

# DOMUS NOVA



Rosary Gardens SW7  
£2,350,000



An updated reading of a heritage home, this recently refurbished three-bedroom apartment speaks volumes of style and tone. Enter the ground floor reception room, where intricate cornicing and a marble fireplace are hallmarks of the home's period pedigree. Light is diffused across the space through east-facing bay windows. Immaculate wainscoting accentuates the three-and-a-half metre high ceilings. There's a quiet elegance to the space, delineated between living and dining areas.

Herringbone floors lead into the kitchen – expertly-designed by Roundhouse. Textures are engaging across the smooth marble worktops, splashback and dark wood cabinets; appliances are integrated for a streamlined feel. A clean-line island is illuminated by pendant lights.





Downstairs, three bedrooms are sanctuaries of light and considered design. The principal bedroom is illuminated through bay windows, with black-framed floor-to-ceiling wardrobes elevating its spacious proportions. Its ensuite bathroom is wrapped in marble, with a dual vanity set between a separate bath and shower. Two guest bedrooms are stylish and sophisticated, featuring integrated storage and hushed interior palettes. From one room, head out to the private terrace – a secluded spot for alfresco dining. Inside, teal walls and whitewashed marble floors characterise the family bathroom.

An elegant period framework invigorated with a contemporary eye, this home is at once uplifting and calming – set for the dynamics of modern city life.



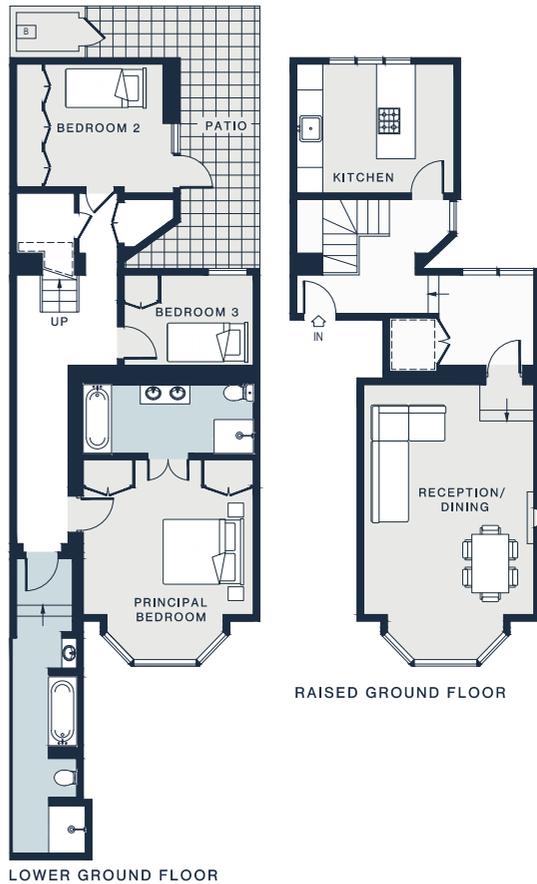












LOWER GROUND FLOOR

**RECEPTION/DINING**

21'0 x 13'1 (6.4m x 4.0m)

**KITCHEN**

12'0 x 9'11 (3.6m x 3.0m)

**PRINCIPAL BEDROOM**

15'2 x 12'8 (4.6m x 3.8m)

RAISED GROUND FLOOR

**BEDROOM 2**

12'10 x 9'3 (3.9m x 2.8m)

**BEDROOM 3**

9'9 x 7'1 (2.9m x 2.1m)

## Property Details

- Spacious reception room
- Kitchen by Roundhouse
- Principal bedroom suite
- Two guest bedrooms
- Family bathroom
- Private terrace
- Royal Borough of Kensington & Chelsea

Approx 1,319 sq ft / 122.54 sq m

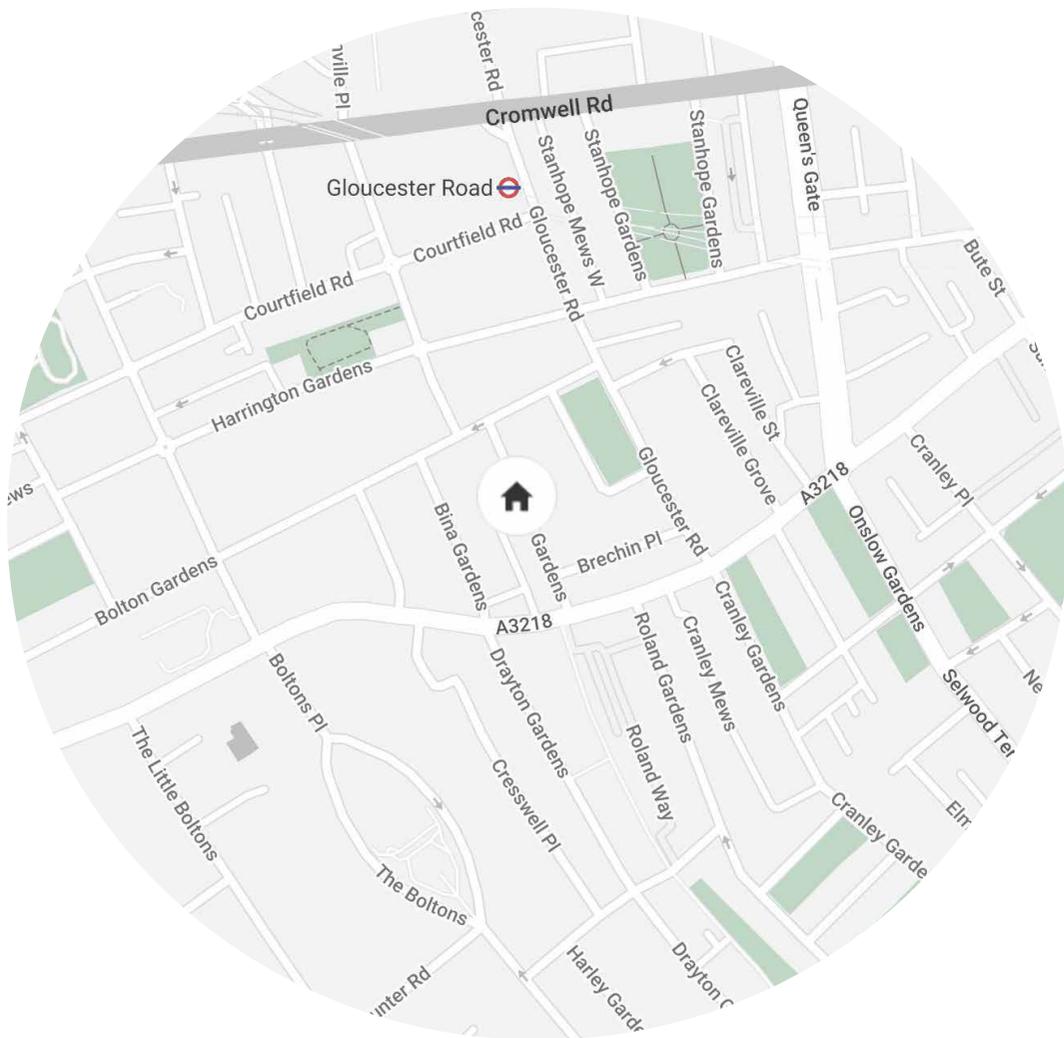
EPC = D

Share of freehold - 960 years remaining

Ground rent £1 per annum

Service charge on an adhoc basis - 2/5

share. Council tax band = G



## Location

Rosary Gardens is a quiet enclave, caught between the vibrant neighbourhoods of Kensington, Earl's Court and Chelsea. Coveted local restaurants such as Macellaio RC, Yashin Ocean House and Margaux are within a few minutes' reach. After a day of retail therapy along the King's Road, head to mainstays Bluebird or Beaufort House. Saatchi Gallery, the Natural History Museum or the V&A are nearby for a spot of culture.

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