy views of the communal garden below.

With the same Ted Todd flooring tying itself to the living space, the kitchen is bright and fresh in its design, with marble splashbacks and white cabinets designed and built by the London Kitchen Consultants. Integrated Miele appliances and striking deVOL taps ensure the space is ready for culinary endeavours.











The bedrooms are just as considered. The principal suite is neutral in tone and elegant in style, with built-in wardrobes adding to the streamlined finish. Retaining a sense of calm, the en suite bathroom is designed by Porter Bathrooms and painted in Farrow and Ball's French Gray. Bronze brassware and marble add to the luxury feel, complete with a dual vanity unit. Two further guest bedrooms are found opposite the principal suite, which share a large family bathroom, painted in Silent White Deep by Little Greene.

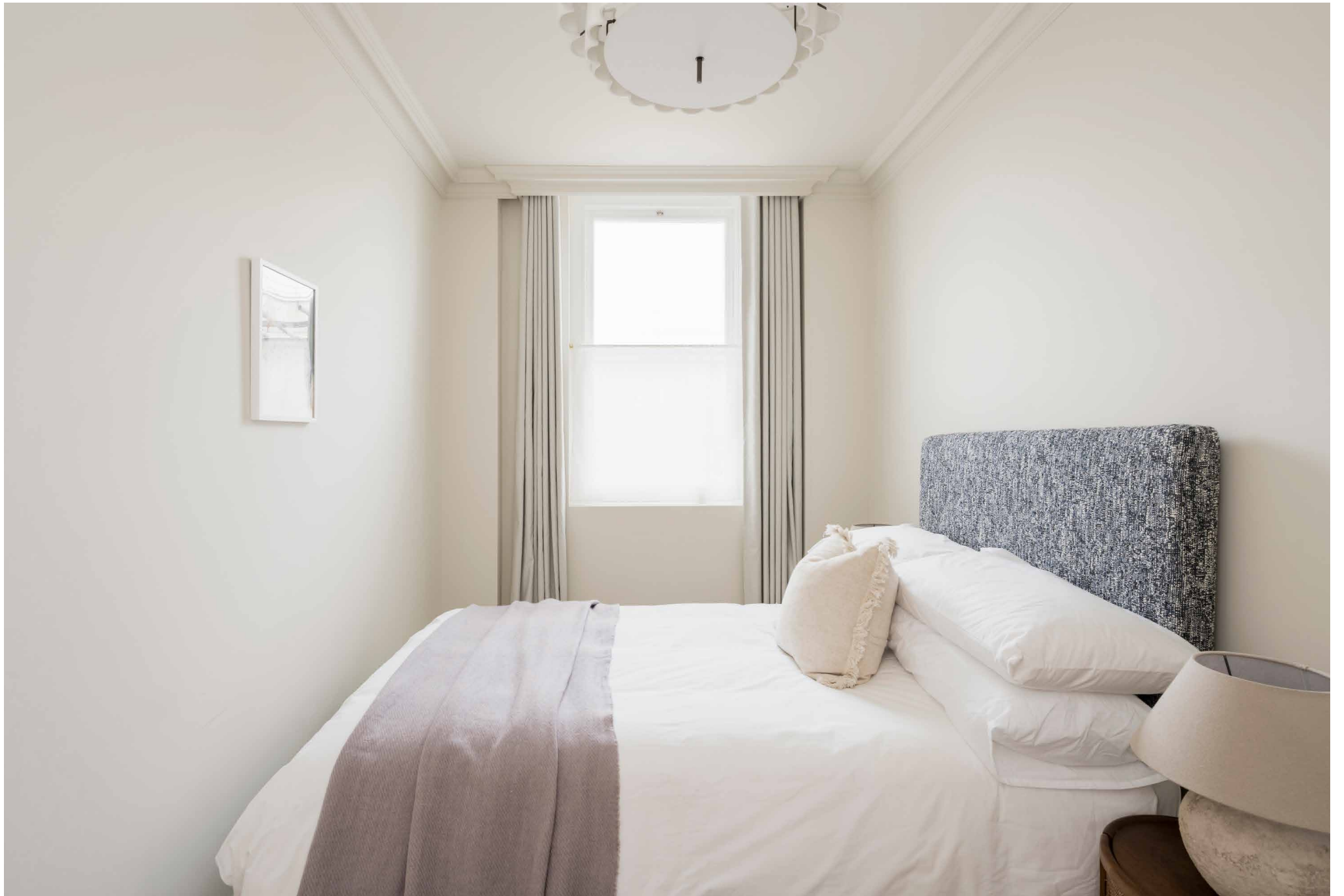
Continuing upstairs, an expansive playroom expands across the entirety of the apartment's top floor, with views out over West London and beyond.

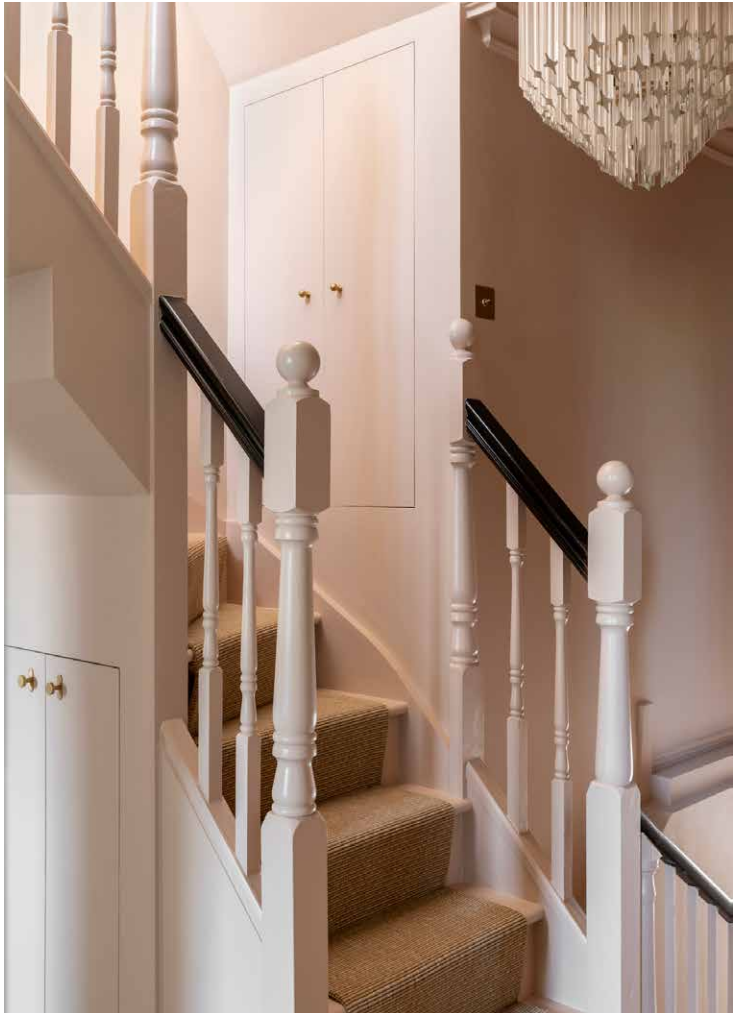








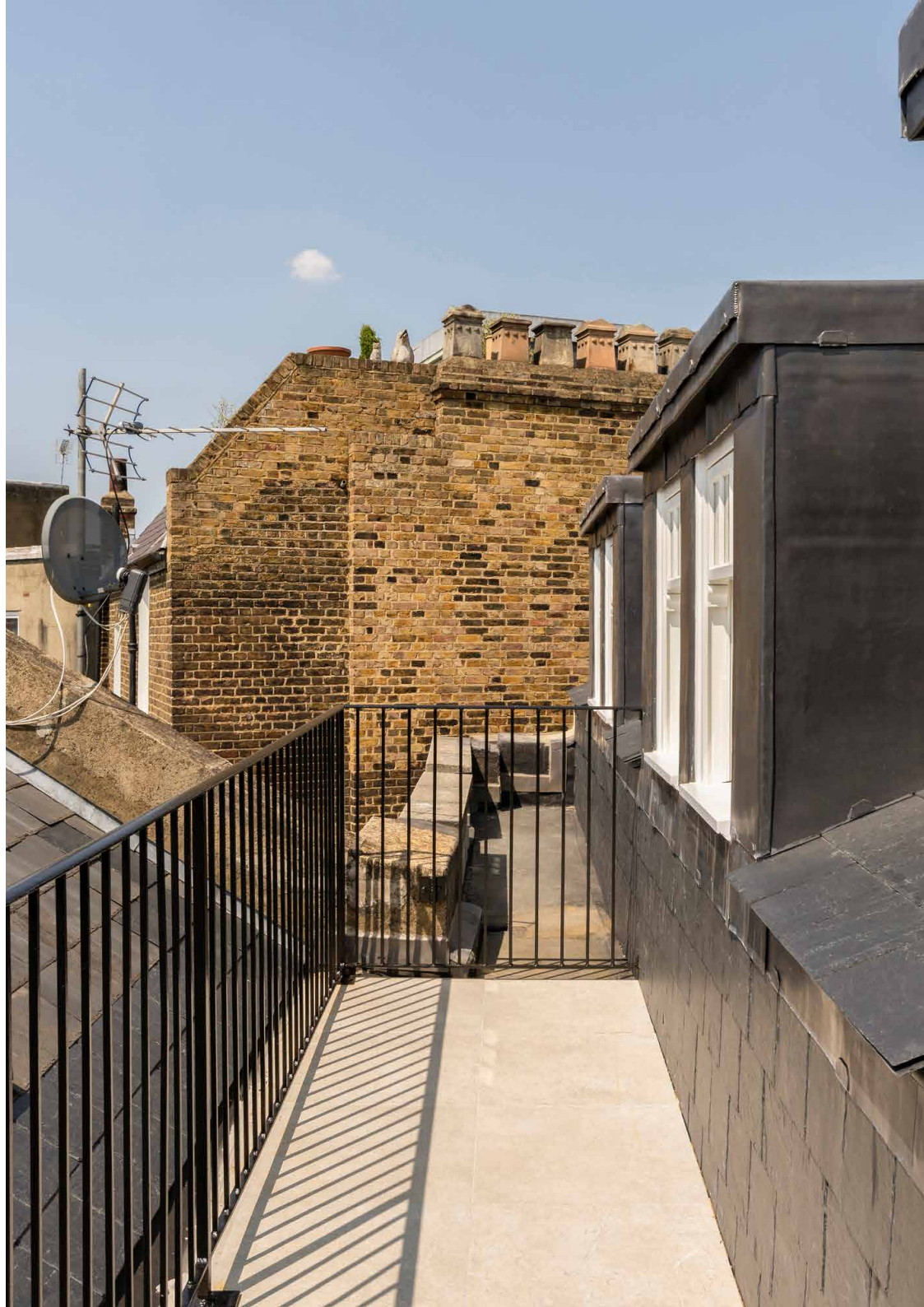




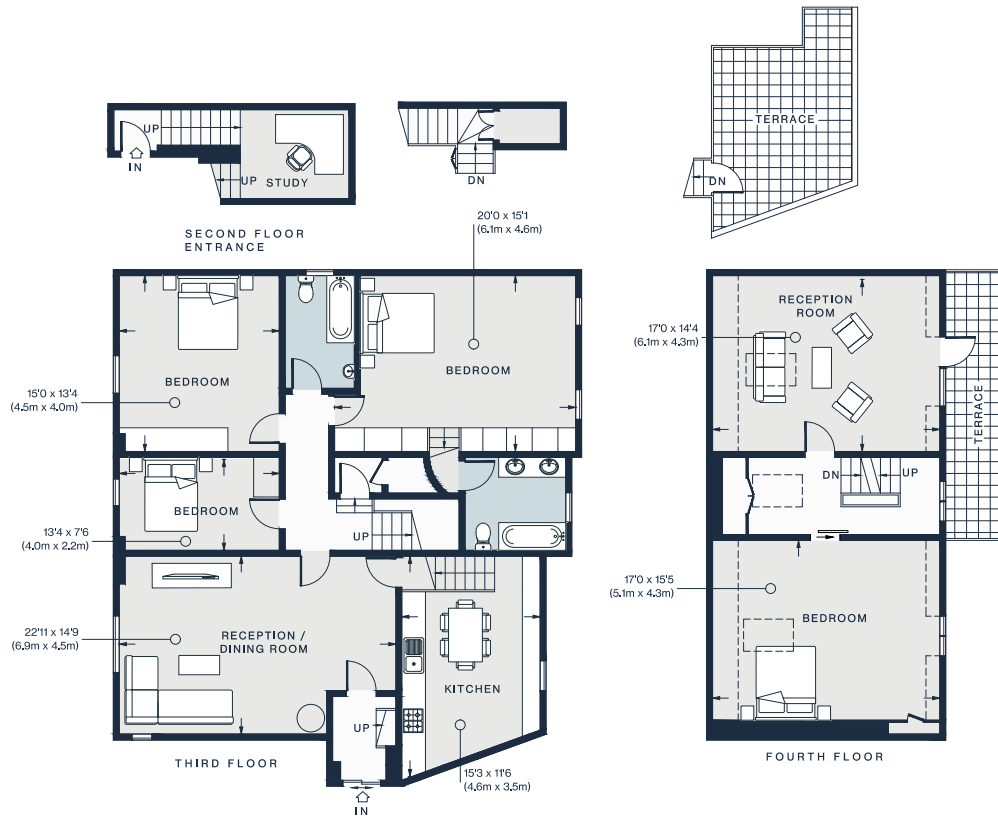












Approx. Gross Internal Area = 2,166 sq ft / 201.22 sq m

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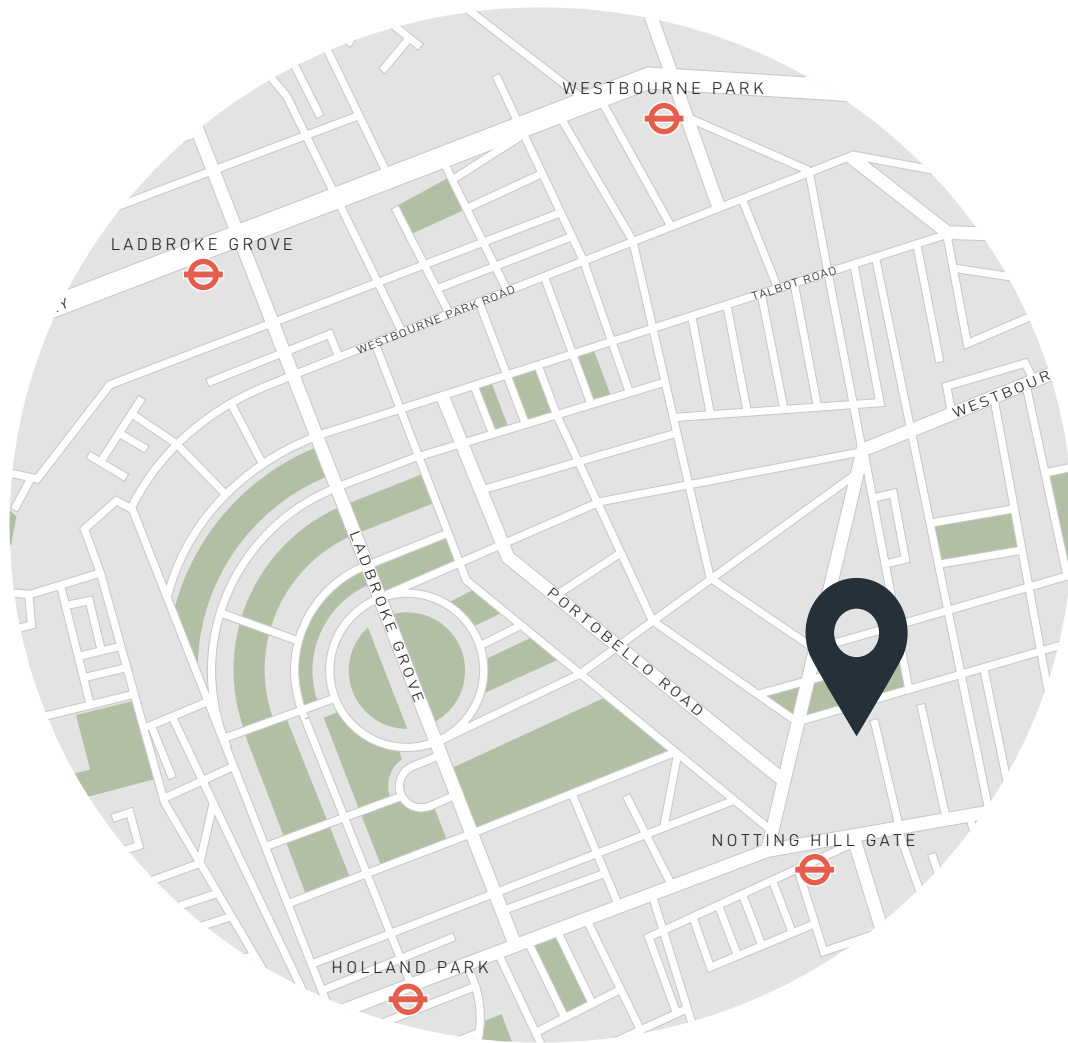
## Property Details

- Recently refurbished to an exceptional standard
- Two spacious receptions and a dining room
- Large modern kitchen
- Principal bedroom suite
- Two guest bedrooms
- Family bathroom
- Study
- Playroom
- Two roof terraces
- Communal garden access
- Underfloor heating
- Air conditioning
- Lift
- Royal Borough of Kensington and Chelsea

Approx. 2,166 sq ft / 201.22 sq m

EPC=C

Tenure: Share of Freehold



## Location

Intersecting Notting Hill Gate, Pembridge Gardens is strolling distance to all the everyday amenities you could need. Only a two-minute walk from the Tube, transport connections couldn't be better either. Start the morning with coffee at Kuro bakery followed by a stroll around Kensington Gardens in one direction or Holland Park in the other. Come evening, take your pick from one of the many neighbourhood favourite restaurants and bars on the doorstep, from Dorian and Gold to The Pelican.

Notting Hill Gate – 2 mins (Central, Circle, District)  
Queensway – 11 mins (Central)



# 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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