# DOMUS NOVA




St Ann's Villas W11 – £4,850,000

*In partnership with* BARNES INTERNATIONAL REALTY




On the northern edge of Holland Park, gables pitched sharp against the sky give St Ann's Villas its storybook profile. At the end of the redbrick row, theatrics concede to something more measured. Following a renovation carried out alongside a heritage consultant, four floors of original features are back where they belong, with design that feels in keeping for the 21st century.

The hall sets things off warmly, with camel grasscloth walls and dark herringbone floors sweeping around the stair. The reception room is a lesson in Victorian proportion: a shuttered bay window to the street, intricate cornicing above and a carved marble fireplace flanked by built-in bookshelves. Then comes the party trick. The dining room behind is dark and handsome, its black marble fireplace and tiles facing a wall of inky cabinetry. Fold back the central doors and a bar appears, glowing against an antiqued mirror.



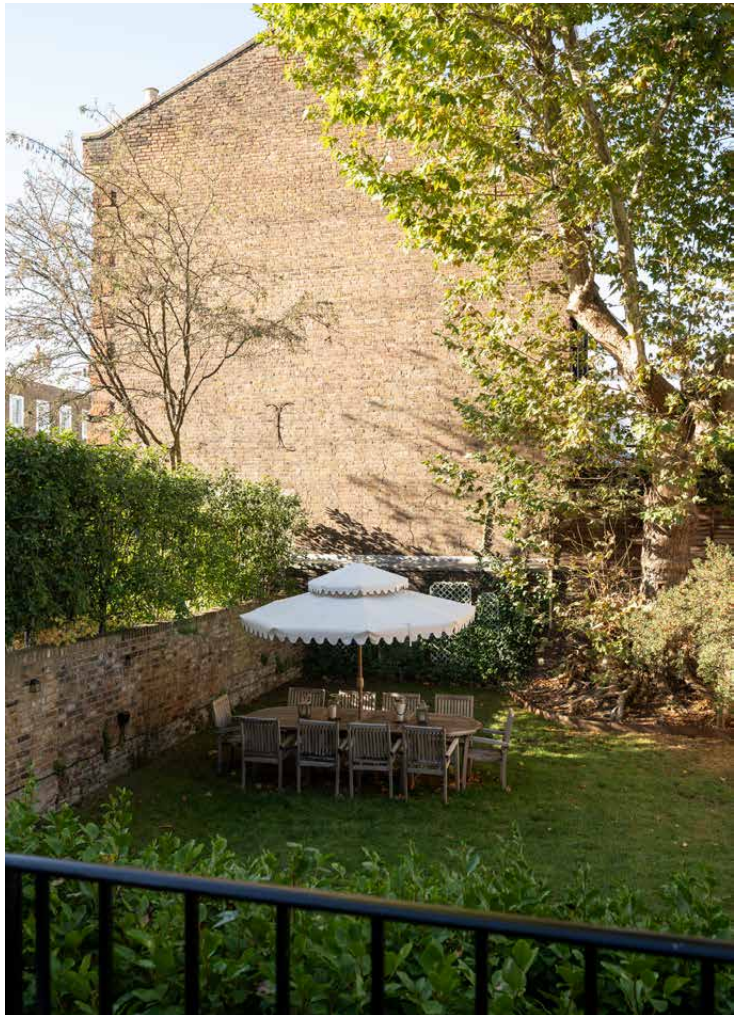


Beyond, the Cast London kitchen runs as a sleek galley of deep green joinery, brass pulls and a copper sink. A long skylight floods daylight down its length, and steel-framed doors at the far end open straight out to the trees, with a breakfast nook tucked alongside. Step outside and the garden unfurls. Wide and walled in brick, its lawn stretches across the width with mature planting spilling over the edges.

Accessed independently, a lower ground level serves as a setup of its own, with two bedrooms and bathrooms, its own kitchen and reception room. It's ideal for guests who can come and go, live-in housekeepers or older children, with the potential to generate income if rented.










Stylish
PALEO EVERY DAY FIVE STARS



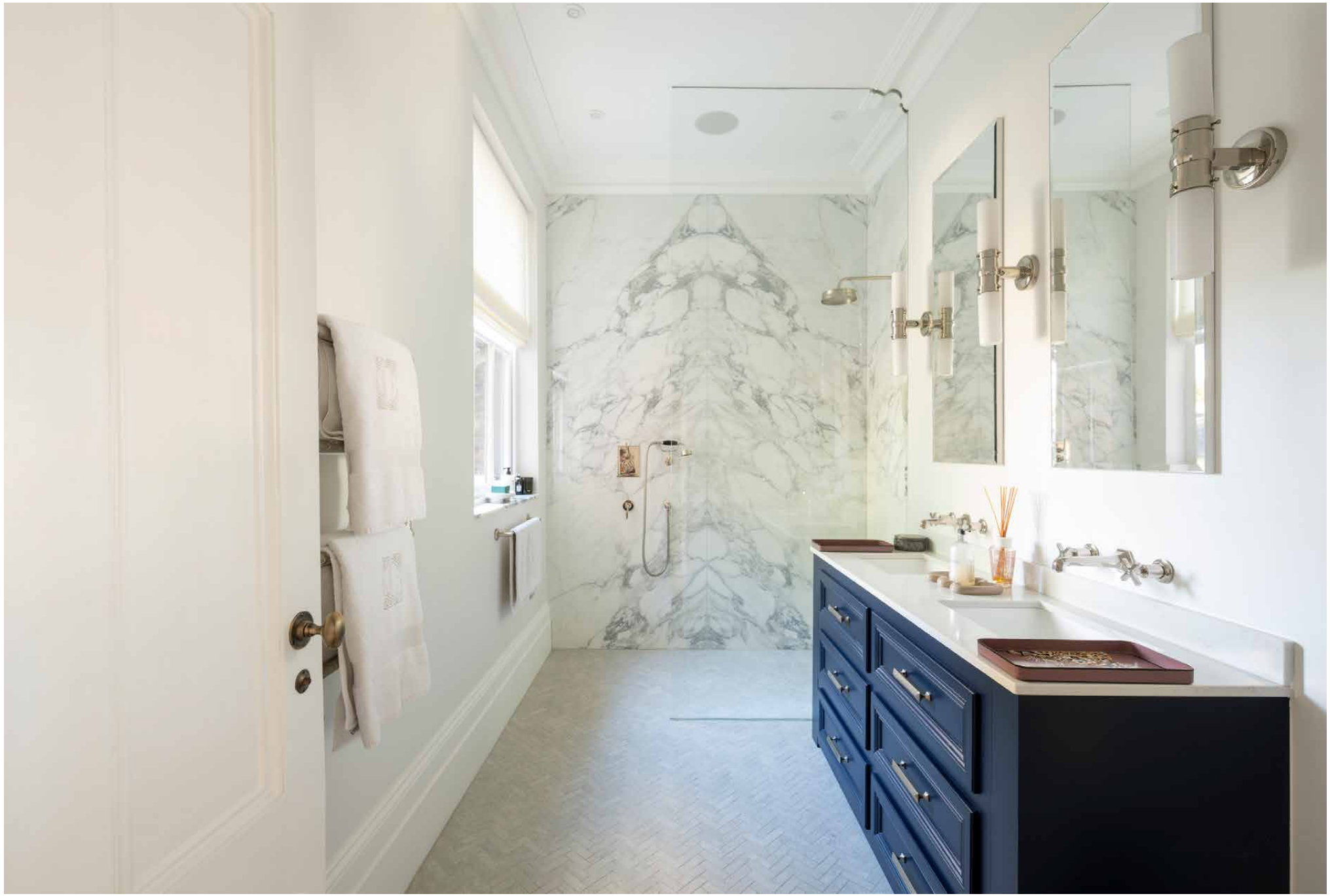


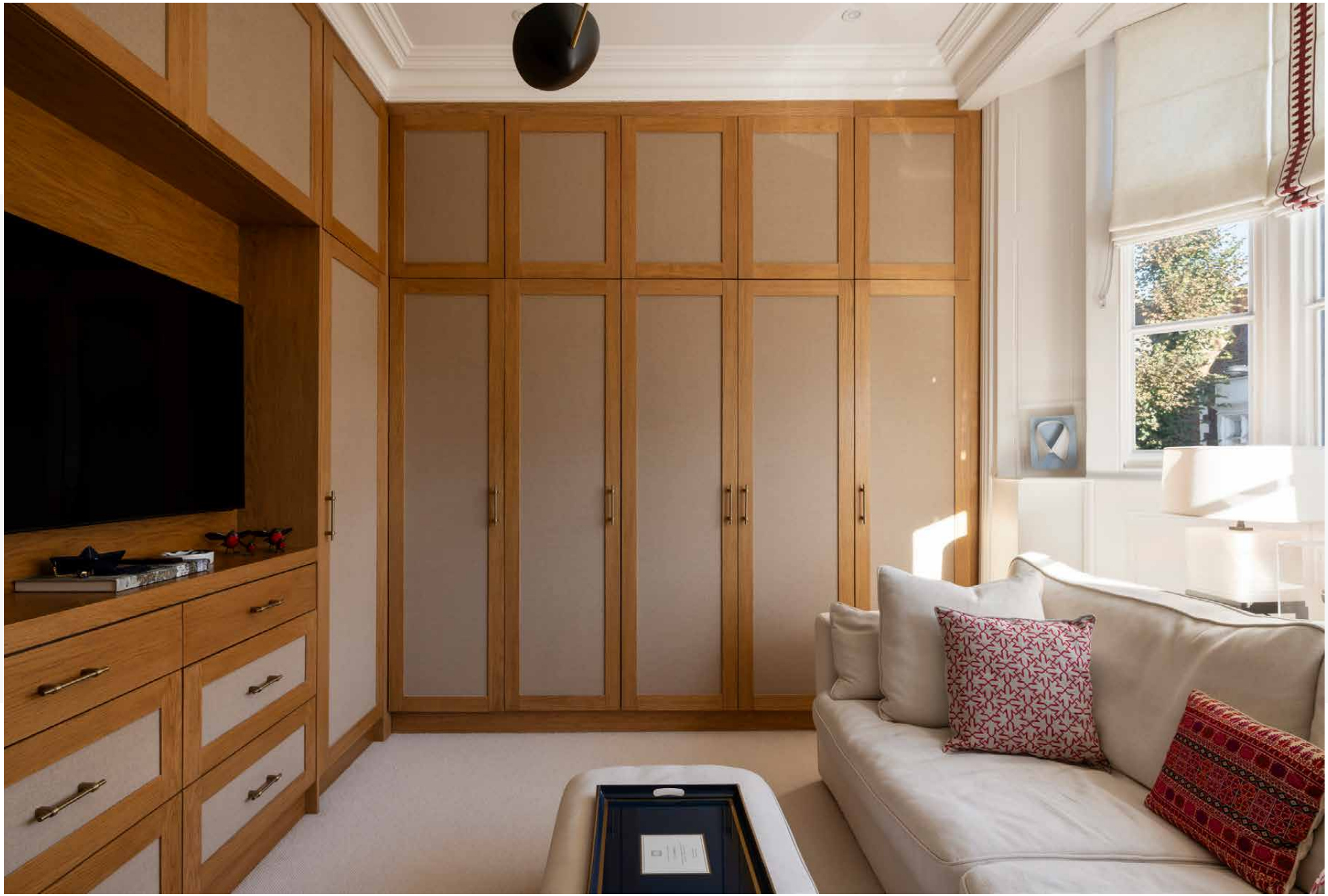


On the first floor, the principal bedroom is panelled and peaceful, with an original fireplace and tall sash windows that look out into the treetops. Its bathroom comes with a sense of occasion: bookmatched marble rises behind a walk-in shower, set alongside a double vanity. Next door, a family room lined floor to ceiling in oak-framed linen wardrobes works as both dressing room and hideaway. Up in the eaves, two further bedrooms nestle beneath angled ceilings, with front-row views of the rooftops. They share a bathroom in soft grey polished plaster. A fully insulated, boarded loft takes care of everything else.

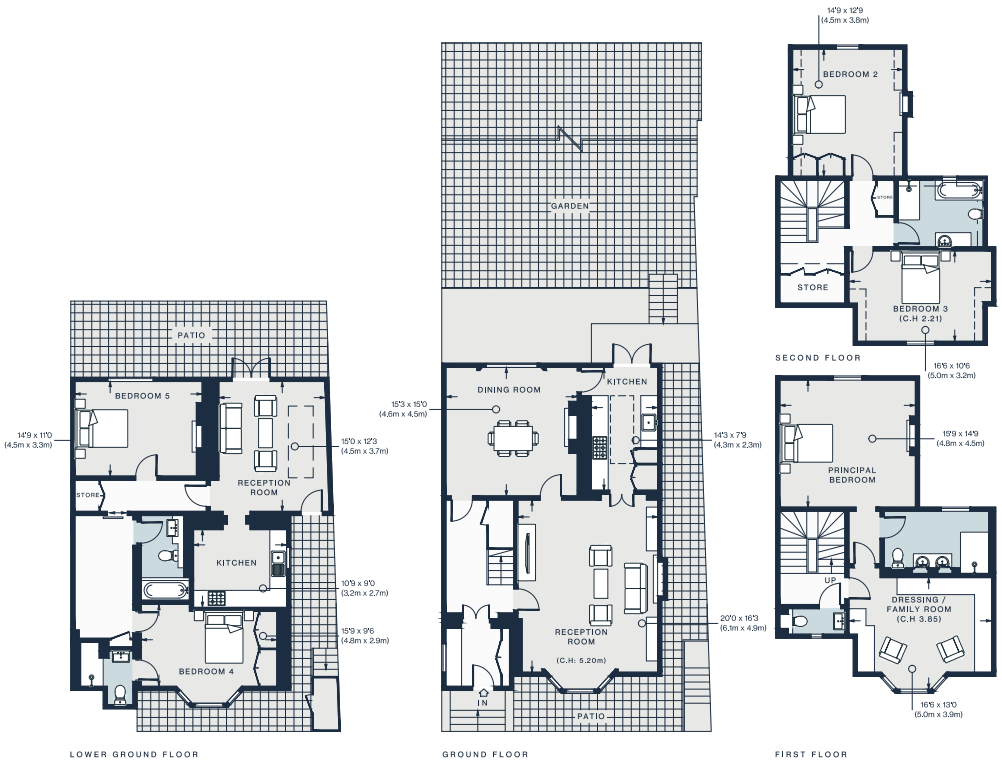












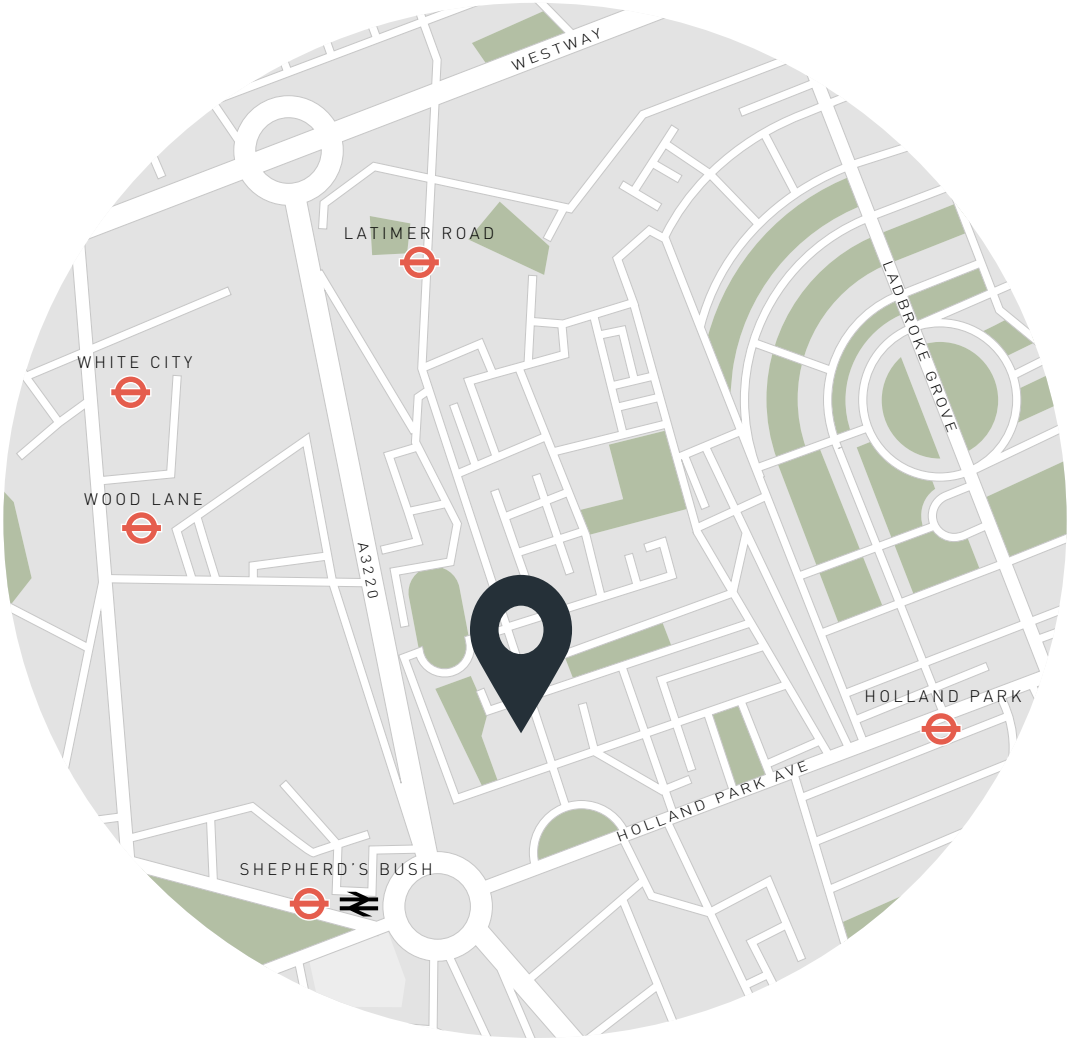

Approx. Gross Internal Area = 3008 sq ft / 279 sq m

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

Victorian house restored with a heritage consultant
Bay-fronted reception room
Dining room with concealed bar
Kitchen by Cast London with breakfast nook
Principal bedroom suite with family room/dressing room
Two further bedrooms
Family bathroom
Self-contained lower ground level with private entrance
Large walled garden
Insulated and boarded loft
Royal Borough of Kensington & Chelsea

Approx. 3,008 sq ft / 279 sq m
EPC=C
Tenure: Freehold
Council Tax Band: H




# Location

This corner of west London does village life with a polished edge. Weekends start with a browse through independent businesses: stock the fridge at C Lidgate butchers, the wine chiller at Jeroboams and the bookshelves at Daunt books – all on the doorstep. Holland Park is moments away – with woodland walks, the Kyoto Garden and Belvedere or Daisy Green for post-stroll brunch. When you want to stretch your legs, it's less than 20 minutes to wander to Portobello Road, where eclectic stalls and vintage treasures await.

Shepherd's Bush – 7 mins
Holland Park – 10 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

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and Ibiza's design-led homes

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