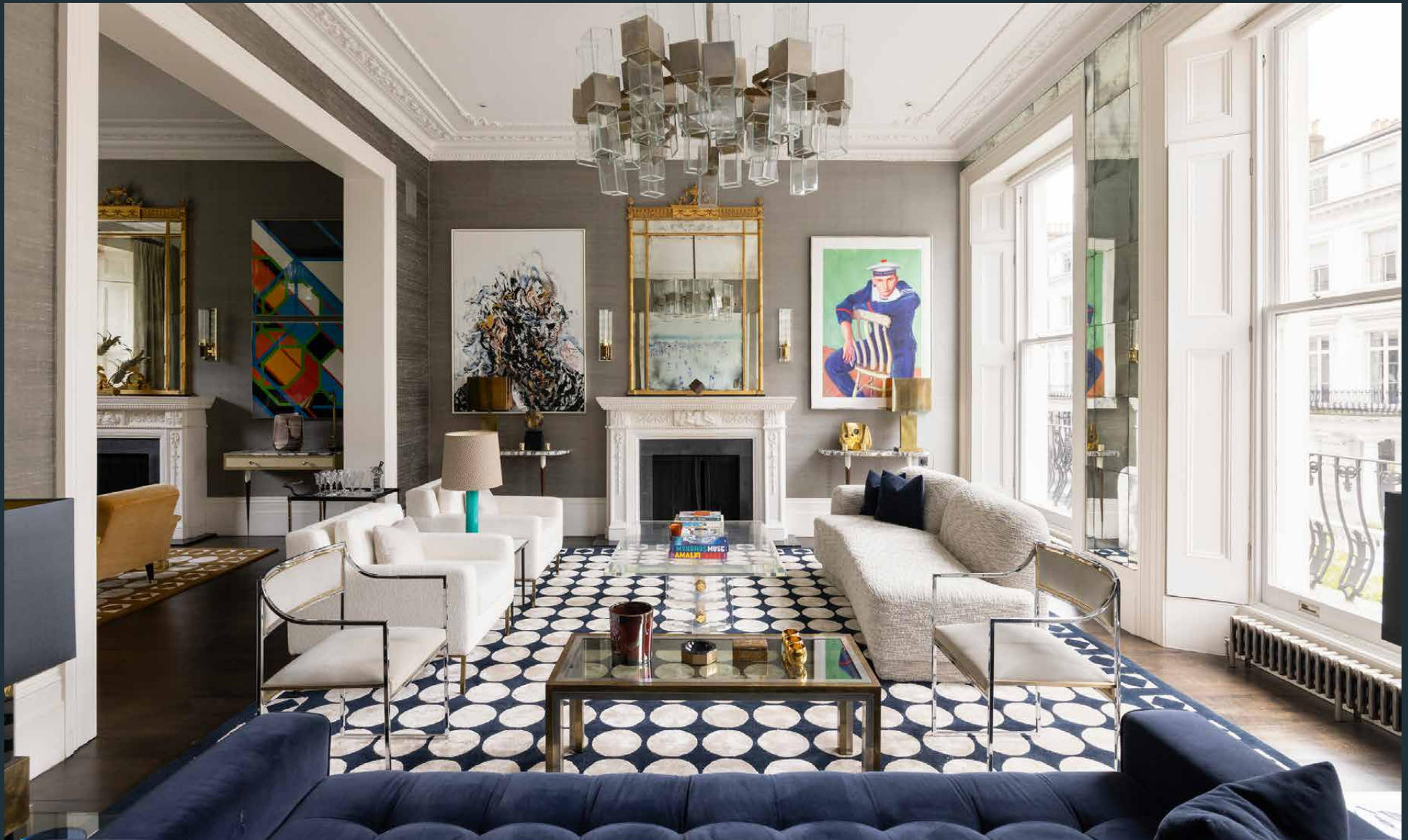


DOMUS NOVA



Pembridge Gardens, W2 – £25,000 p/w (SL)

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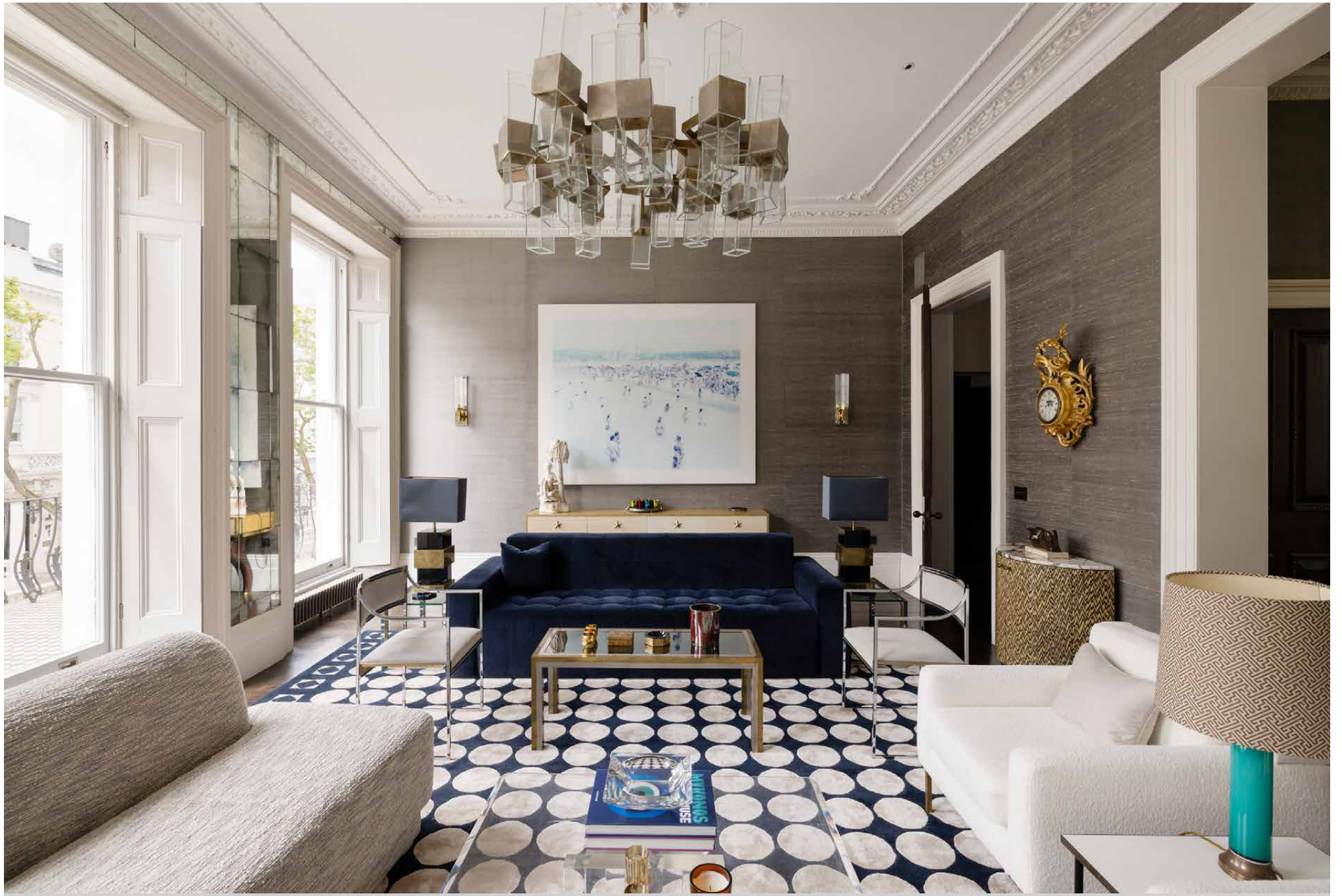
Just around the corner from Notting Hill Gate, a mid-19th century Italianate stucco townhouse has been brought to life with the expert eye of interior design tastemaker, Peter Mikic. Across six voluminous floors, layers of colour, material and texture make for an alluring design-forward environment.

A sophisticated tone is established upon entrance, with a hallway wrapped in hand-painted de Gournay wallpaper. Eye-catching cornicing featuring festoons of leaves and grapes, have been carefully restored throughout to honour the building's antiquity. Exposed stone floors afford a strong textural element to the property's period framework.

Occupying the entire first floor is the double reception room. Swathes of sunlight filter through three floor-to-ceiling windows, accentuated by antique mirrored tiles set in between. Silk covered walls, immaculate plasterwork and two marble fireplaces give an elegantly traditional character to the space – setting the scene for a host of eclectic artwork and artisanal furniture. Just outside the room, a home bar sits opposite the lift lobby, which runs throughout the home.











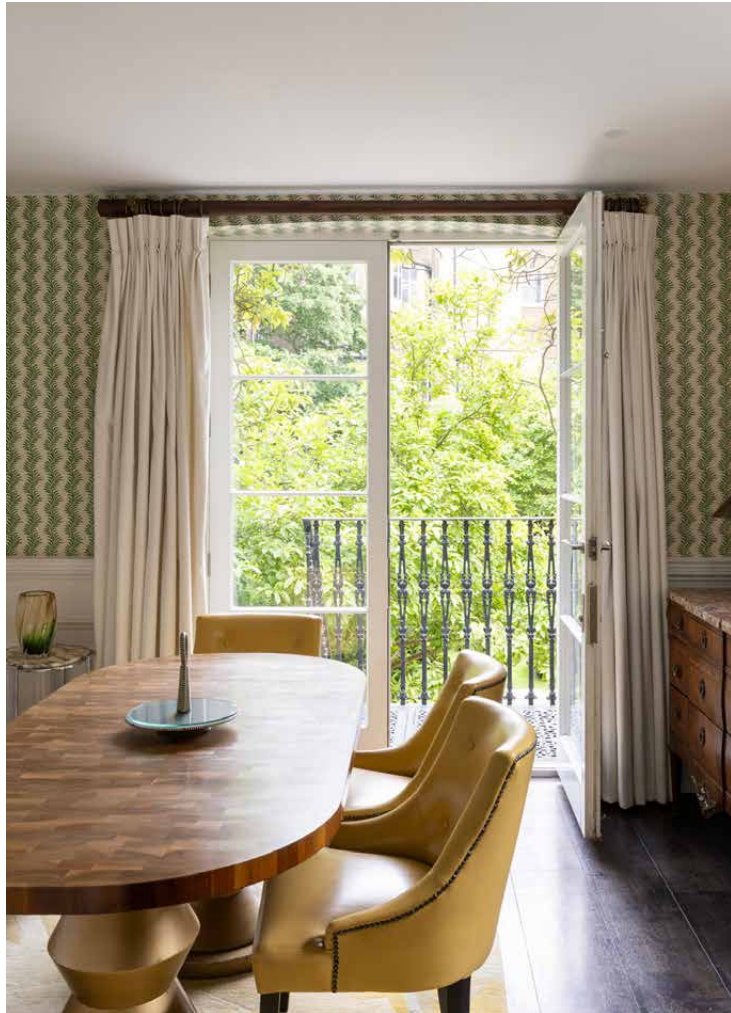
Full-height glazed doors lead into the open-plan kitchen and dining room. Its dual-aspect fenestration casts sunlight across its spacious proportions, clad in golden Stereo grass wallpaper. The Boffi kitchen makes a bold industrial statement with its stainless steel island and cabinets. High-spec Gaggenau appliances, including a large wine refrigerator, are neatly integrated. The large oak dining table is tailor-made for entertaining, illuminated by a crystal and brass drop-pendant chandelier. Playful accents include the Art Deco-inspired birdseye maple sideboards and green 3D chain rug. Next door, the breakfast room is a calming space with fern wallpaper and views out to the garden beyond.

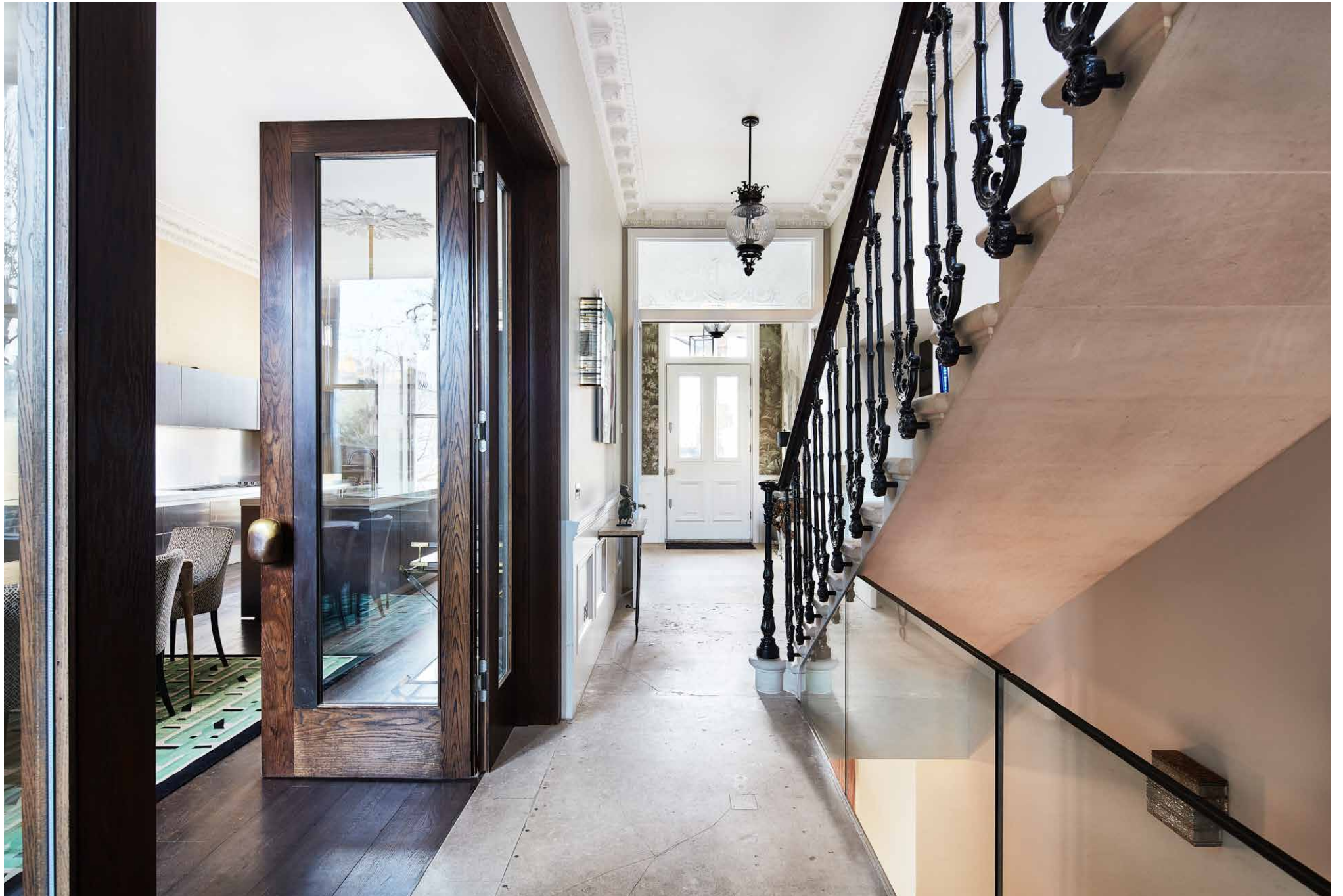




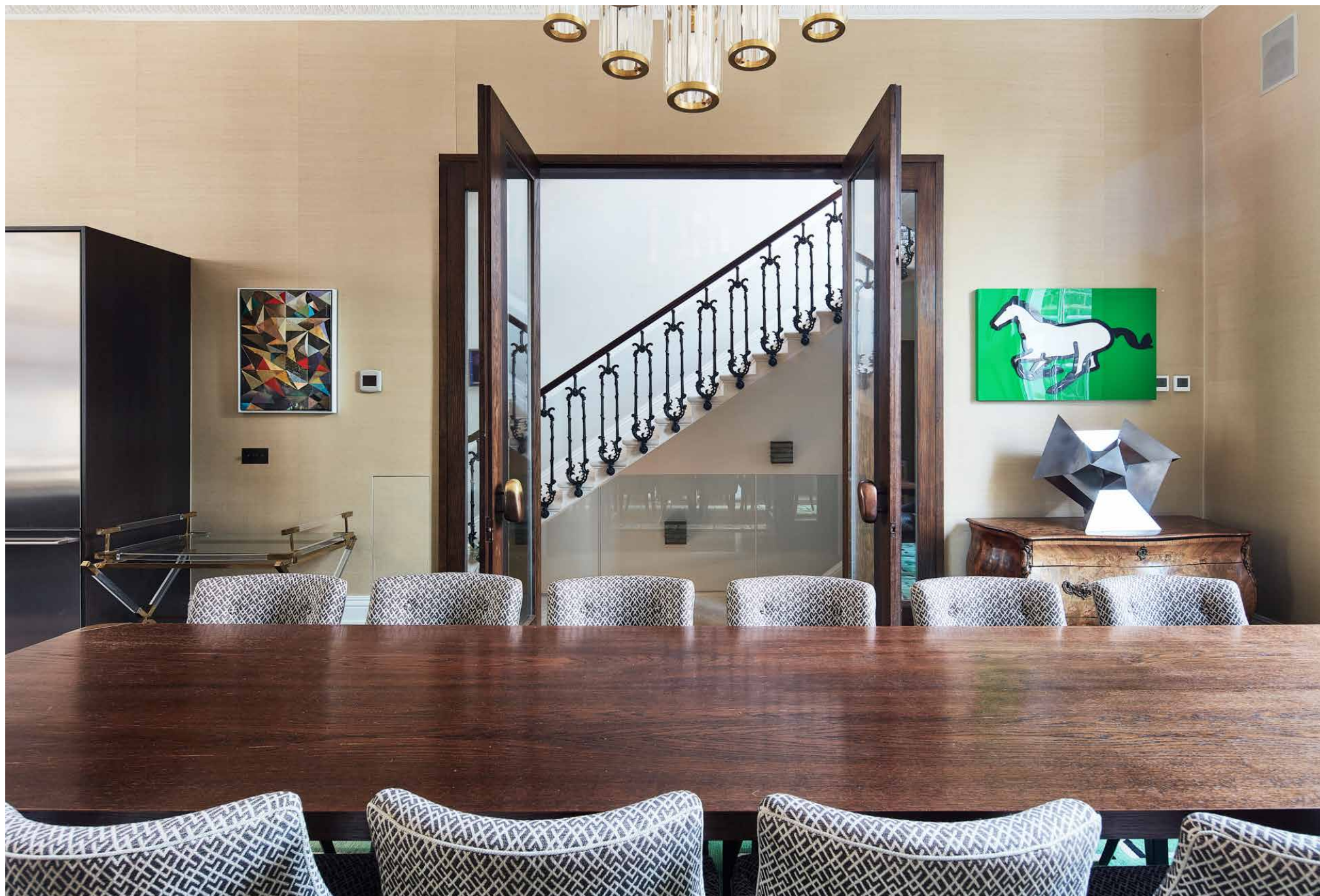














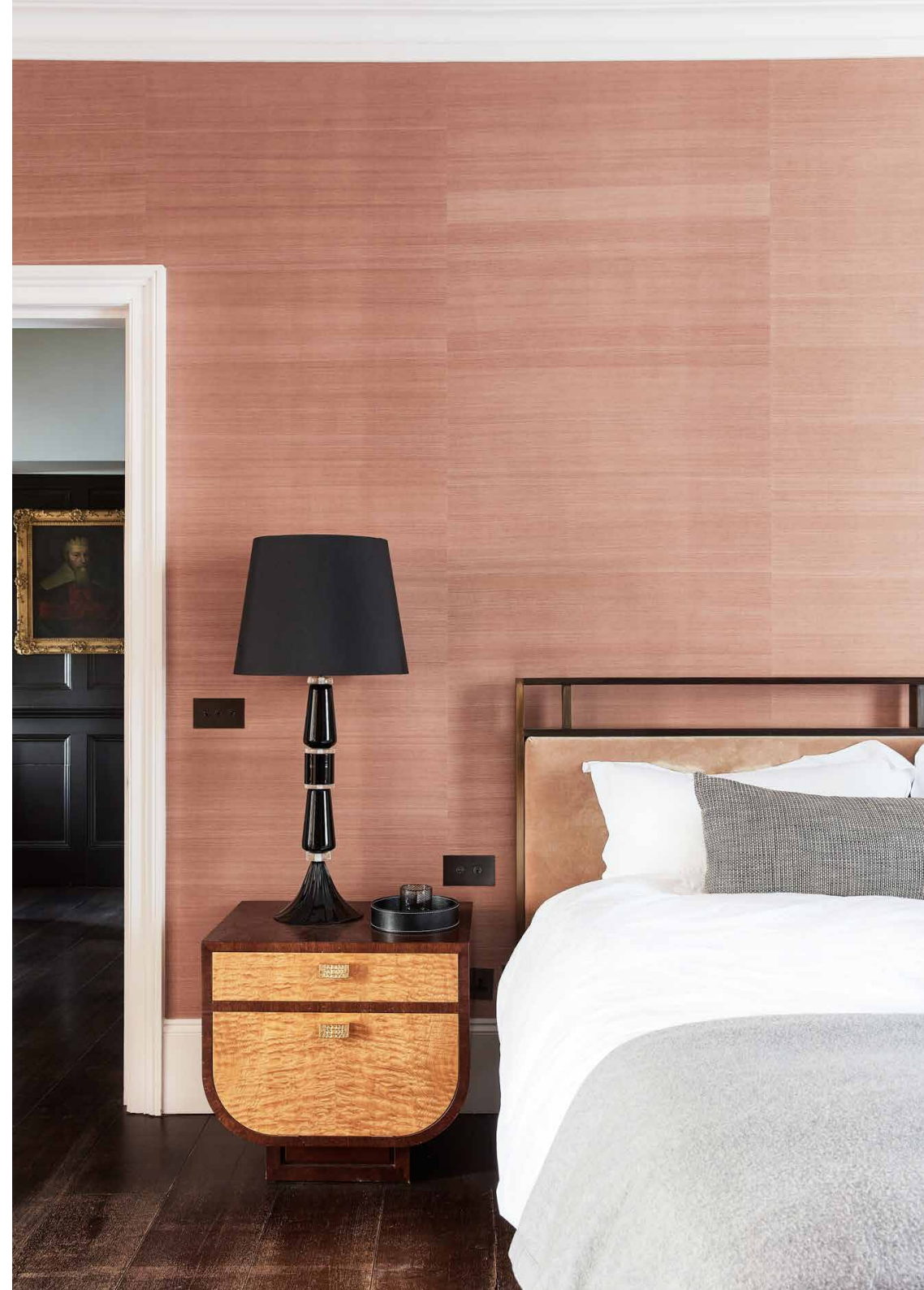
Crafted by award-winning landscaper Tom Stuart-Smith, the private garden is awe-inspiring in scale and design. A large stone patio ascends to a large stretch of lawn and a calming display pond. Well-maintained ash, marigold and birch trees frame the space, whilst a Jamie Forbert pavilion is positioned at the rear – perfect for al fresco dining in warmer months.

Family life continues on the lower-ground floor, where a cosy television snug is complete with a large L-shaped sofa and carpeted floors. Next door, a quiet study is finished with wood walls and bookcases. Also on this level, a fully-equipped home gym is served by a contemporary bathroom.

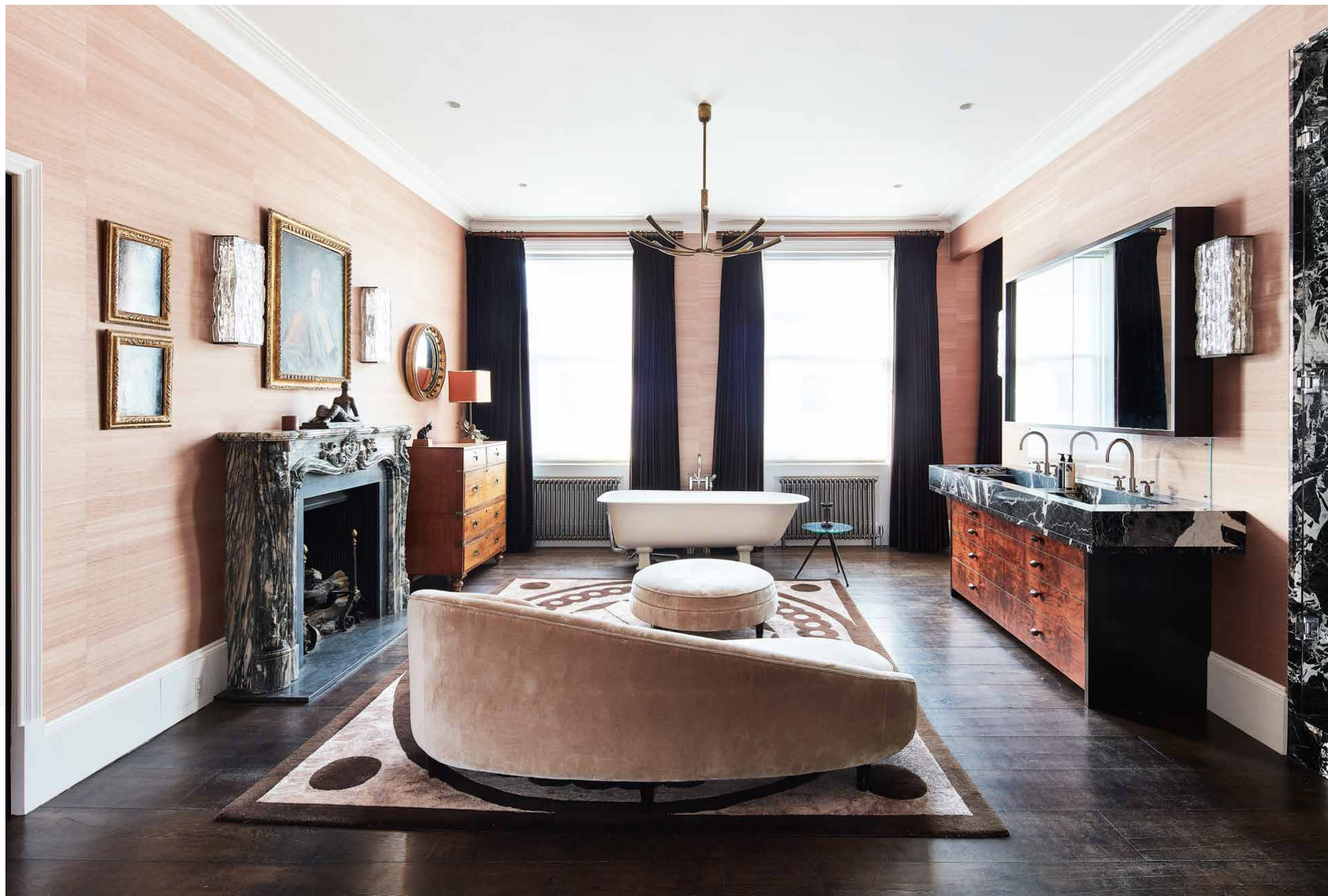


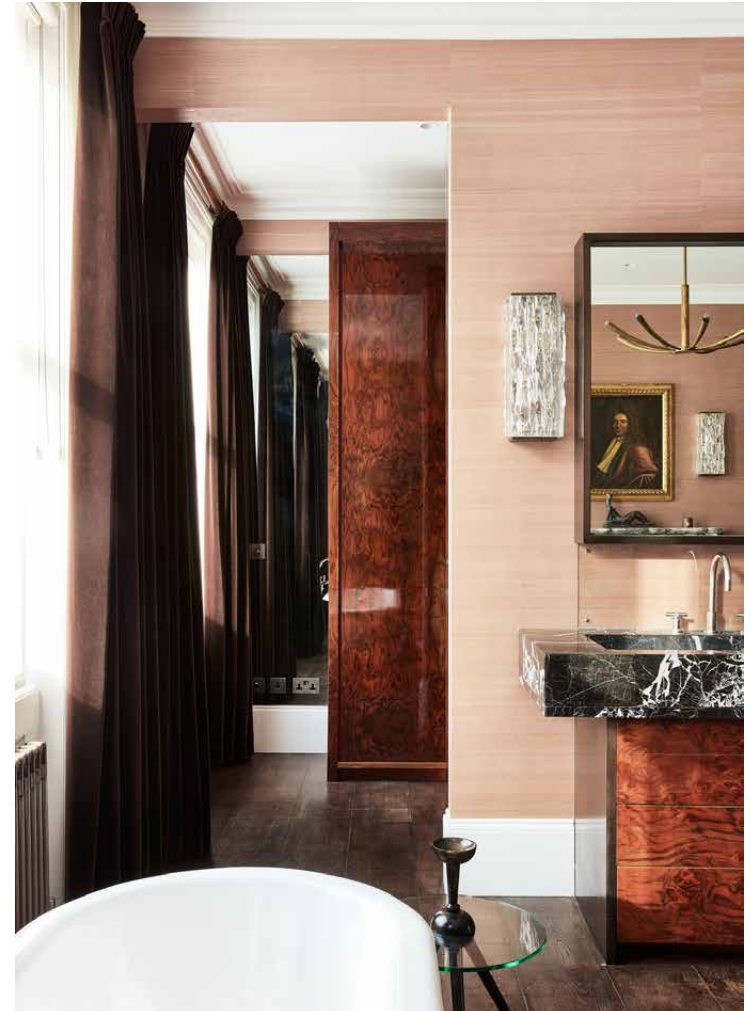
The open-plan principal bedroom and en suite bathroom exudes refined luxury. Bronze silk wallpaper is complimented by chocolate velvet curtains, whilst reclaimed mirrors and a cast-iron door frame add a storied quality to the space. The marble dual vanity and oversized shower by Dornbracht are opulent and eye-catching, behind which a dedicated dressing area features glossy walnut wardrobes.

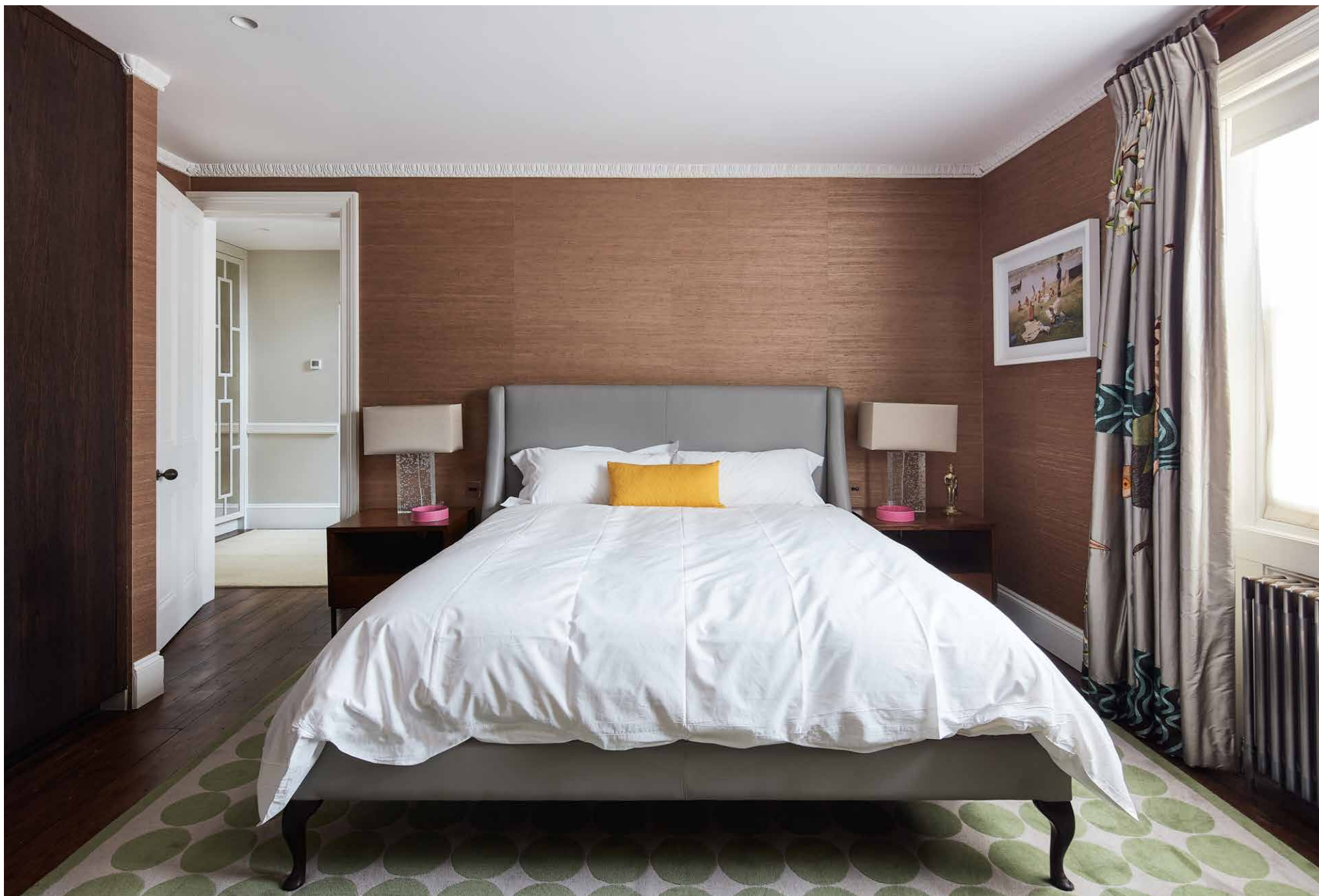
A guest bedroom once cited by *Elle Décor* as their “favourite spare bedroom in the world” is located on the third floor. Its en suite bathroom is a sophisticated affair, with a free-standing tub and marble-clad oversized shower. Another bedroom suite, with similarly haute interiors, sits next door. Two further bedrooms on the top floor are served by en suite shower rooms, both finished with colourful mosaic tiling.

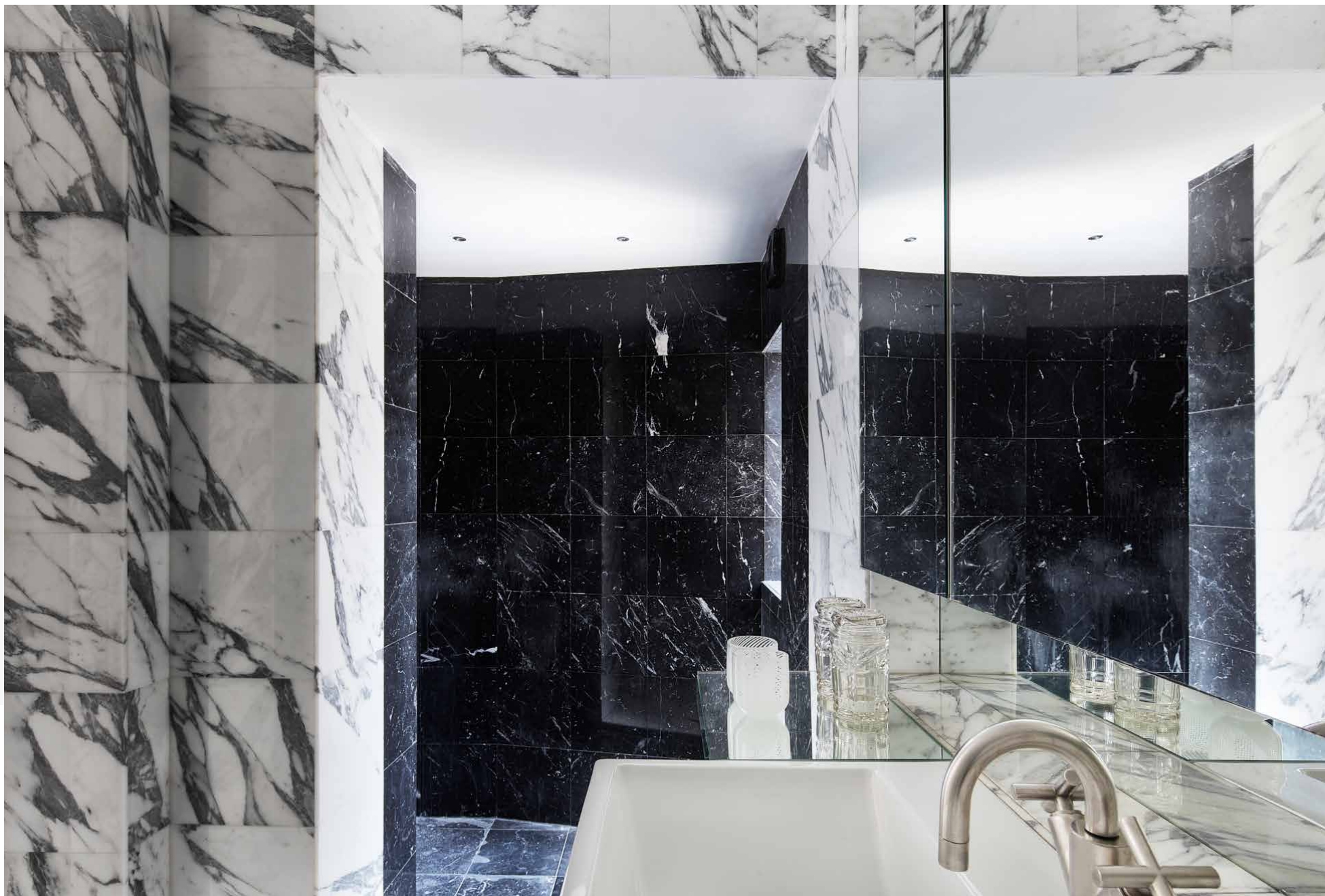


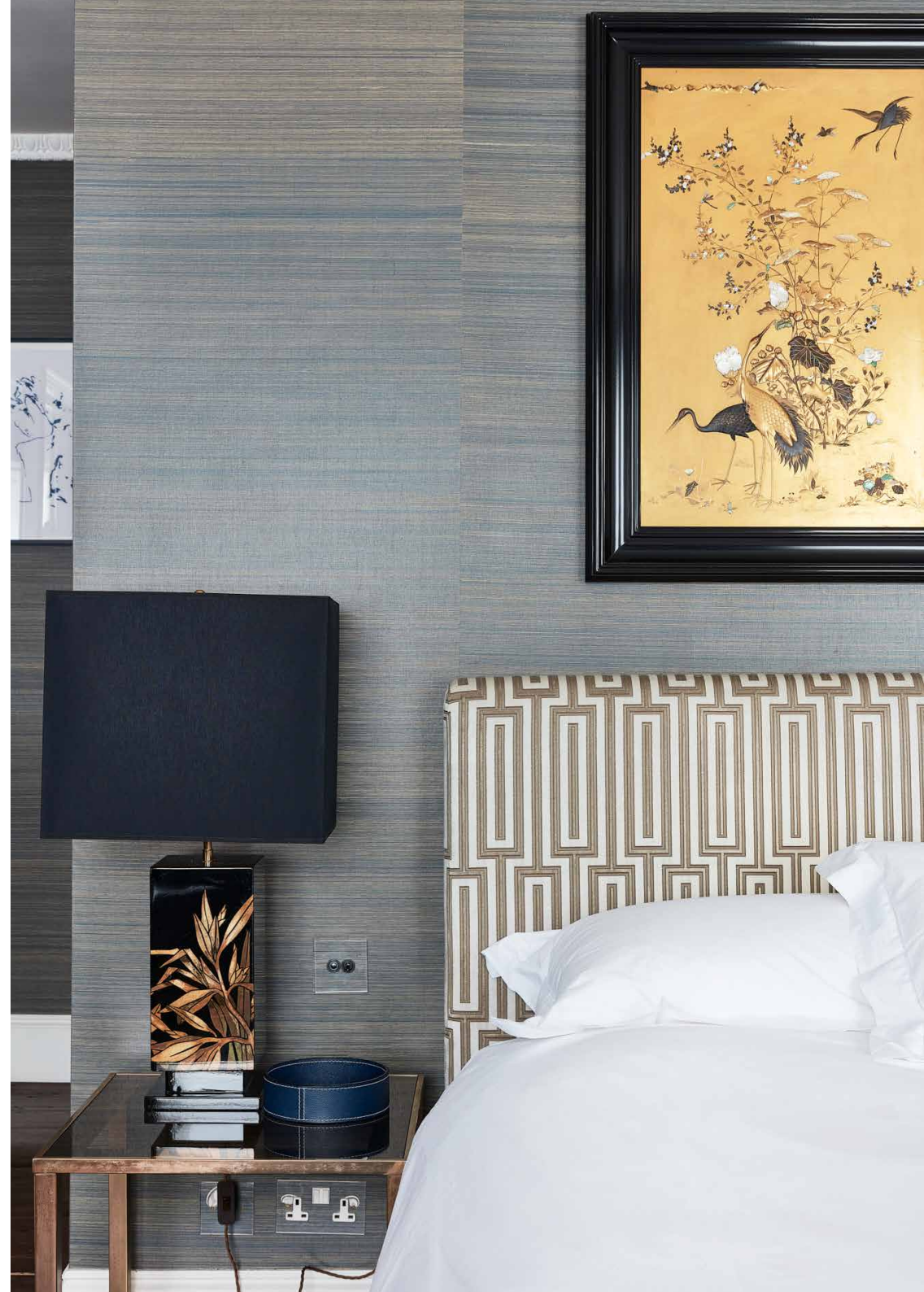




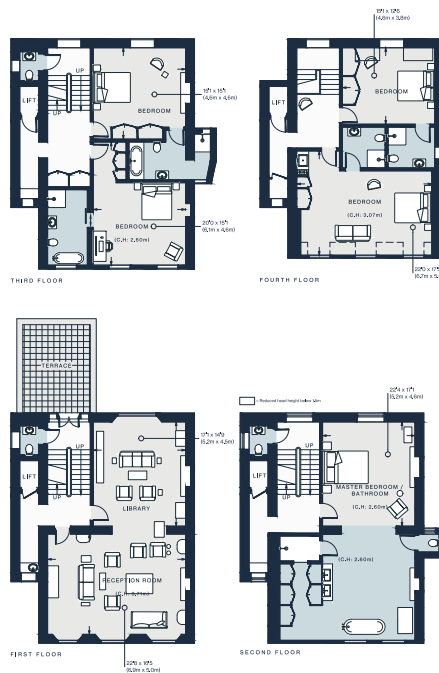
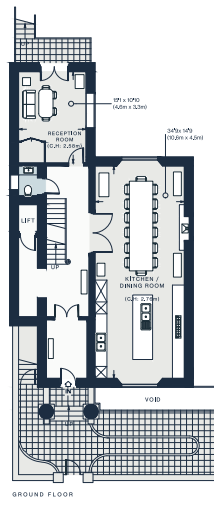
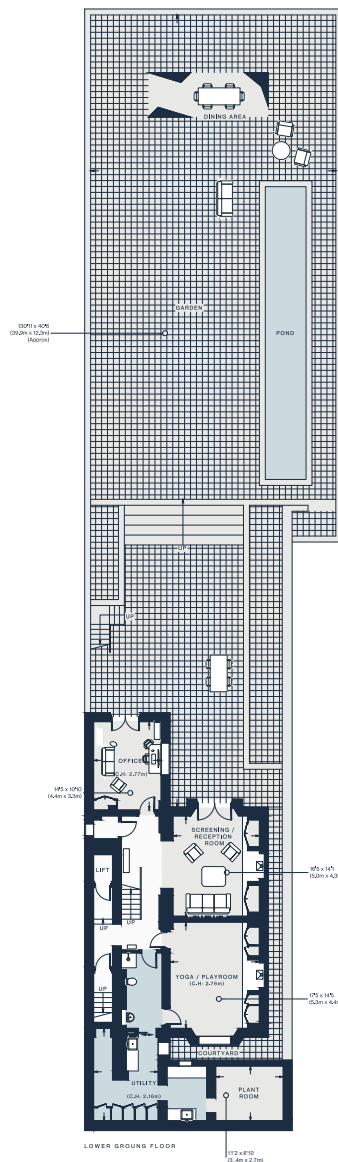












Lower Ground Floor = 1,519 sq ft / 141.1 sq m
 Ground Floor = 1,112 sq ft / 103.3 sq m
 First Floor = 945 sq ft / 87.8 sq m
 Second Floor = 950 sq ft / 88.3 sq m
 Third Floor = 965 sq ft / 89.7 sq m
 Fourth Floor = 855 sq ft / 79.4 sq m

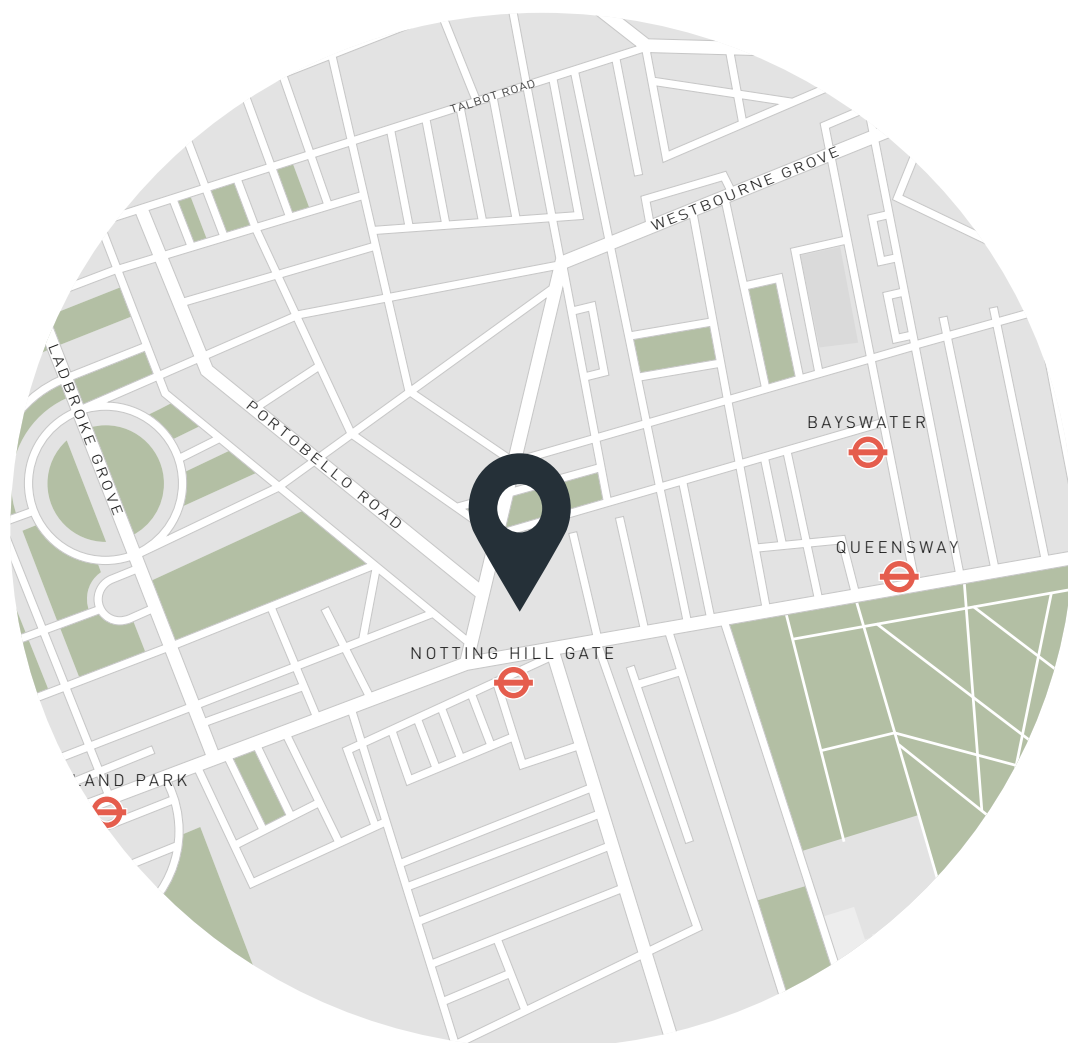
Approx. Gross Internal Area = 6346 sq ft / 589.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
 Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.
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Property Details

5 bedrooms, 6 bathrooms
 Interior design by Peter Mikic
 Open-plan kitchen and dining room
 Double reception room
 Television snug
 Principal bedroom suite
 Four further bedroom suites
 Two studies
 Fully-equipped gym
 Private garden by Tom Stuart-Smith
 Private lift
 Balcony
 Royal Borough of Kensington & Chelsea

Approx 6,346 sq ft / 589 sq m
 EPC=E
 Deposit: £100,000
 Council Tax Band: H



Location

Just minutes from Notting Hill Gate and Westbourne Grove, the best of the neighbourhood is at your doorstep. Start your day with an energising class at SoulCycle or Bodyism, followed by brunch at Farm Girl or Beam. Local produce is best from Daylesford Organic Farm or Notting Hill Farmer's Market – held every Saturday morning. Portobello Road vaunts a dynamic gathering of antiques traders and market stalls, with the well-loved Electric Cinema at its centre. For weekend strolls, Hyde Park and Kensington Gardens are close by. Spend an evening at Gold or Core by Clare Smyth and be home in just a few minutes.

Notting Hill Gate (1 min)

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
020 7727 1717
lettings@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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