

DOMUS NOVA



Queen's Court W2 – £1,950,000

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Occupying the fourth floor, this is an apartment with a true sense of space. Set above Queensway, the energy of the surroundings gives way to a quieter, more composed interior. A lift opens onto a wide entrance hall, where the scale of the home becomes immediately apparent. Four bedrooms are arranged off either side, while at the far end, Crittall doors reveal a sweeping open-plan reception room and kitchen.

High ceilings, dual-aspect windows and a neutral palette create a calm, light-filled atmosphere, as herringbone floors guide the flow through distinct zones for living, dining and the everyday. At one end, the kitchen is anchored by a Carrara marble island – a sculptural focal point within the pared-back space, while floor-to-ceiling cabinetry and clean lines ensure a refined finish.







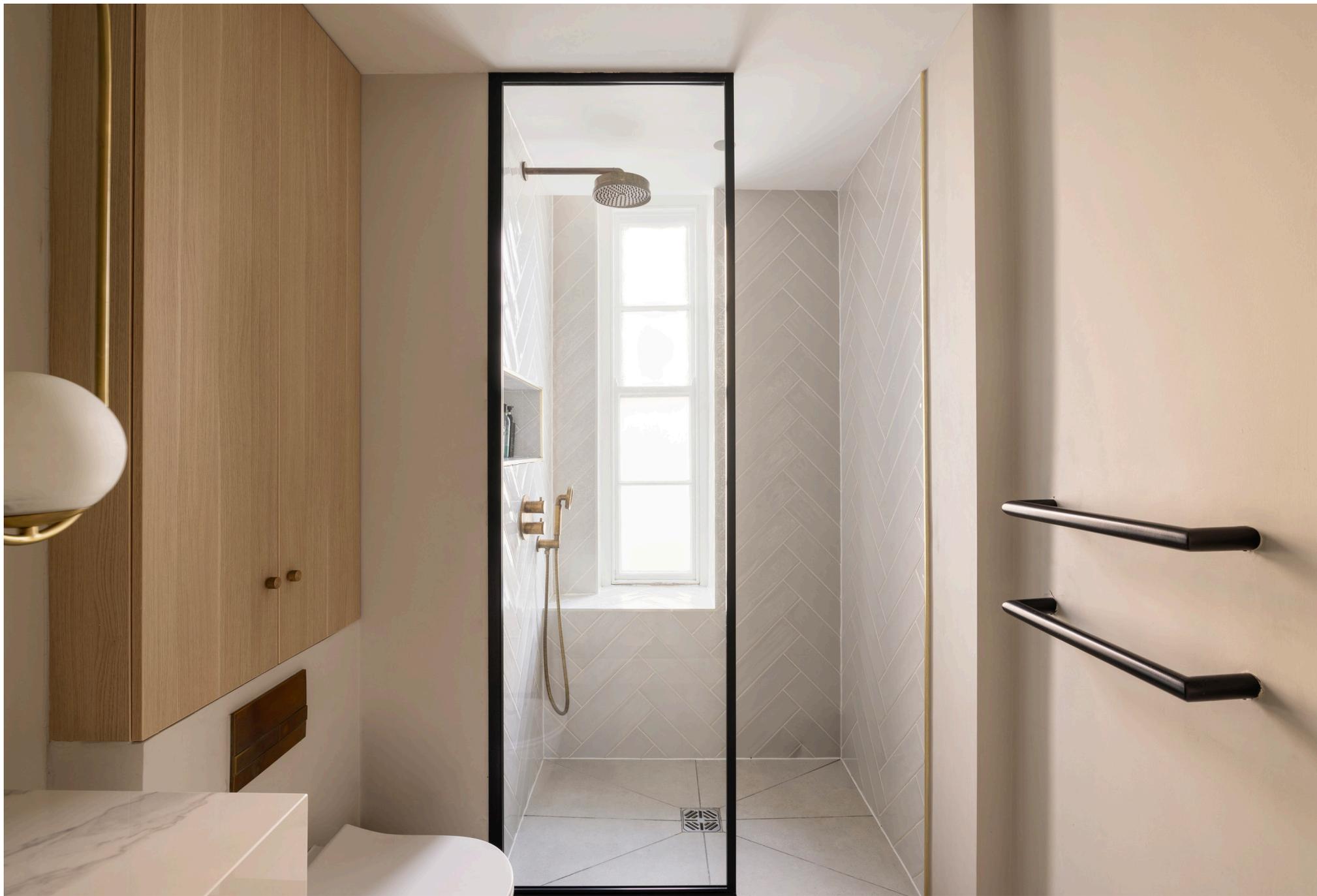
The bedrooms continue this sense of calm and cohesion.

The principal suite is illuminated by a large bay window, with integrated storage maintaining an uncluttered aesthetic.

The en suite introduces a more expressive note, with navy scalloped tiles, a large walk-in shower and freestanding bath. Three further bedrooms, one en suite, are quietly considered in the same palette of hushed tones and soft light.











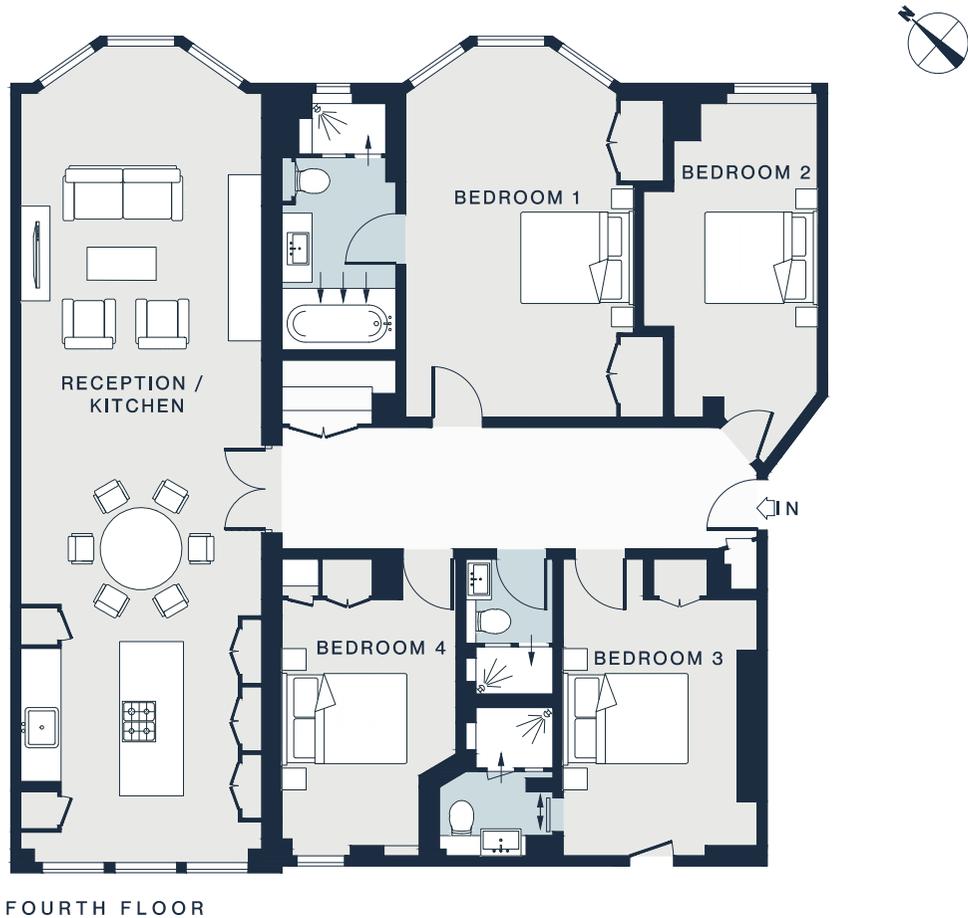


Eastern Mediterranean Fusion

QUEENS COURT

QUEENS COURT
HOTEL





FOURTH FLOOR

RECEPTION / KITCHEN

39'9 x 12'0 (12.1m x 3.6m)

BEDROOM 1

15'11 x 11'2 (4.8m x 3.4m)

BEDROOM 4

14'7 x 8'10 (4.4m x 2.6m)

BEDROOM 2

15'5 x 8'7 (4.7m x 2.6m)

BEDROOM 3

14'6 x 9'8 (4.4m x 2.9m)

Approx. Gross Internal Area = 1,451 sq ft / 134.8 sq m

Property Details

- Fourth floor lateral apartment
- Open-plan kitchen and reception room
- Principal bedroom suite
- Guest bedroom suite
- Two additional bedrooms
- One additional bathroom
- City of Westminster

Approx. 1,451 sq ft / 134.8 sq m

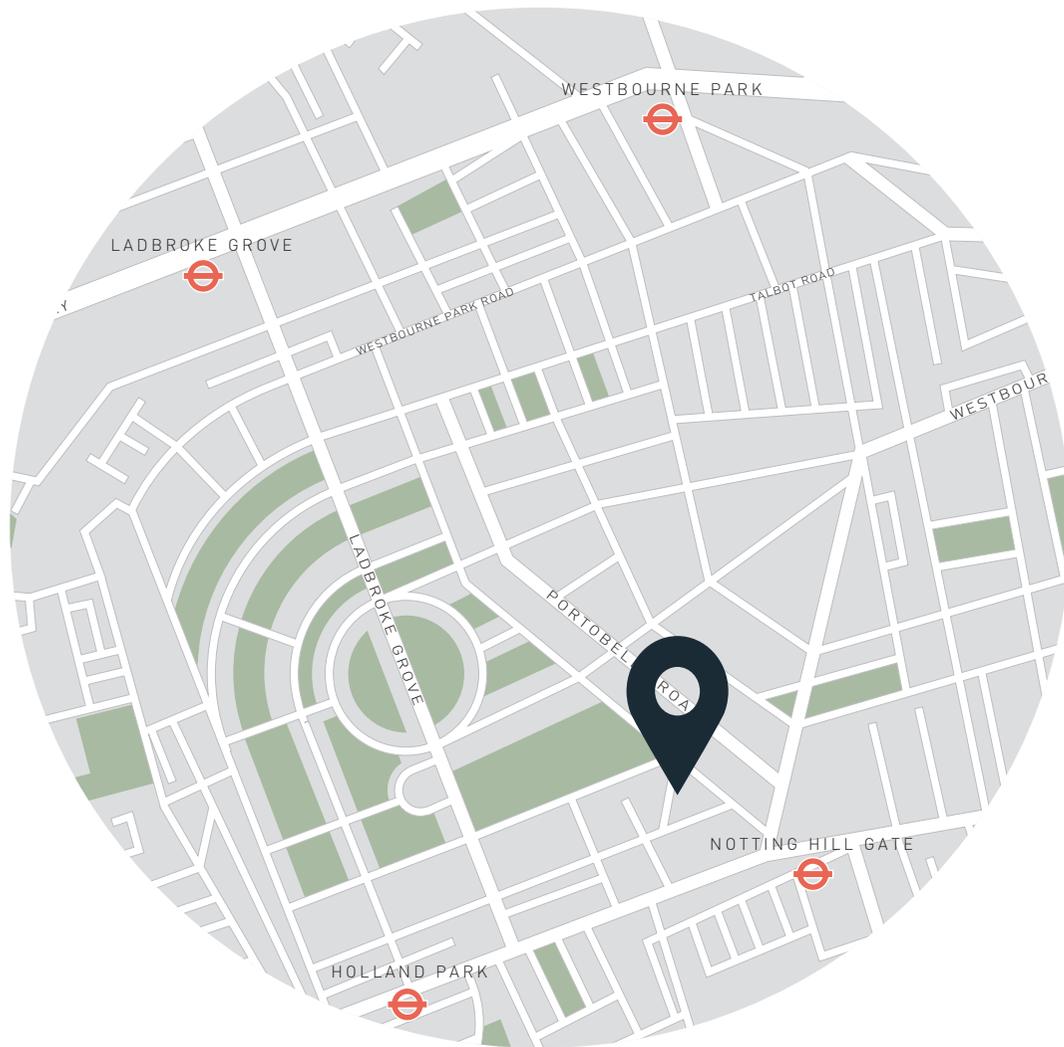
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Tenure: Leasehold

Lease Length: circa 134 years

Annual Service Charge: Approx. £14,108

Council Tax Band: G



Location

Queen's Court offers the best of both worlds. In one direction, the green expanse of Hyde Park; in the other, the newly reimagined The Whiteley – home to an Everyman Cinema, Third Space gym and Six Senses Spa. Westbourne Grove is also on the doorstep for brunch, dinner and organic groceries; for the weekly shop, Waitrose is minutes away. For evenings closer to home, there's Sol's natural wine bar and The Park – or bowling and ice skating just next door at Queens. Transport options are exceptional, linking you up to the rest of London and beyond.

Queensway – 1 min (Central)

Bayswater – 2 mins (Circle, District)



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

Let's talk

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