

# DOMUS NOVA



St. James's Gardens W11 – £895,000

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INTERNATIONAL REALTY



Leafy communal gardens and rows of honey-brick and stucco townhouses set the scene at this quiet Holland Park address. Moments from the cafés and independent shops of Clarendon Cross, a quietly residential feel characterises the setting, where village flow unfolds into city convenience.

Inside, interiors by Tasha Freeman rework the apartment with a design-forward sensibility. From the hallway, tall bespoke glazed doors open into the living space, instantly offering views out across the leafy communal gardens, to which the home enjoys access. Original sash windows and a restored fireplace ground the room, while light wood floors and soft neutrals create calm. Arranged as an open-plan setting, the space flows easily between lounge, kitchen and dining nook.

Running along one wall, the kitchen combines shaker cabinetry in Farrow & Ball's Railings with marble worktops and a shimmering white zellige splashback. An antique bronze tap and open shelving lend character, while Siemens and Bosch appliances – including a wine fridge, dishwasher and undercounter fridge-freezer – are seamlessly integrated.













Quietly positioned to the rear, the bedroom is hushed and uncluttered, with shutters that offer flexibility to filter the light. Bespoke tongue-and-groove wardrobes span one wall, maximising storage. From here, a staircase descends to an unexpectedly generous bathroom. Handmade Popham floor tiles sit atop underfloor heating, while Farrow & Ball's Slipper Satin softens the walls. A freestanding bathtub takes centre stage, set neatly beside a separate rainfall shower.













SECOND FLOOR

RECEPTION ROOM /  
KITCHEN  
17'9 x 16'1 (5.4m x 4.9m)

BEDROOM  
11'3 x 11'3 (3.4m x 3.4m)

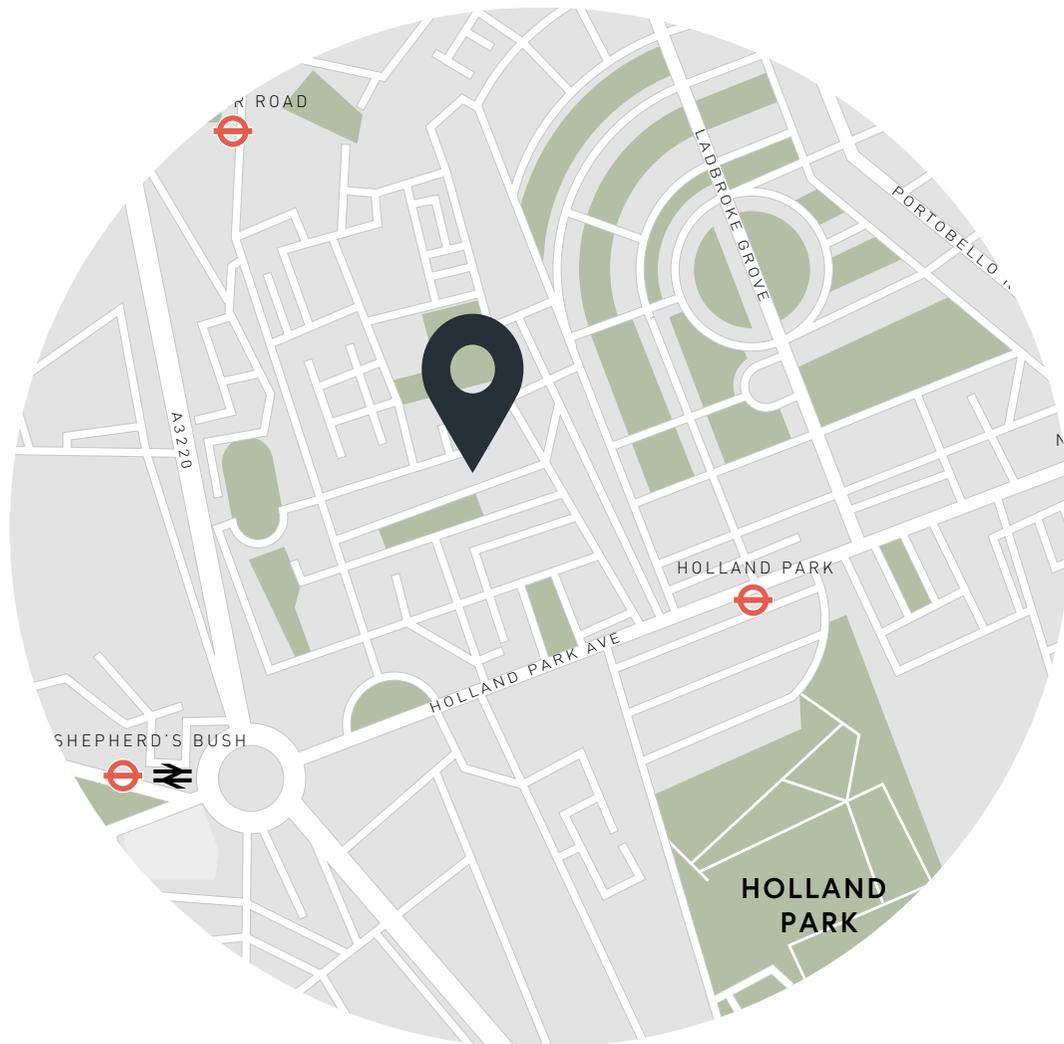
Approx. Gross Internal Area = 579 sq ft / 54 sq m

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 Tasha Freeman  
Open-plan kitchen and reception room  
Principal bedroom with bespoke fitted storage  
Spacious family bathroom  
Communal gardens access

Approx. 579 sq ft / 54 sq m  
EPC=D  
Tenure: Leasehold  
Lease Length: circa 138 years  
Annual Service Charge: Approx. £2,240  
Council Tax Band: E



## Location

Alongside its namesake green space, Holland Park is celebrated for its laid-back village vibe and striking Victorian architecture. Historically an enclave for creatives, Holland Park is still a magnet for culture. Independent businesses thrive here; stock the fridge at C Lidgate butchers, the wine chiller at Jeroboams and the bookshelves at Daunt books – all on the doorstep. 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. A walk in the other direction brings you to the award-winning Design Museum, as well as the shops and delis of Kensington High Street.

Holland Park (8 minutes)

Shepherd's Bush (10 minutes)



# 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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020 7221 7817

[sales@domusnova.com](mailto:sales@domusnova.com)

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