

DOMUS NOVA



Roland Gardens SW7 – £2,999,500

In partnership with **BARNES**
INTERNATIONAL REALTY



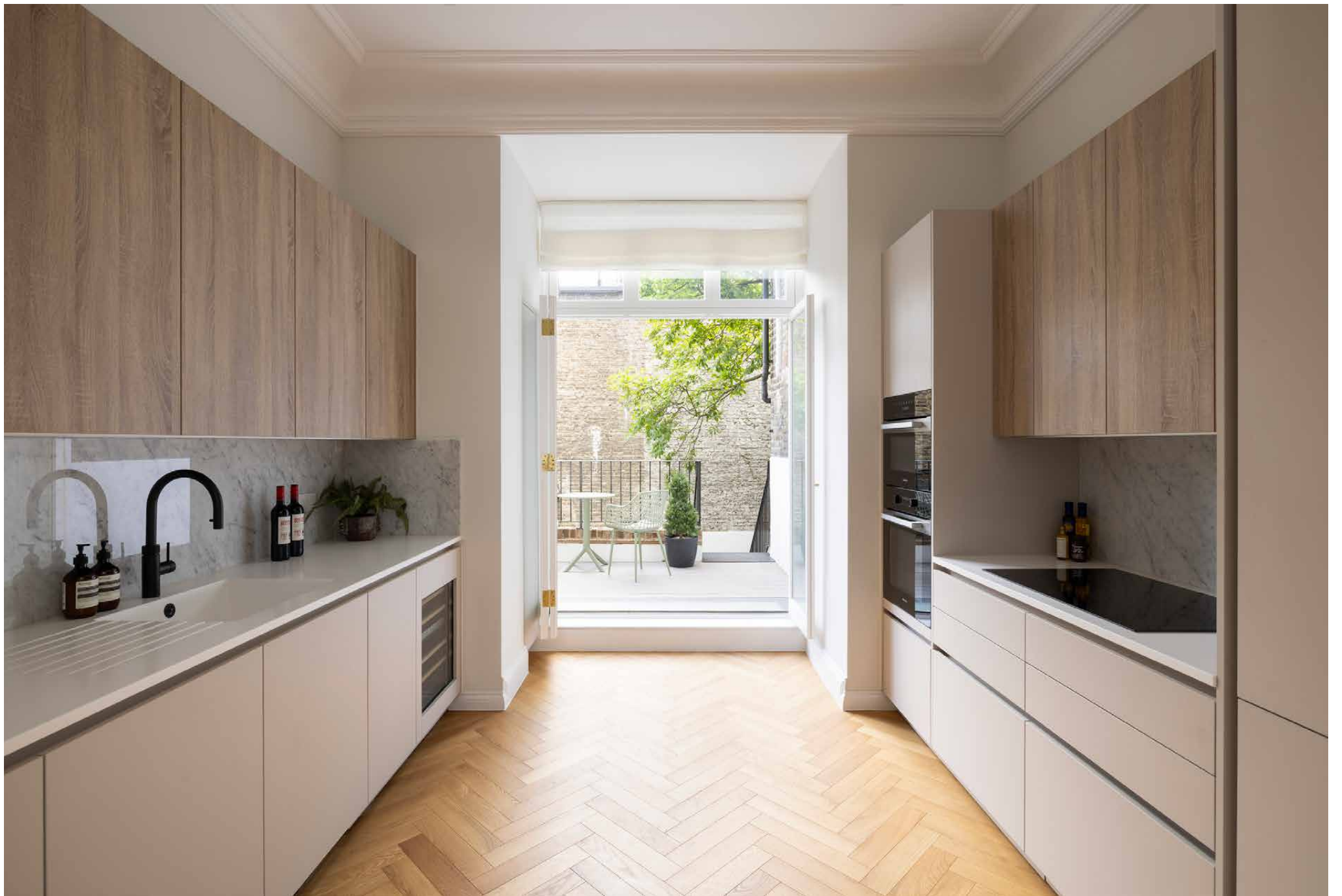
There's a composure to Roland Gardens that's typical of South Kensington's appeal, yet moments away – independent boutiques, eateries and cafes await on Old Brompton Road.

Occupying the raised and lower ground floors of a handsome townhouse, this newly refurbished duplex brings together generous proportions, natural light and a decked terrace that looks out over its own private garden.

Inside, the raised ground floor unfolds between two distinct but connected spaces. At the front, a bay-windowed reception room makes the most of generous ceiling heights and a south-west aspect. To the rear, the kitchen is set up with Miele appliances, marble splashbacks and a separate laundry room that keeps the practicalities tucked out of sight. French doors open from here to a terrace overlooking the garden, drawing daylight indoors. Outside, a private terrace and garden extend the home's appeal. Decking gives way to a planted courtyard – enclosed, sheltered and a peaceful contrast to the bustle of nearby South Kensington.











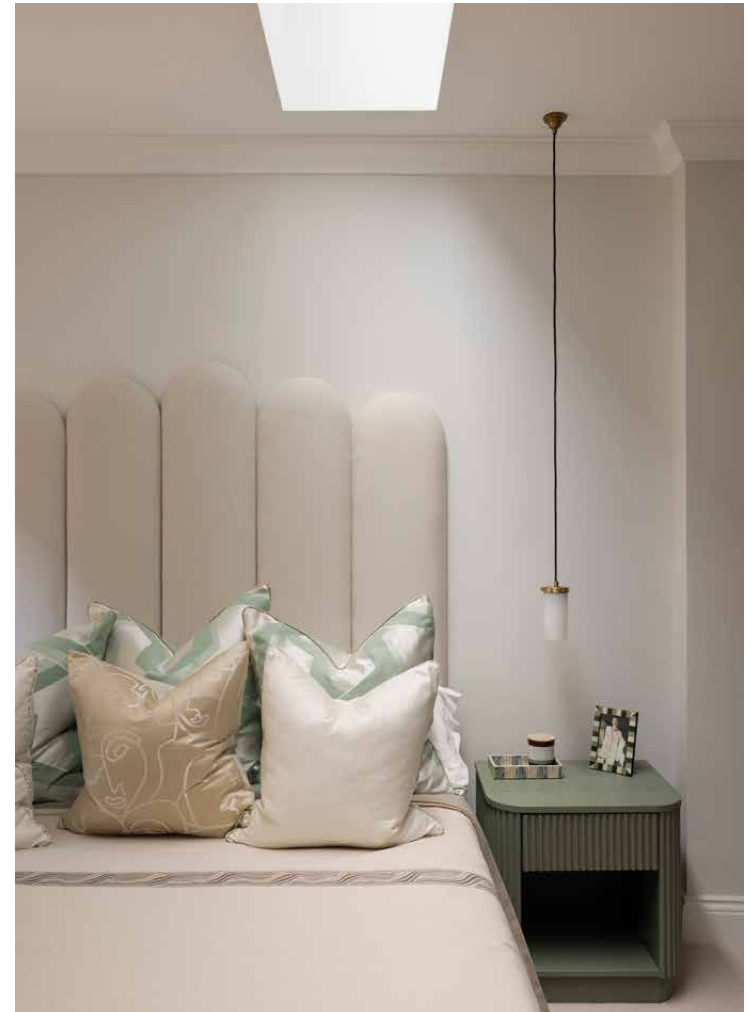


Below, three air-conditioned bedrooms occupy the lower-ground floor. The principal suite is streamlined and spacious, accompanied by a dressing room and en suite, while a second large en suite bedroom enjoys direct garden access. A third bedroom is thoughtfully arranged, served by a family bathroom.

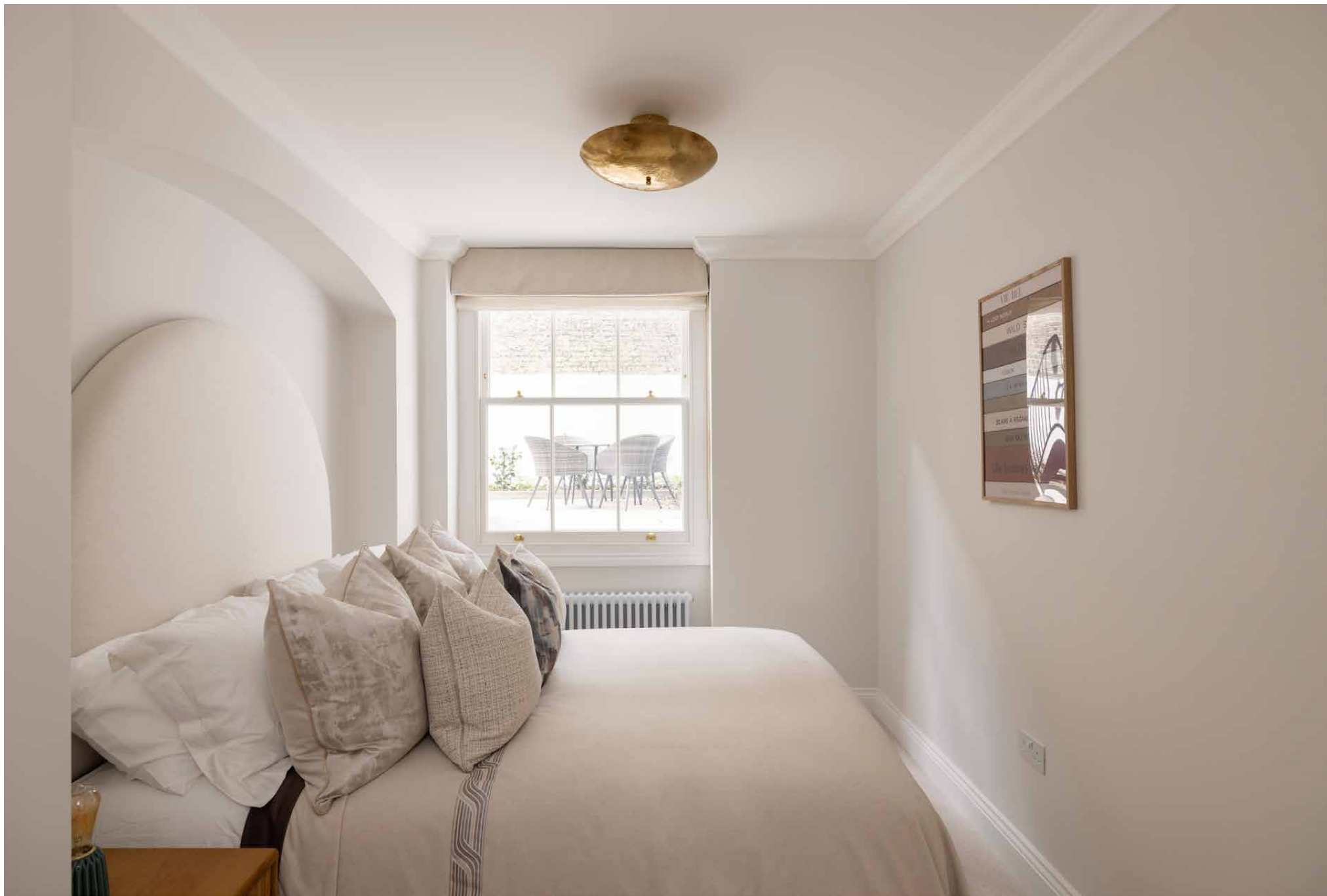




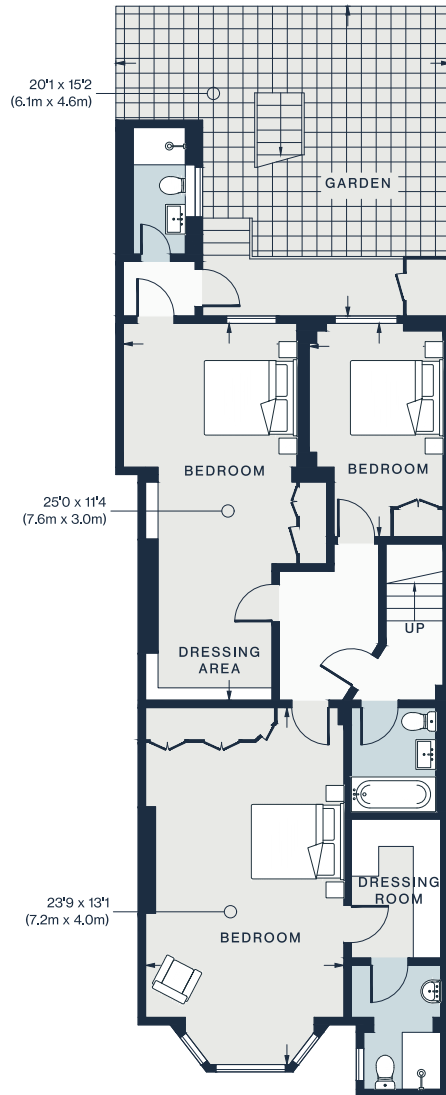




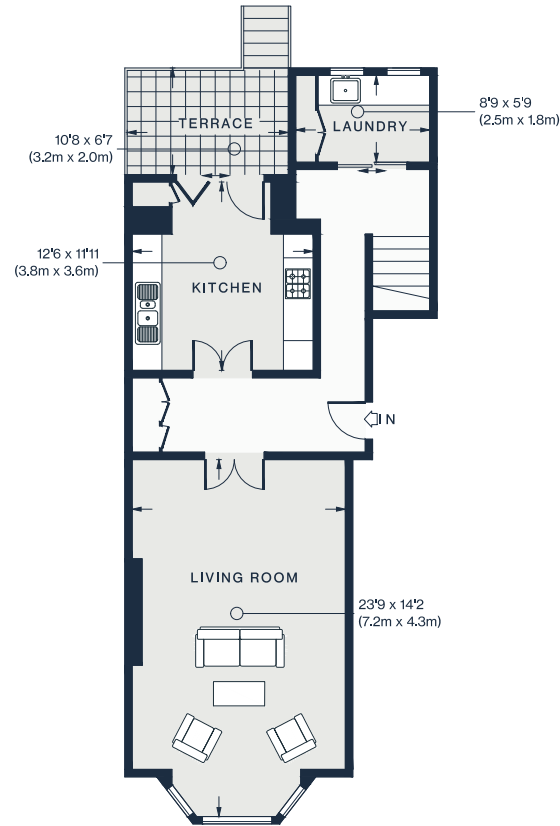








LOWER
GROUND FLOOR



GROUND FLOOR

Approx. Gross Internal Area = 1,792 sq ft / 166.5 sq m

Property Details

- Spacious reception room
- Contemporary kitchen with Miele appliances
- Principal bedroom suite with dressing room
- Guest bedroom suite with direct garden access
- One further bedroom
- Air conditioning to all bedrooms
- Family bathroom
- Decked terrace
- Patio garden
- Utility room

Approx. 1,792 sq ft / 166.5 sq m

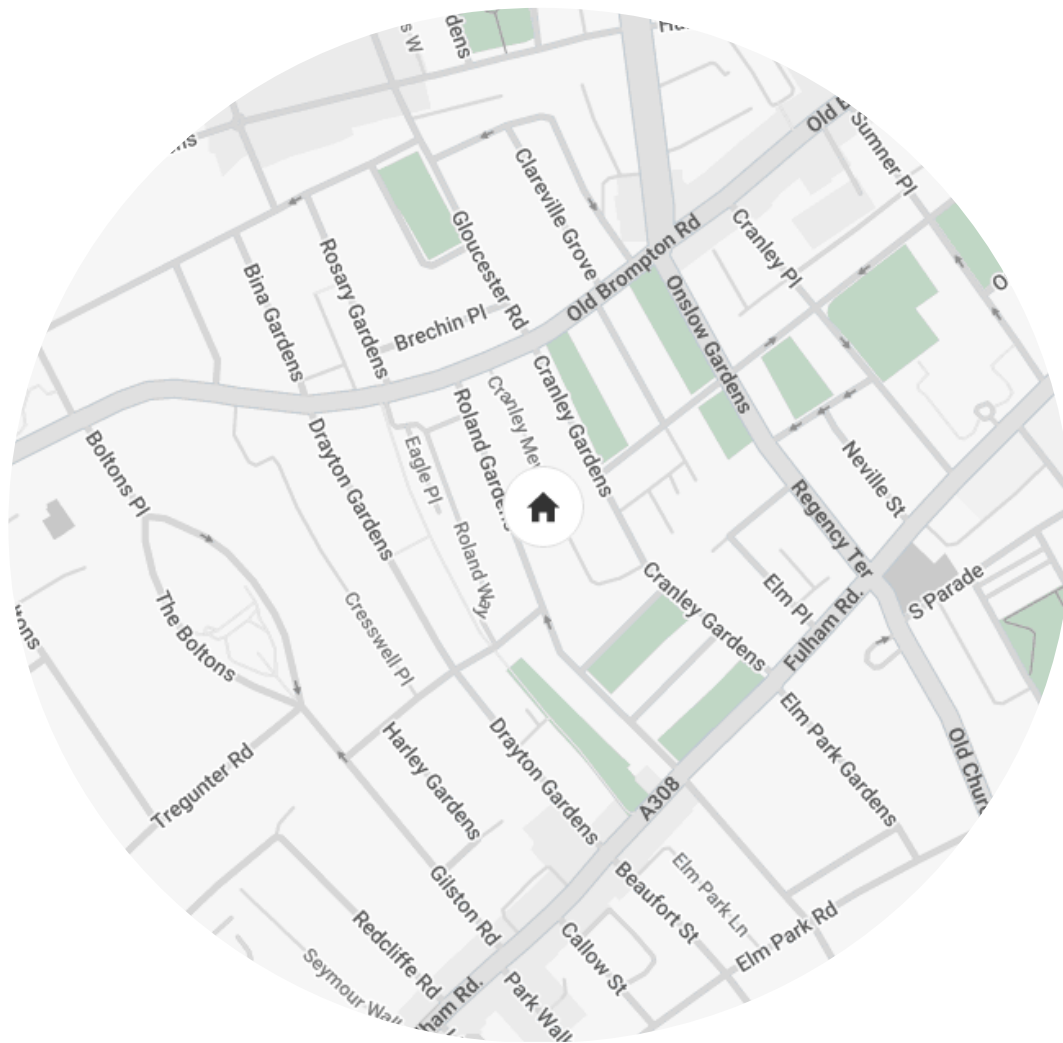
EPC=C

Tenure: Share of Freehold

Lease Length: circa 999 years

Annual Service Charge: Approx. £3,500

Council Tax Band: TBC



Location

Moments from vibrant institutions like the Victoria & Albert Museum and the Natural History Museum, a sense of peace prevails. Grab a coffee to go from HJEM before heading north for a stroll around Kensington Gardens and Hyde Park. Coveted local restaurants such as Margaux, Yashin Ocean House and Zuma are perfect for get-togethers. For shopping, there's Kensington High Street to the north, Chelsea's iconic Kings Road to the south and the upmarket department stores of Knightsbridge to the east. The Royal Albert Hall is nearby for evenings of entertainment, or head to The Troubadour for an evening of live music.

South Kensington - 11 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.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

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