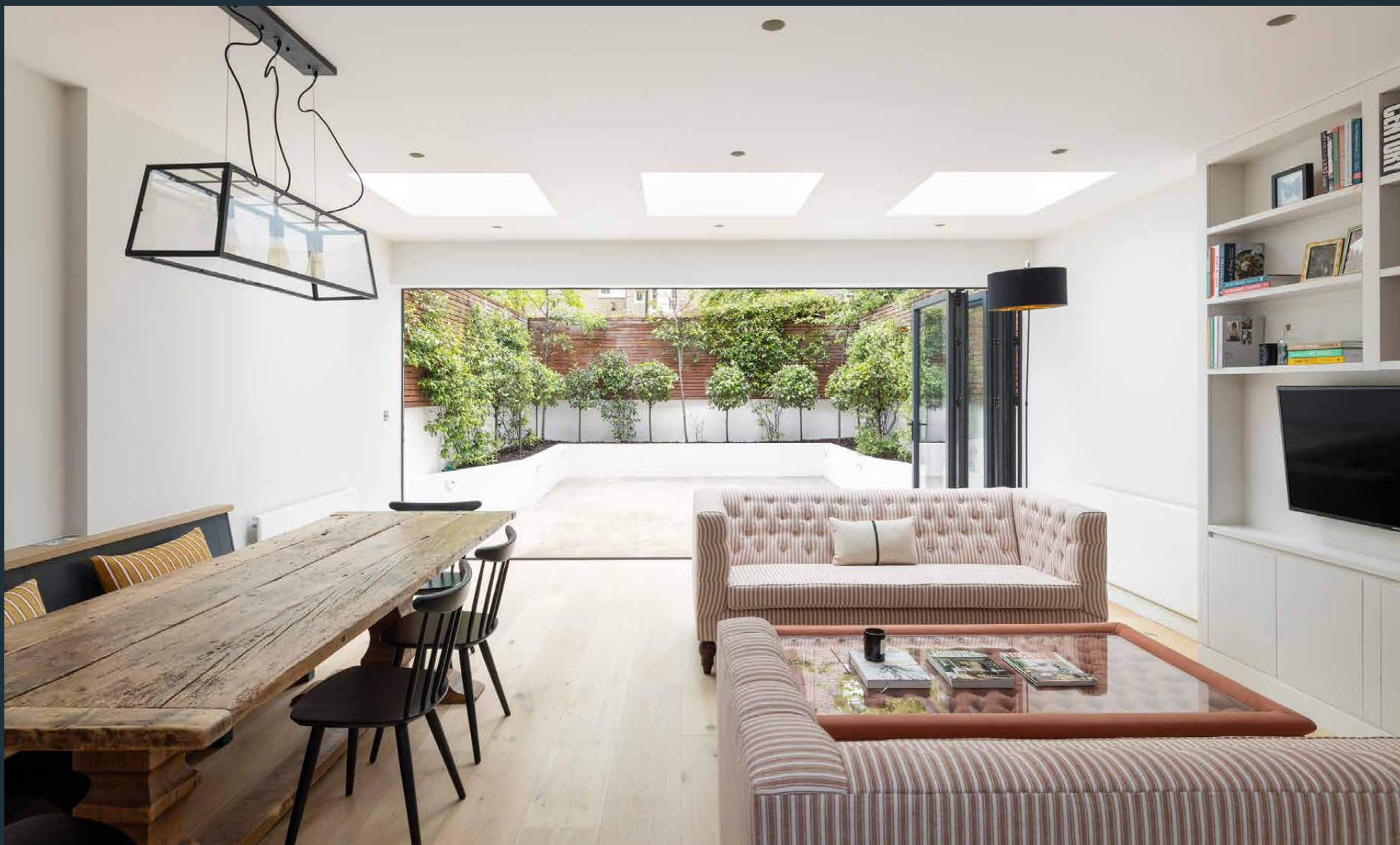


DOMUS NOVA



St Stephens Gardens, W2 – £1,950 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Set across the lower floors of a classic west London townhouse, this newly refurbished maisonette balances clean-lined design with a calm and considered approach.

Configured with entertaining in mind, the open-plan dining and reception room is all volume, light and a sophisticated palette. Bi-fold doors dissolve the boundary between inside and out, drawing daylight throughout and extending everyday routines through the garden beyond. The shaker kitchen brings a more tactile note to the contemporary architecture: sleek yet understated, it pairs streamlined navy cabinetry with generous preparation space.









Bi-fold doors dissolve the boundary between inside and out, drawing daylight throughout.



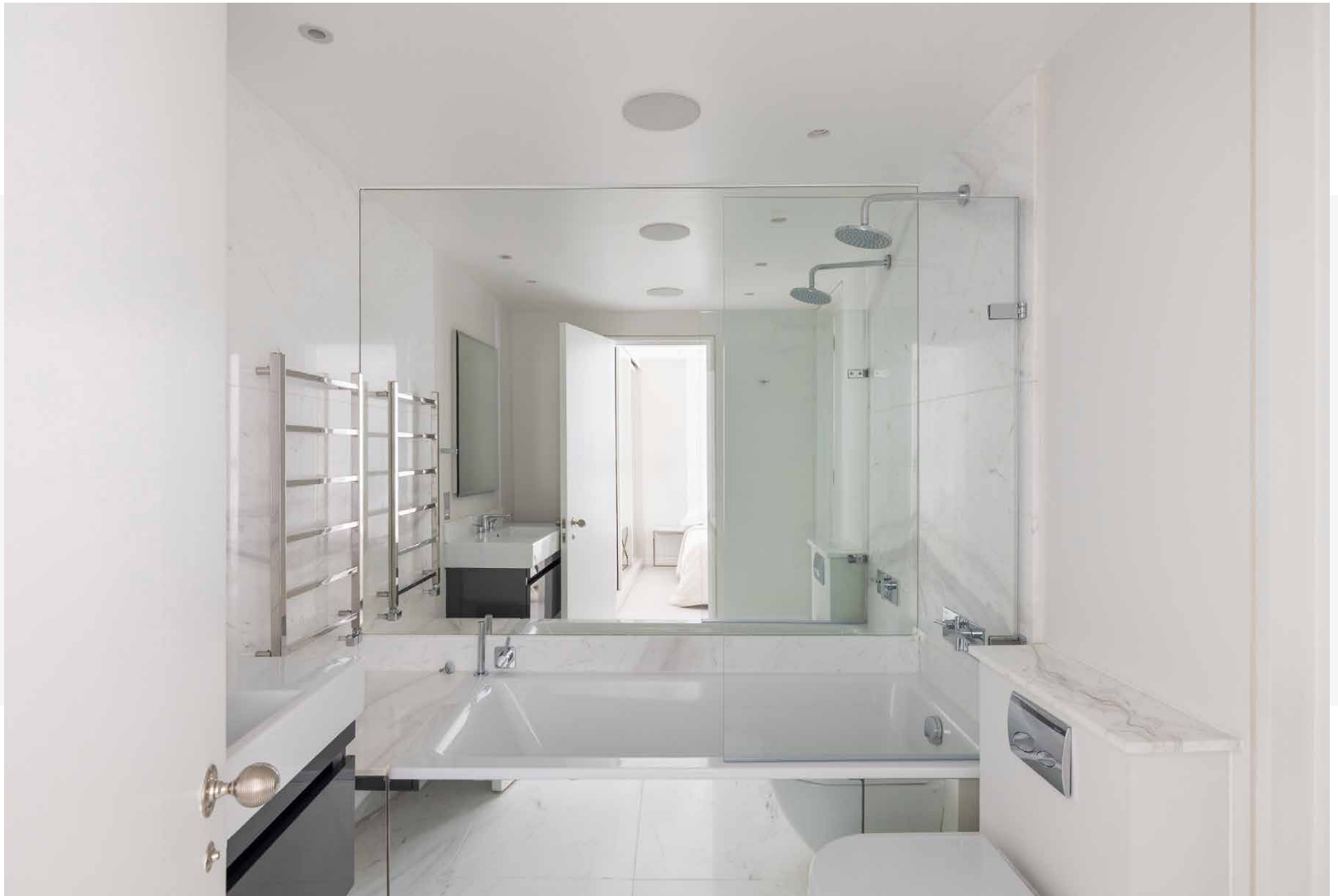
A sense of calm runs through the bedrooms. The principal suite takes the upper floor, fitted with extensive storage, an integrated desk and a door that opens to a Juliet balcony overlooking the garden. Its en suite shower room is equally considered, curated with a sweep of white marbled tiles. A neighbouring study offers flexibility – functional as a workspace, reading room or occasional guest bedroom. On the lower level, the third bedroom also benefits from its own en suite.



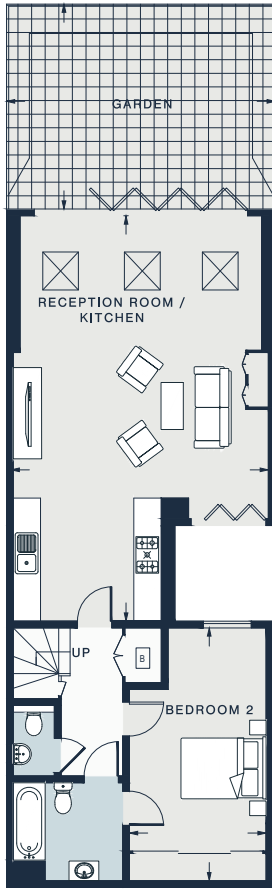




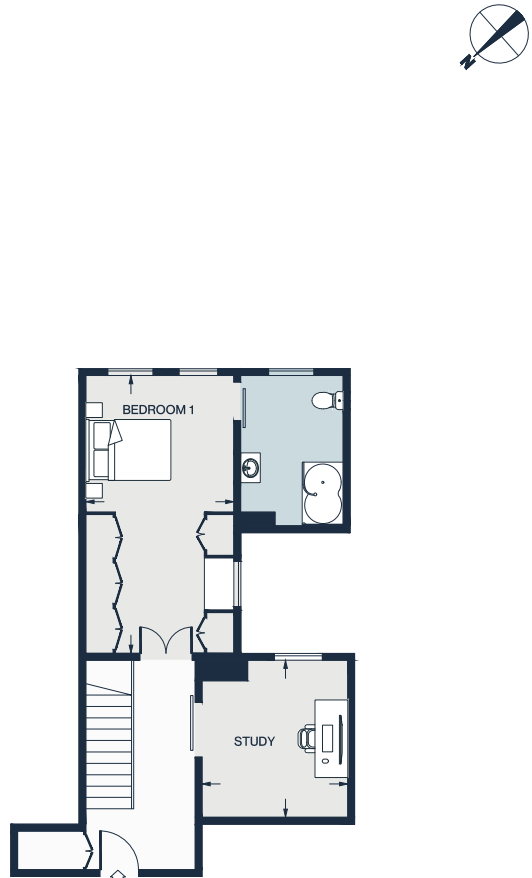








LOWER GROUND FLOOR



RAISED GROUND FLOOR



RECEPTION ROOM /
KITCHEN
29'2 x 18'4 (8.8m x 5.5m)

BEDROOM 2
18'2 x 9'10 (5.5m x 3.0m)

BEDROOM 1
20'0 x 10'7 (6.1m x 3.2m)

STUDY
11'4 x 10'6 (3.4m x 3.2m)

Approx. Gross Internal Area = 1421 sq ft / 132 sq m

Property Details

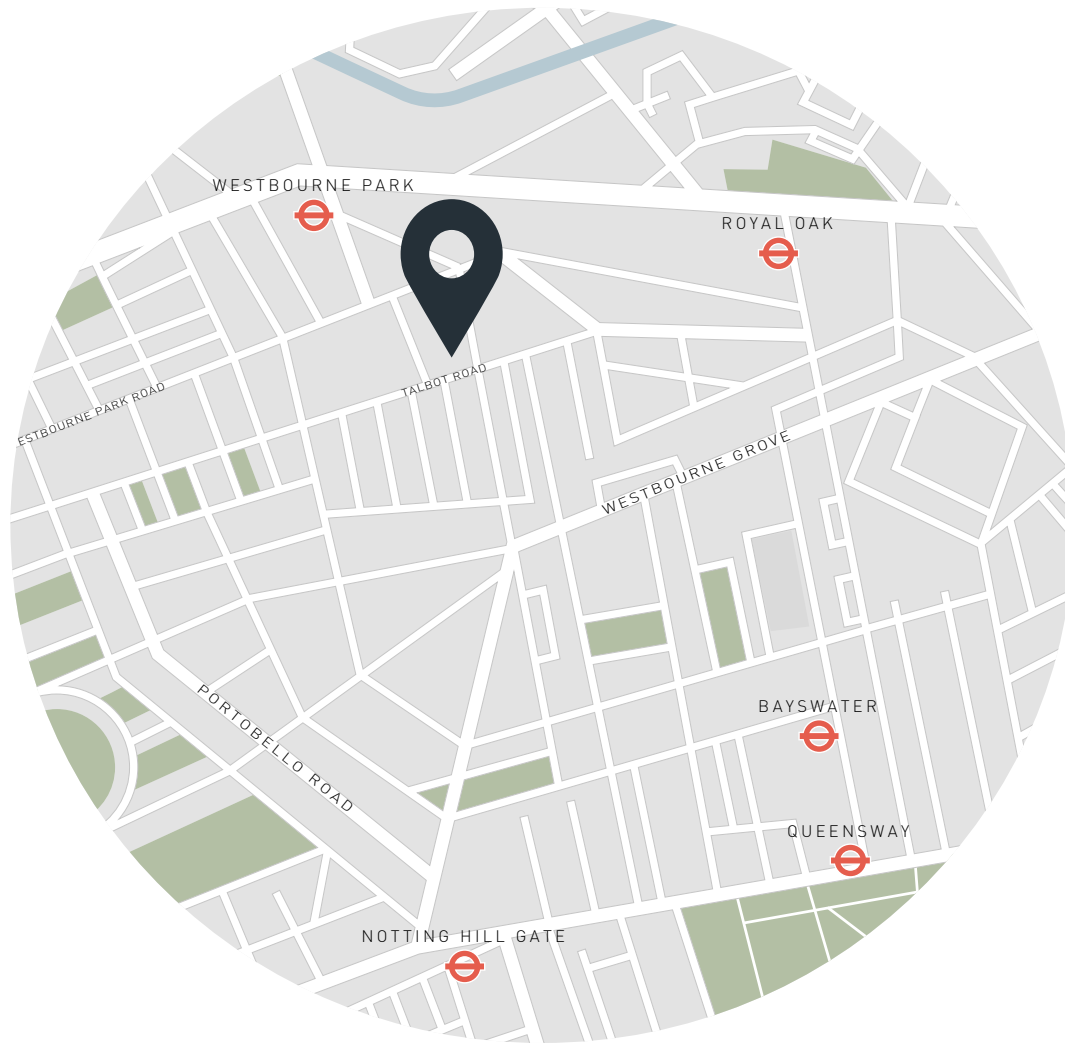
- 3 Bedrooms, 2 Bathrooms
- Open-plan kitchen, dining and reception room
- Principal bedroom suite with dressing area and Juliet balcony
- Guest bedroom suite
- Flexible office space or guest bedroom
- Cloakroom
- Private patio garden
- City of Westminster

Approx. 1,421 sq ft / 132 sq m

EPC=C

Deposit: £11,700

Council Tax Band: D



Location

Tucked away in a peaceful corner of residential Bayswater, St Stephens Gardens offers a sense of sanctuary while remaining moments from the vibrancy of Notting Hill. Westbourne Grove is lined with upmarket brunch spots and fitness centres, from Beam and Granger & Co., to Body Works West and Psyche. 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 drink at your beloved local – The Cow.

Westbourne Park – 7 mins

Bayswater – 16 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

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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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