

DOMUS NOVA



Queen's Gardens W2 – £1,150,000

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There's an ease to life on Queen's Gardens. Set back from the city's busier pace, this address feels calm and considered – a row of white stucco townhouses overlooking a private square, where residents hold a key to the greenery beyond.

Positioned on the second floor, the apartment draws on its period framework while seamlessly instigating a contemporary sensibility. High ceilings and corning lend a sense of proportion, while a restrained palette allows the original architecture to take the lead.

The reception room is bright and composed. A dark marble fireplace offers contrast to the soft neutral tones, while French doors open to views across the square and a steady wash of natural light. A serving hatch to the rear frames views of the kitchen, thoughtfully designed with a pared-back approach. Clean-lined cabinetry, stone worktops and integrated Siemens, Bosch and Miele appliances keep the space cohesive, with convenient under-cabinet lighting.

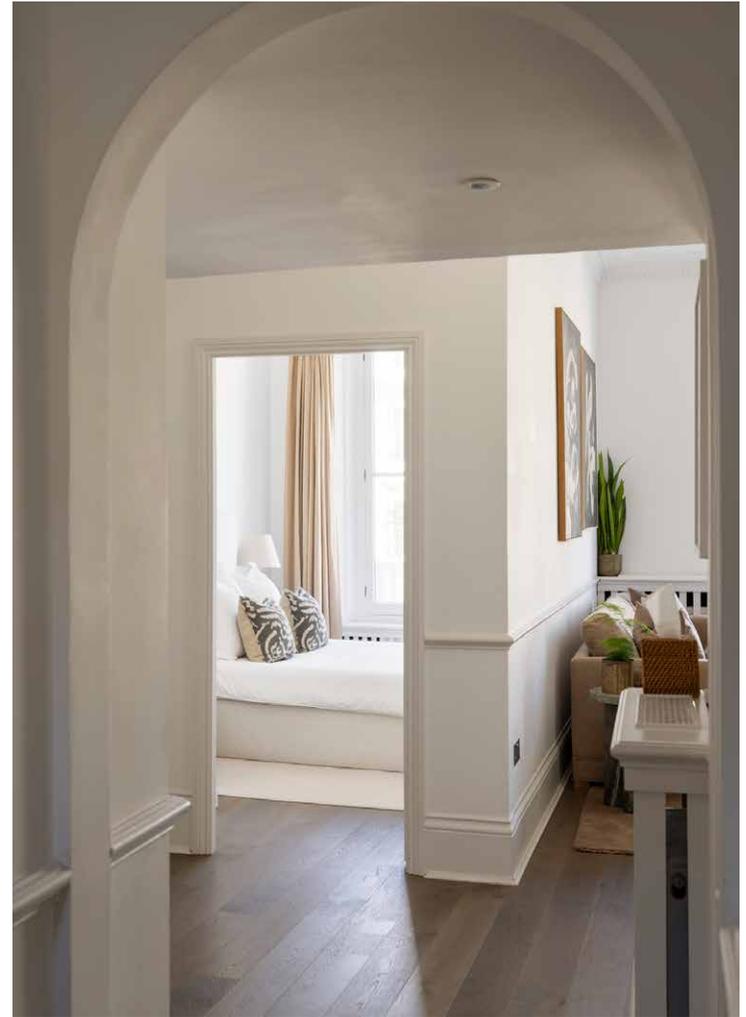










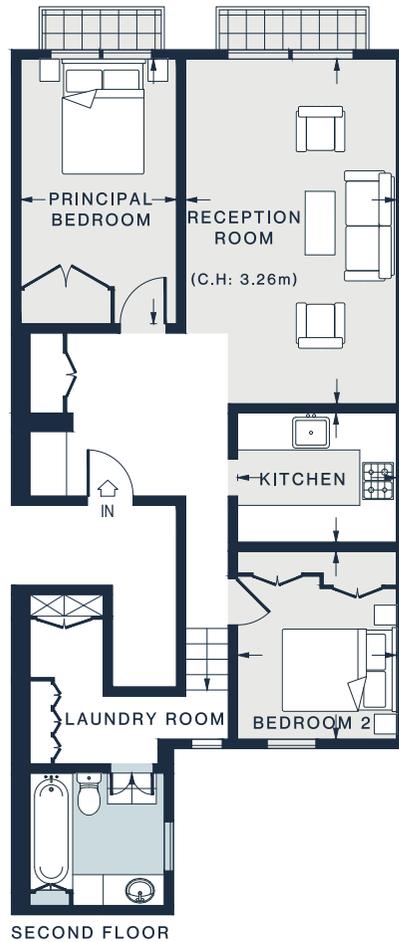


The bedrooms are arranged with privacy in mind, both with considered storage and neutral schemes. In the bathroom, marbled porcelain tiling wraps the space, complemented by a dual shower system and underfloor heating. A separate laundry room, intercom system and access to the private residents' garden complete the picture.









RECEPTION ROOM
18'4 x 11'3 (5.5m x 3.4m)

KITCHEN
8'7 x 6'10 (2.6m x 2.0m)

PRINCIPAL BEDROOM
14'2 x 8'4 (4.3m x 2.5m)

BEDROOM 2
10'0 x 8'8 (3.0m x 2.6m)

Approx. Gross Internal Area = 772 sq ft / 71.72 sq m

Property Details

Spacious reception room with Juliet balcony
Contemporary kitchen with serving hatch
Principal bedroom
Guest bedroom
Laundry room
Family bathroom
Communal garden access

Approx. 772 sq ft / 71.72 sq m

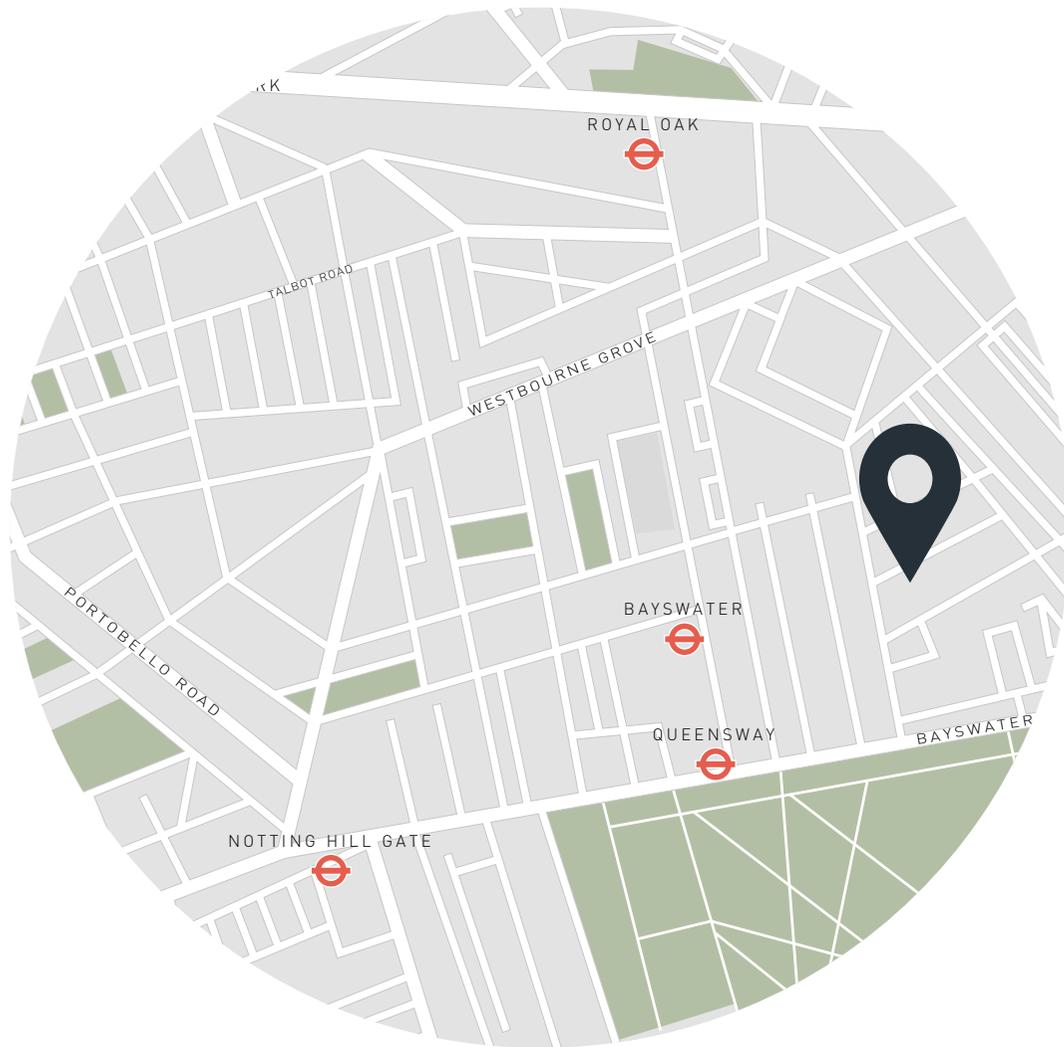
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Tenure: Share of Freehold

Lease Length: circa 140 years

Annual Service Charge: Approx. £5,603

Council Tax Band: F



Location

Bayswater is evolving with quiet confidence. Long appreciated for its proximity to Hyde Park and grand architecture, the area is now seeing a more considered revival – with the reimagined Whiteley boasting cafés, restaurants and luxurious wellness offerings. Queen's Gardens sits at the centre of it all. Hyde Park is moments away, while nearby Westbourne Grove and Notting Hill bring a mix of boutiques, galleries and destination dining. Round off days with a film at The Everyman before dinner and drinks at The Park.

Bayswater - 9 mins (Circle, District)

Queensway - 9 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

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