

DOMUS NOVA



St Stephens Gardens, W2 – £2,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked away in the residential heart of Notting Hill, St Stephen's Gardens paints a thoroughly tranquil scene with its charming period townhouses and blooming trees. Contained within one of these stucco-fronted buildings, a four-bedroom home brings this historic framework firmly into the 21st century. Two flats across the ground and lower-ground floors were converted into one – resulting in a duplex apartment with an expansive footprint and suntrap garden to capitalise on London's warmer months.

Beyond the portico entryway, head into a sprawling open-plan living space. Sunlight beams in through a large dual-aspect fenestration, gently illuminating the Farrow & Ball-painted walls and engineered hardwood floors. High ceilings afford a capacious feel, while the low-slung Camerichsofa, rattan textures and minimalist artwork bring a relaxed, mid-century warmth.





Past the dining area, the deVOL kitchen is an uplifting setting for culinary creativity. Shaker-style cabinetry – finished in Farrow & Ball Reduced Green – are topped with bullnose marble worktops, wrapping round in an L shape and leading to a deep farmhouse sink. Throughout, high-spec appliances are seamlessly integrated – including Perrin & Rowe boiling and filtered taps, an American fridge and wifi-controlled Sonos system to soundtrack lively gatherings and quieter evenings.







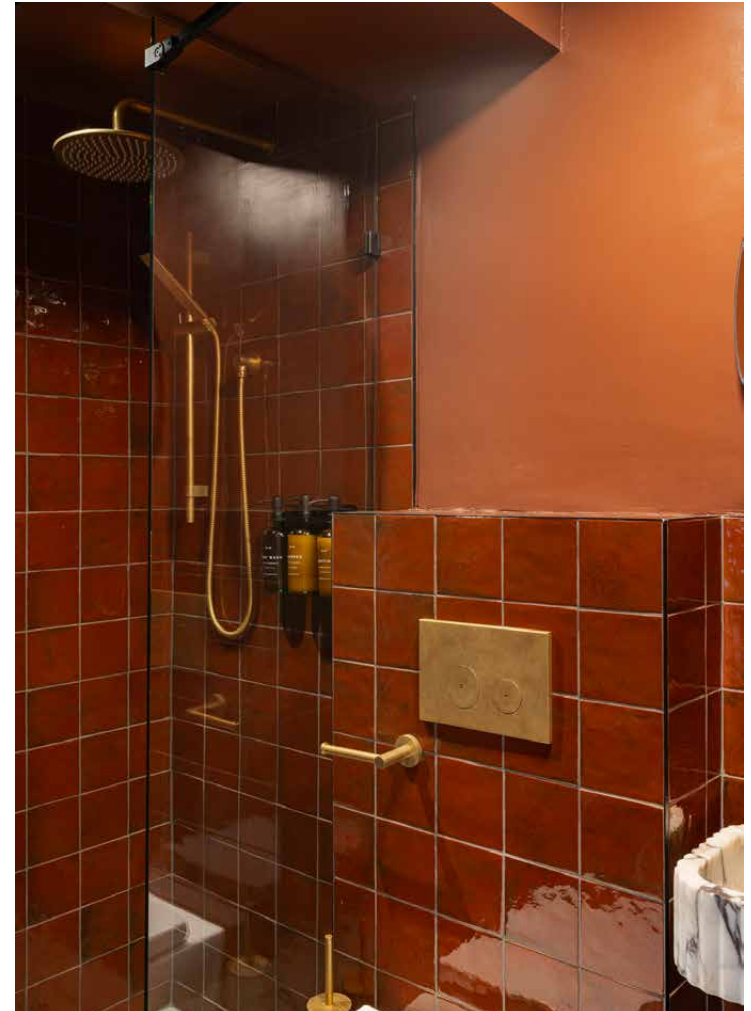


Down the Sisal carpeted stairs, the principal bedroom suite maintains the home's signature composed, calming aesthetic. A pale colour scheme envelops the space, while crisp joinery is accentuated by the Soho Home lighting. Above the built-in drawers, a mirror cleverly conceals a television. One door leads to a walk-in wardrobe, while another opens to the teal-toned en suite bathroom. Throughout this space, underfloor heating keeps things cosy.

Two guest bedrooms – currently configured as a child's room and gym respectively – are located on the lower-ground floor, and both enjoy direct access to the private patio and garden. Outside, stone paving is dotted with verdant plants and leads up to a lawn – complete with Tikamoon furniture and a barbecue for summertime get-togethers.

On the ground floor, the fourth bedroom is a serene sanctum that overlooks the garden. Serving the guest bedrooms are two separate bathrooms: one is finished in striking rusted-hued tiles; the other has a soothing feel, with a bathtub wrapped in whitewashed stone.





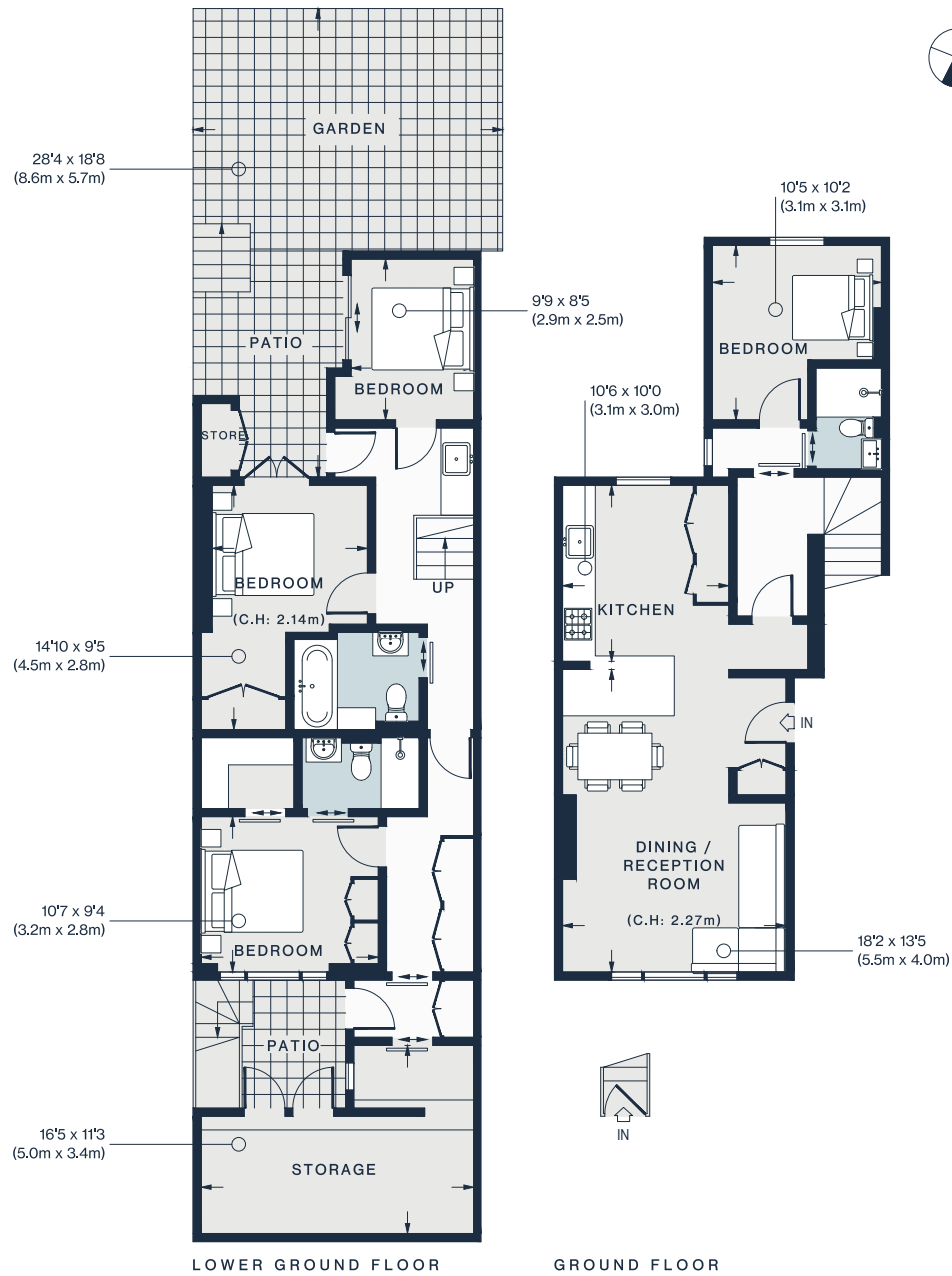












Approx. Gross Internal Area = 1,342 sq ft / 124.72 sq m

Property Details

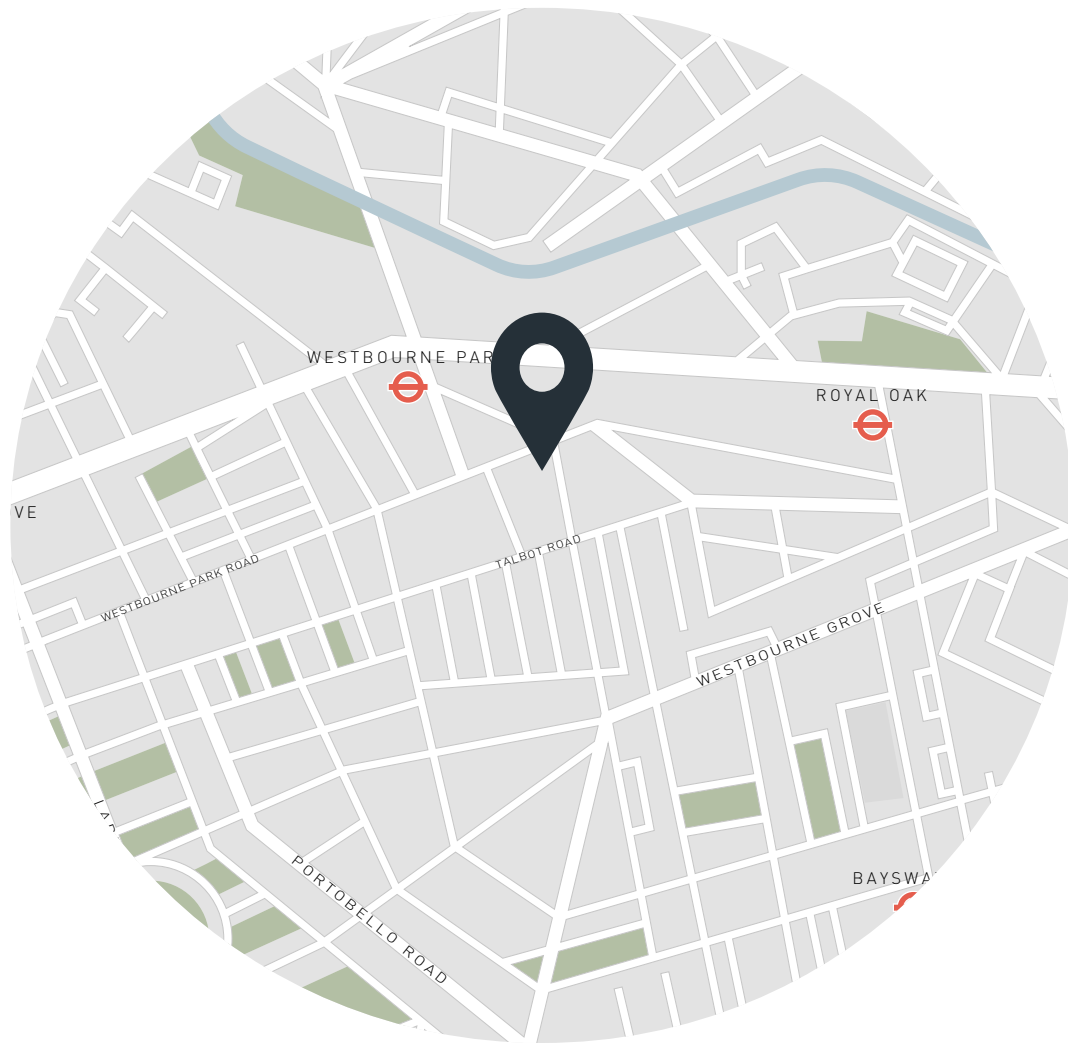
- 4 Bedrooms, 3 Bathrooms
- Open-plan kitchen, dining and reception room
- Principal bedroom suite with walk-in wardrobe
- Three guest bedrooms
- Two guest bathrooms
- Additional storage
- Smart entry via lower-ground floor
- Private garden and patio
- City of Westminster

Approx. 1,342 sq ft / 124.72 sq m

EPC=C

Deposit: £10,000

Council Tax Band: C & D



Location

In a peaceful corner of Notting Hill and Bayswater, St Stephen's Gardens offers a sense of sanctuary while remaining moments from the action. Westbourne Grove is lined with upmarket brunch spots and fitness centres, from Beam and Granger & Co., to Body Works West and Psycle. Head over to the manicured expanses of Kensington Gardens for long walks, before stocking up groceries at Daylesford Organic or Notting Hill Meat + Fish shop. For an evening steeped in atmosphere, settle into a velvet armchair at The Electric Cinema, followed by a Guinness at your beloved local – The Cow.

Westbourne Park - 3 mins (Circle, Hammersmith & City)



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
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