

DOMUS NOVA



Sinclair Gardens W14 – £1,400,000

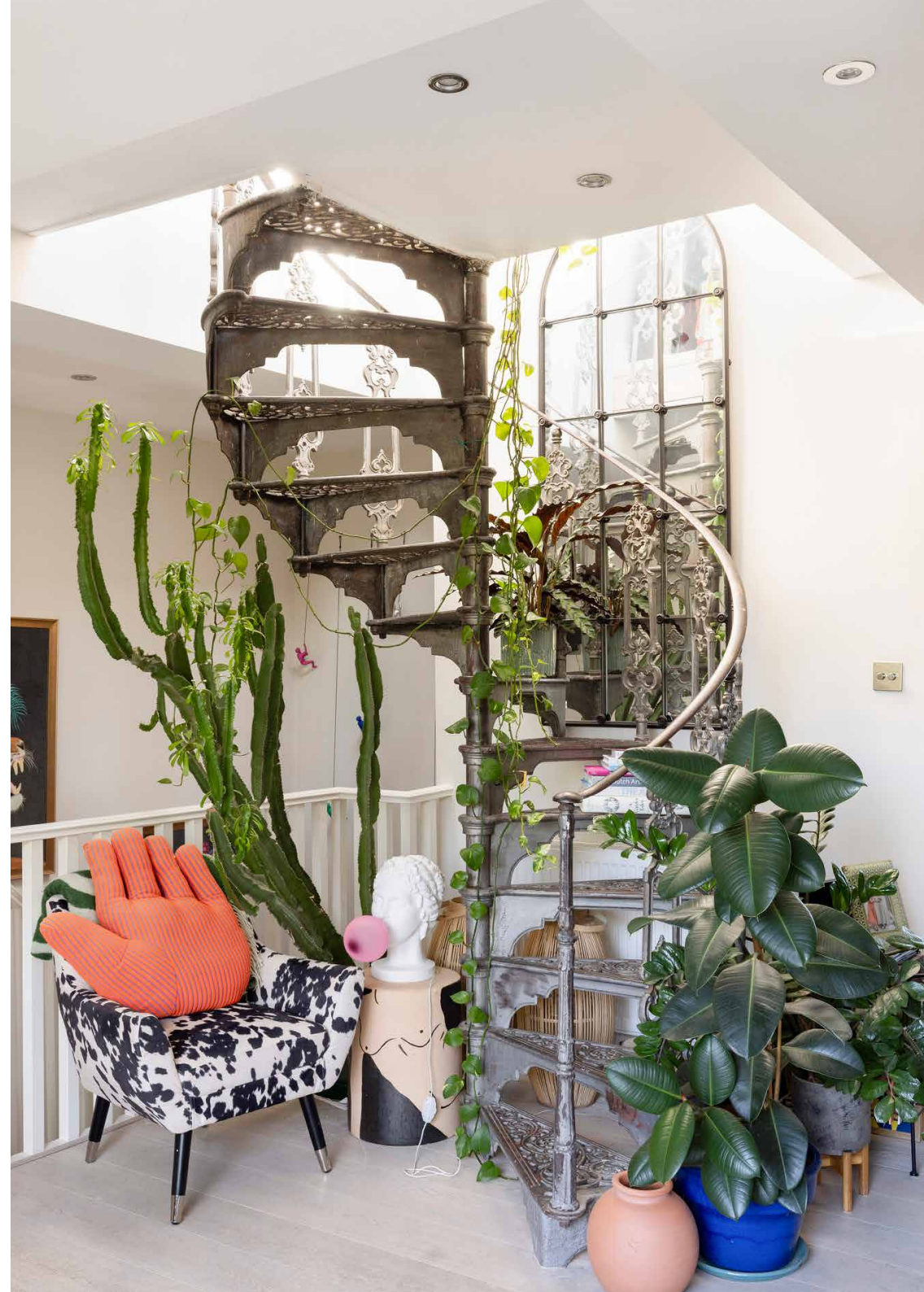
In partnership with **BARNES**
INTERNATIONAL REALTY

On a peaceful residential street in W14, elegant period façades showcase stock brickwork, bay windows and ornate portico entrances. Beyond one of these heritage buildings on Sinclair Gardens, a three-bedroom maisonette offers a playful twist on its refined framework with uplifting tones and connectivity to al fresco spaces.

With an inverse layout, the open-plan kitchen, dining and reception room is located on the third floor. As you enter, laminate wood floors and whitewashed walls set a tranquil feel in motion. Making the most of its high vantage point, sunlight pours through a wall of glazing – illuminating a muted orange feature wall. The sliding glass doors open to reveal a private suntrap balcony, offering easygoing indoor-outdoor living come London's warmer months.

The kitchen can be separated from the main living area behind sliding pocket doors, or left open for a sense of streamlined flow. Set against cream enamel cabinets, black granite worktops offer a bold contrast – continued across the central island, which doubles as a breakfast bar. The double-fronted Rangemaster oven and integrated Bosch appliances keeps things running smoothly.

Catching the eye against the minimalist backdrop, a striking vintage staircase adds an industrial edge to the room – twisting upwards to the roof terrace. Bordered by frosted glazing, it's a secluded spot that gazes across the eclectic skyline.















On the second floor, three bedrooms are accessed off a wide corridor – which has a playful feel, courtesy of the Cole & Son ‘Cocktail’s wallpaper. The principal bedroom is introduced with neutral carpets, pale walls and reams of sunlight pouring through a double sash window. A pale green feature wall is fitted with open shelving, while a walk-in wardrobe sits adjacent. An en suite bathroom has a classic-meets-contemporary look, with neutral hues and a bathtub.

One of the guest bedrooms has a modish feel with oxblood-red shelving that works to backdrop the double bed, contrasted with soft apricot walls. The other bedroom is serene with pistachio walls and soft carpets, offering versatile space to be used as a study or studio. Both rooms are served by a guest bathroom, featuring a modern shower.

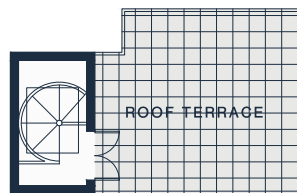




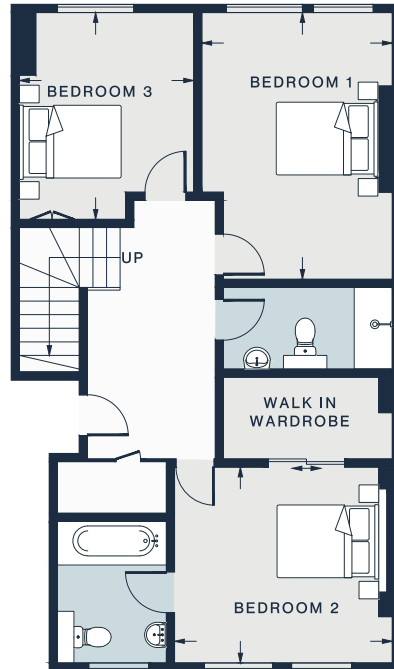




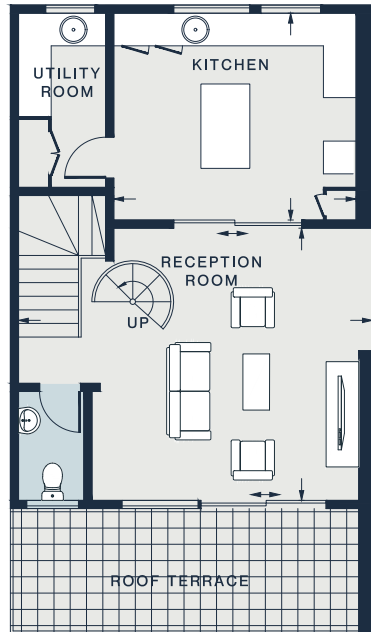




FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR

RECEPTION ROOM
21'4 x 16'2 (6.5m x 4.9m)

KITCHEN
14'5 x 12'7 (4.4m x 3.8m)

BEDROOM 1
16'2 x 11'5 (4.9m x 3.5m)

BEDROOM 2
13'1 x 11'9 (4.0m x 3.6m)

BEDROOM 3
12'5 x 10'5 (3.8m x 3.2m)

Second Floor = 808 sq ft / 75.4 sq m

Third Floor = 622 sq ft / 57.8 sq m

Fourth Floor = 30 sq ft / 2.8 sq m

Approx. Gross Internal Area = 1,460 sq ft / 136 sq m

Property Details

Open-plan kitchen, dining and reception room
Principal bedroom suite with walk-in wardrobe
Two guest bedrooms
One guest bathroom
Additional WC
Utility room
Private balcony and roof terrace
Royal Borough of Kensington & Chelsea

Approx. 1,460 sq ft / 136 sq m

EPC=C

Tenure: Leasehold

Lease Length: circa 949 years

Annual Service Charge: Approx. £1,971

Council Tax Band: F



Location

Nestled between Holland Park, Shepherd's Bush and Brook Green, Sinclair Gardens offers a residential retreat with everything you need within easy reach. Stroll to Holland Park Avenue to stock up on groceries at Supermarket of Dreams, then to the eponymous green space with its verdant lawns and landscaped Kyoto Gardens. On Saturdays, pick up organic produce from Brook Green's local farmer's market and bring your racquets to the nearby tennis courts for a game. The highly-anticipated Olympia London arts centre will bring varied cultural events to the neighbourhood throughout the year, as well as long-running institutions the O2 Shepherd's Bush and Grade-II listed Eventim Apollo. As for fine dining, you're spoilt for choice between Julie's, The Bird and Hand, and The Havelock Tavern, to special occasions at Six Portland Road and Michelin-starred Endo at The Rotunda.

Shepherd's Bush - 7 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
020 7221 7817
sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY