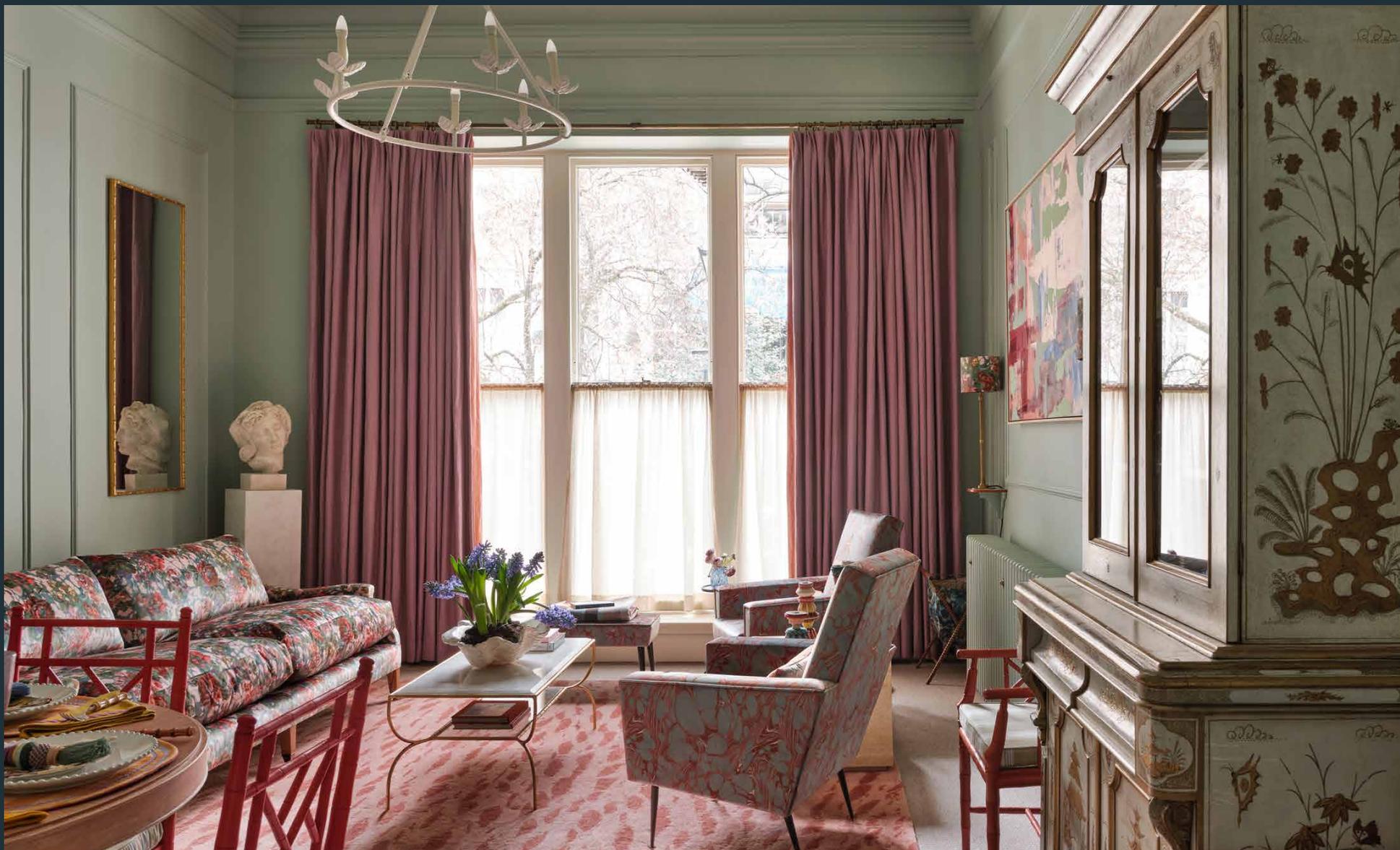


DOMUS NOVA



Queen's Gardens W2 – £1,095,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Maximalist in almost every sense, this two-bedroom home is a daring expression of 'more is more'. Beyond a Bayswater street lined with pristine stucco terraces, impressive proportions are layered with colour and pattern – a collaboration between interior specialist Pandora Taylor and textile artist Susi Bellamy.

Inside, each room feels composed as a carefully choreographed progression of the last. Swirling marbled wallpaper starts a ripple of rich tones, an effect that carries from the entrance throughout, guiding the way from one room to the next. At the front of the apartment, a living space expands dramatically beneath sash windows that overlook the trees of the square. Soft daylight pours through the glazing, illuminating mint-green walls and a room filled with characterful pieces. Beyond, the kitchen reads almost like a jewel box. Peach blossom cabinetry is offset with rose gold details; a deep green quartzite countertop introduces a subtle tonal shift. A mix of open and concealed storage ensures the space remains clutter-free while essentials stay accessible.





The bedrooms continue the apartment's rich palette. In the principal room, golden walls glow warmly against patterned fabrics and dark wooden details. Its en suite follows the same expressive approach – Susi Bellamy wallpaper, Pooky lighting and a heated towel rail complement a spacious shower. Elsewhere, the guest bedroom incorporates a cleverly designed sleeping nook framed by scalloped joinery. It's served by the family bathroom, where candy-toned tiles backdrop a freestanding tub.



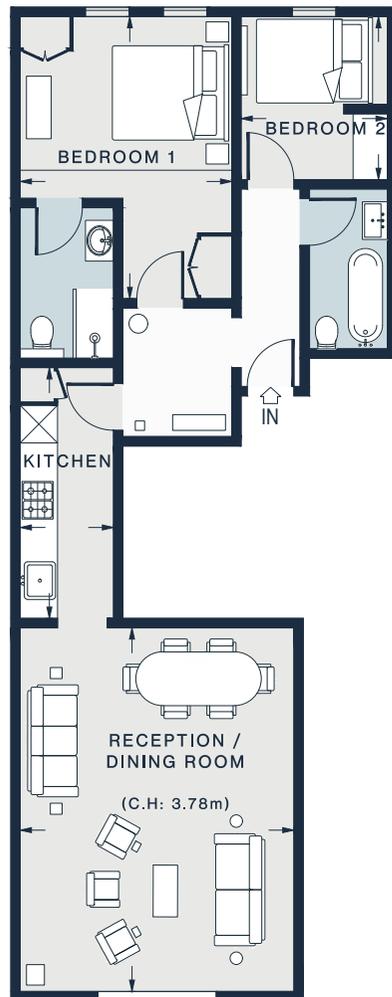








CYCLISTS ONLY



GROUND FLOOR

RECEPTION / DINING ROOM

19'1 x 14'4 (5.8m x 4.3m)

KITCHEN

13'2 x 5'2 (4.0m x 1.5m)

BEDROOM 1

14'9 x 10'10 (4.4m x 3.3m)

BEDROOM 2

8'6 x 7'4 (2.5m x 2.2m)

Approx. Gross Internal Area = 719 sq ft / 66.8 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Interior design by Susi Bellamy and Pandora Taylor
 Generous open-plan dining and reception room
 Contemporary kitchen
 Principal bedroom suite with integrated storage
 Guest bedroom
 Family bathroom
 Communal gardens access
 City of Westminster

Approx. 719 sq ft / 66.8 sq m

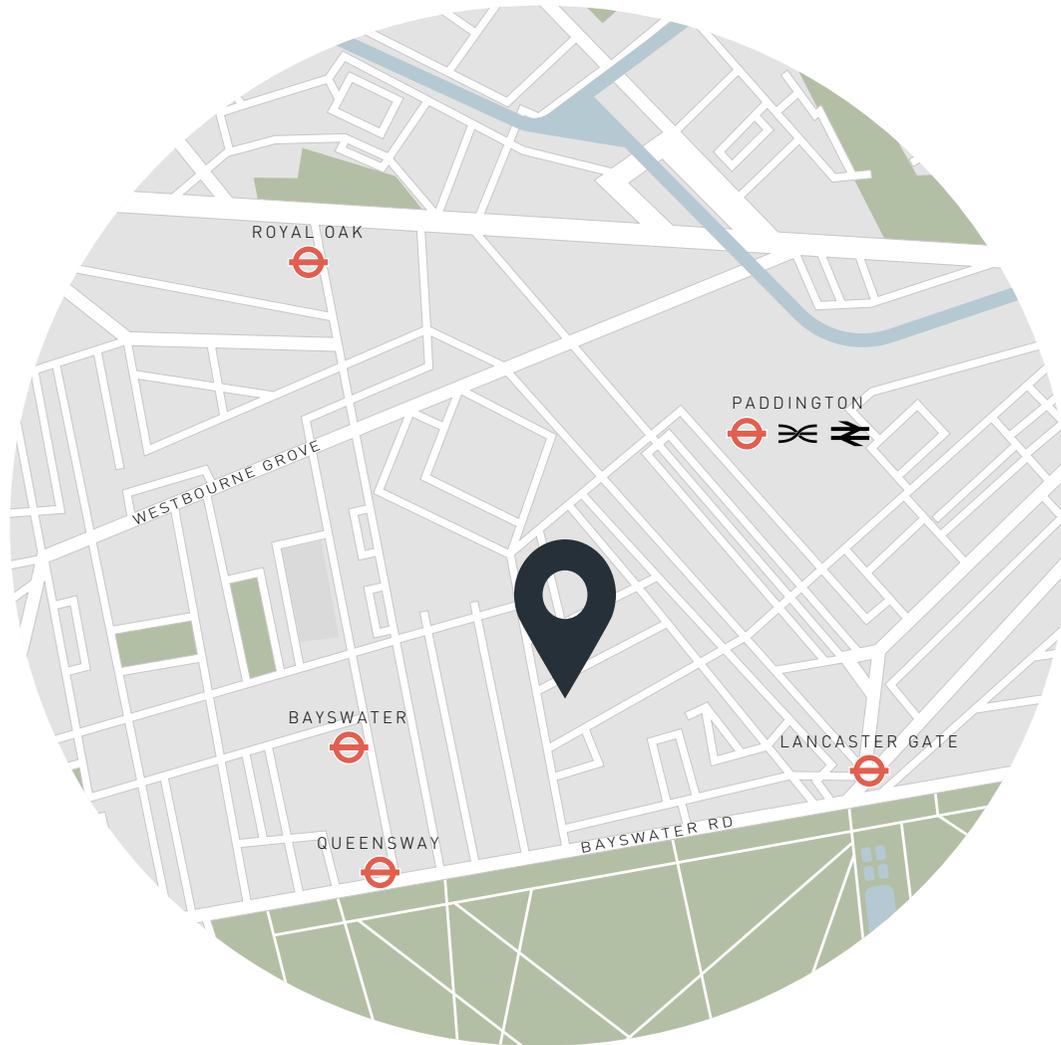
EPC=C

Tenure: Share of Freehold

Lease Length: circa 82 years

Annual Service Charge: Approx. £7,250

Council Tax Band: F



Location

Set just streets away from Hyde Park, green space galore awaits at Queen's Gardens. Jog around the lake, stroll through the Italian Gardens or – if you're feeling brave – take a dip in the Serpentine Lido. The bars and restaurants of Paddington Basin are in easy reach, together with Westbourne Grove and The Whiteley – home to restaurants, cafes, a Third Space gym and a Six Senses Spa. Hop on the tube to Bond Street and Marylebone for art hunting or evenings at Home House members' club. In the other direction, spend the weekends perusing Portobello Road Market. Complete the day with dinner at The Park and a film at The Whiteley's Everyman Cinema.

- Bayswater - 8 mins
- Queensway - 9 mins
- Paddington - 12 mins



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.



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