

DOMUS NOVA



St Stephens Gardens W2 – £4,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



A two-bedroom lateral apartment with minimalist furnishings and calming tones crafted by 23 + GS / 318 Studio, set in the residential heart of Notting Hill.

Behind a stucco-fronted conversion, this two-bedroom apartment is a considered, contemporary affair imagined by architecture and design studio 23 + GS / 318. From the quiet street, ascend to the building's third floor. There's tonal juxtaposition as you move from the entrance corridor – finished with dark plaster and marble – into the bright apartment. A wide hallway sets a stylish impression with soft pink walls and pale wood floors, a calming palette employed throughout the home.





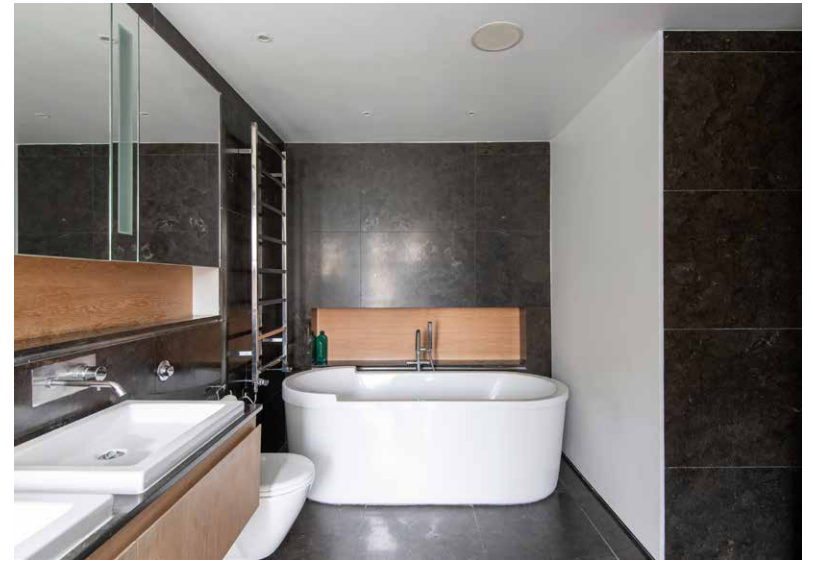


Through double glass doors, enter a spacious open-plan kitchen and reception room. At one end, minimalist furnishings make for a relaxed living area, whilst storage is subtly concealed beneath a full-width marble bench. Centering the room, a wooden dining table seats six. At the other end, the kitchen is all sleek grey cabinetry and high-spec integrated appliances. It's a space that uplifts as it soothes, with reams of sunlight filtered through a series of sash windows.

The principal bedroom suite is a picture of minimalism, with whitewashed walls, understated furnishings and integrated wardrobes. Its en suite bathroom is wrapped in dark oversized tiles, setting a modish scene for the dual vanity and freestanding tub.

There's access to two balconies from the bedroom and bathroom for a breath of fresh air. The guest bedroom continues the pared-back aesthetic, leading directly onto a decked roof terrace – with an enviable south-facing position. Completing the home, an additional contemporary shower room, cloakroom, and

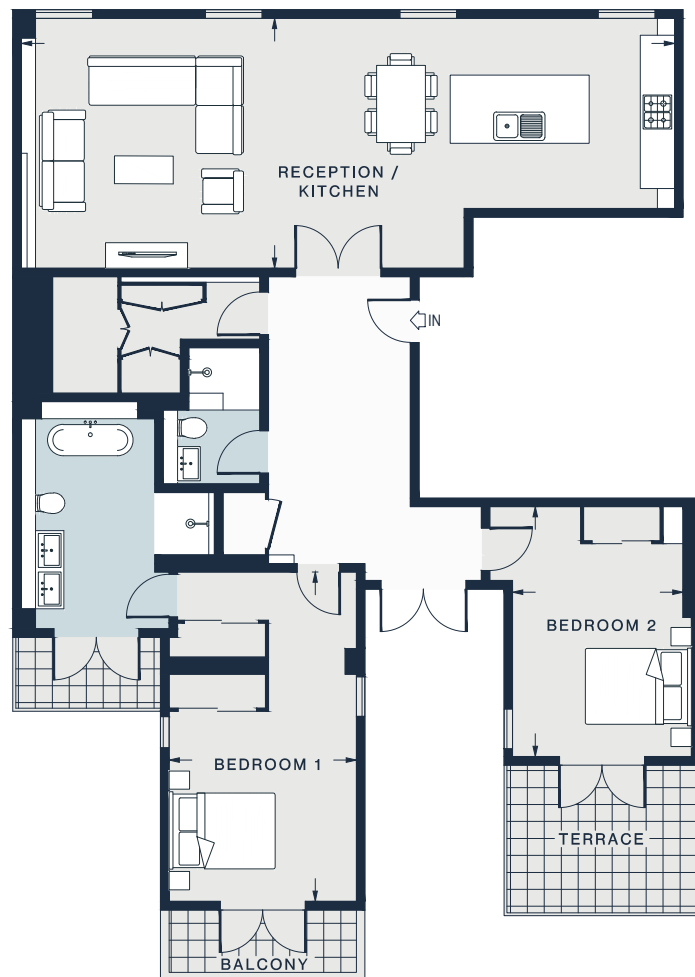












THIRD FLOOR

RECEPTION / KITCHEN

37'8 x 14'6 (11.5m x 4.4m)

BEDROOM 1

19'2 x 10'11 (5.8m x 3.3m)

BEDROOM 2

14'7 x 9'9 (4.4m x 3.0m)

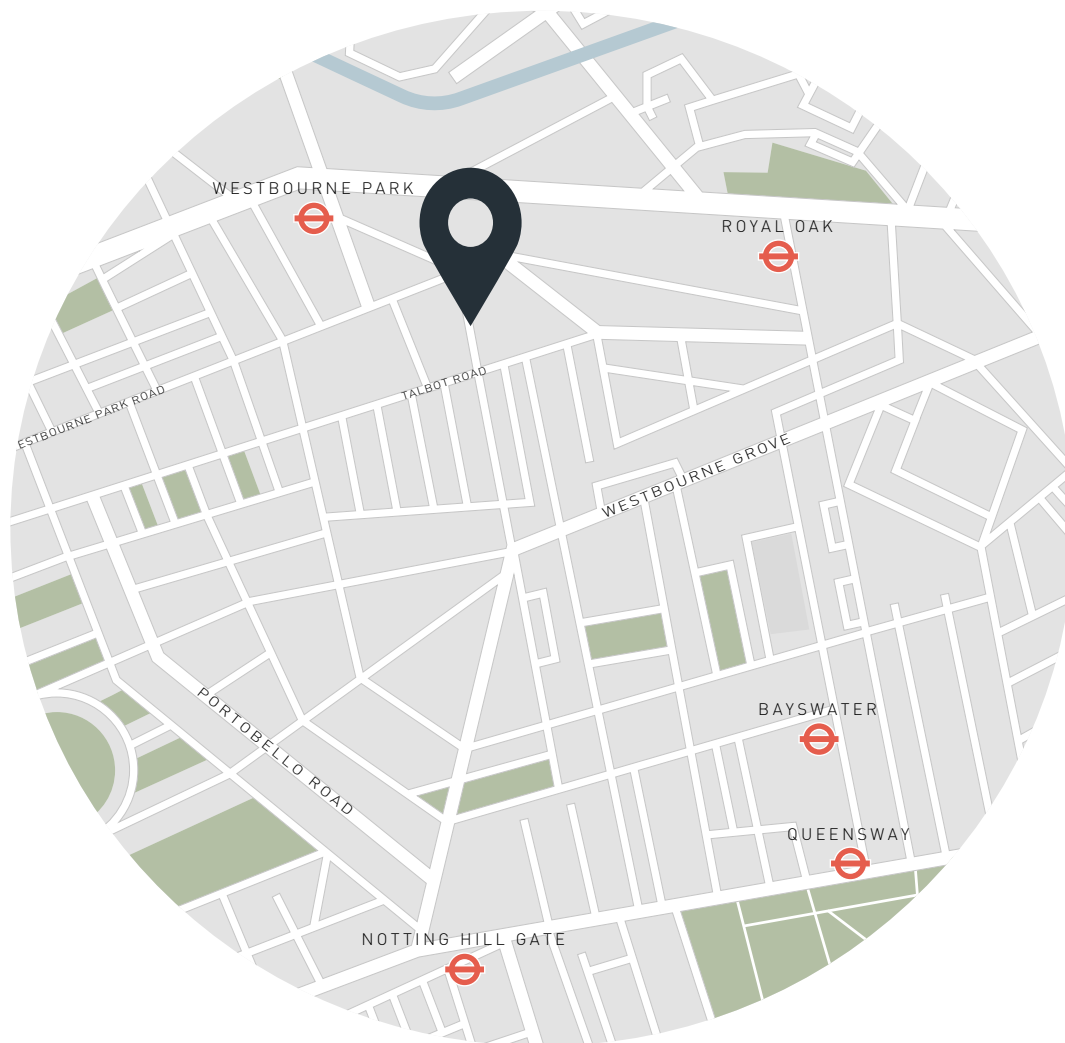
Approx. Gross Internal Area = 1,292 sq ft / 120 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

2 Bedrooms, 2 Bathrooms
Designed by 23 + GS / 318 Studio
Open-plan kitchen and reception room
Principal bedroom suite
Guest bedroom
Shower room
Cloakroom
Private balcony and terrace
Access to communal gardens
City of Westminster

Approx 1,292 sq ft / 120 sq m
EPC = C
Council Tax Band = G
Deposit payable - £16,000



Location

St. Stephens Gardens has a best-of-both-worlds appeal, enjoying the quiet serenity of its residential location, but with fantastic proximity to the rest of Notting Hill. Westbourne Grove is lined with celebrated eateries, namely Pharmacy, Granger & Co. and Ottolenghi. Groceries from Daylesford Organic Farm or Planet Organic. For a long weekend stroll, Holland Park and Kensington Gardens are just 15 minutes away. One of the neighbourhood's most coveted pubs, The Cow, is just around the corner.

Nearest tube:

Westbourne Park - 6 mins

Notting Hill Gate - 12 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

Let's talk
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