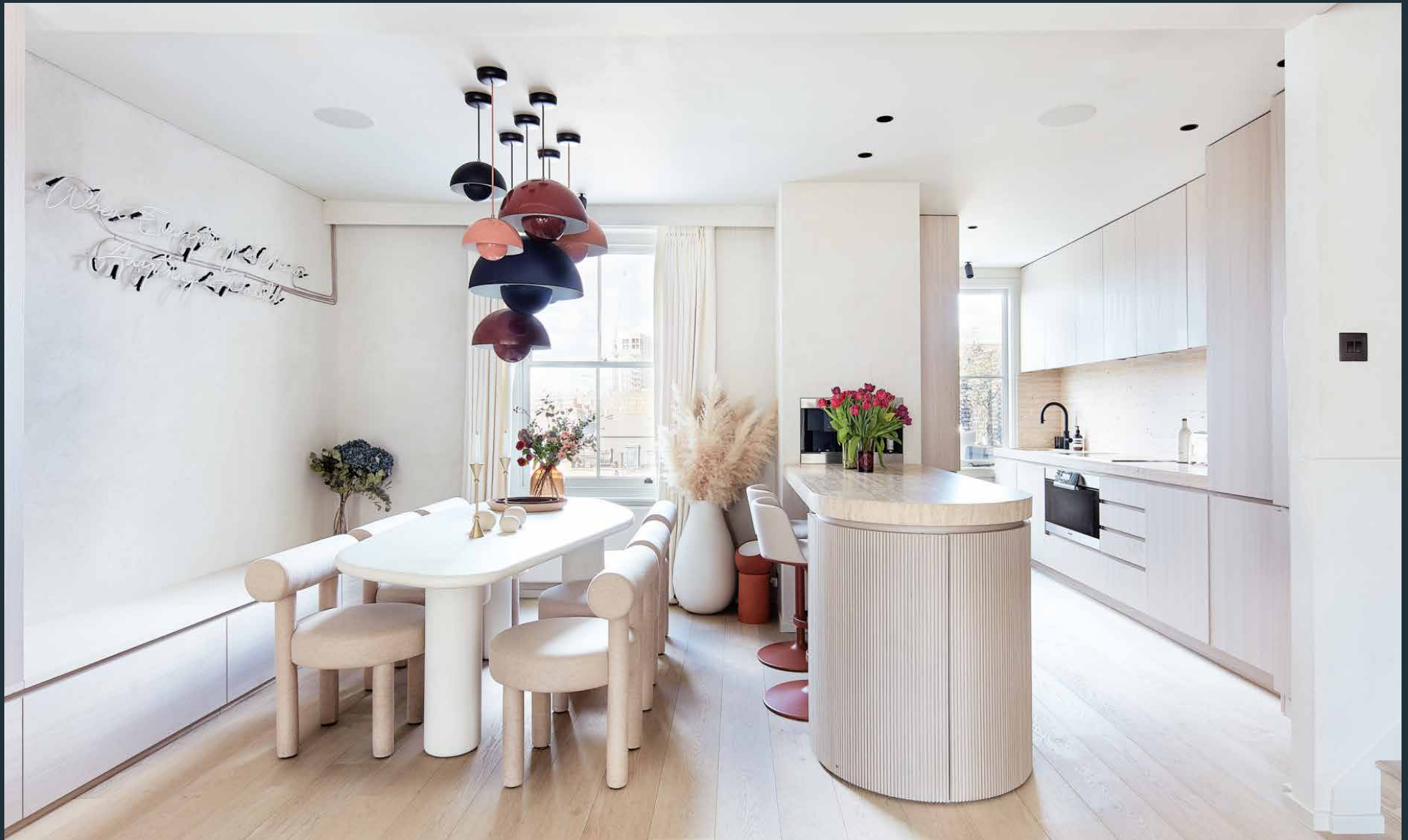


DOMUS NOVA



St Stephens Gardens, W2 – £2,250 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Organic materials, textural finishes and a roof terrace. This two-bedroom duplex apartment for rent in Notting Hill is an oasis of tranquillity.

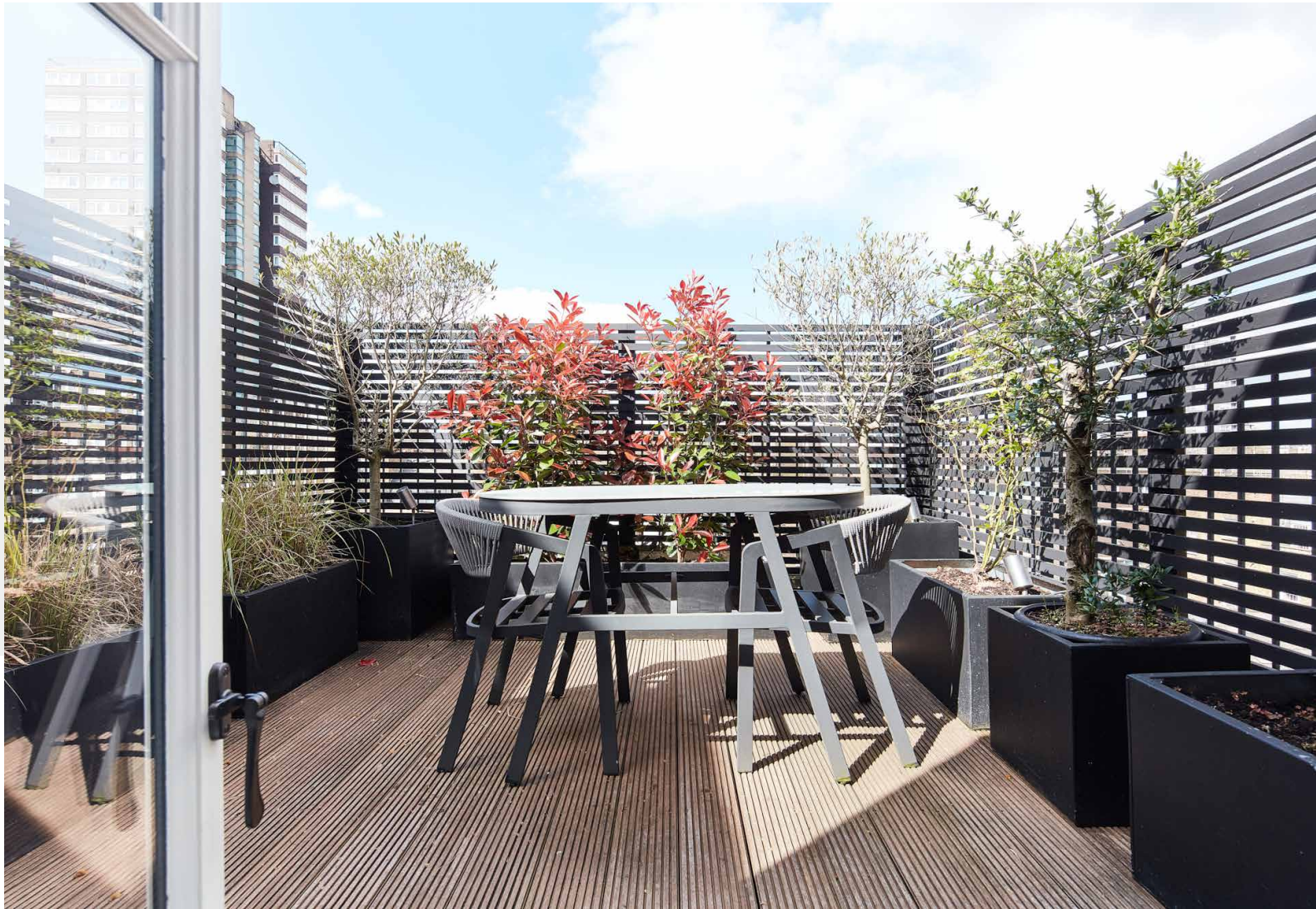
Occupying the uppermost floors of an elegant townhouse, this design-led duplex has been imaginatively transformed.

Inspired by the artistic vision of Belgian designers Axel Vervoordt and Vincent Van Duysen, the homeowner has curated a space that exudes calm. Offered fully furnished, interiors are dressed throughout with a considered collection of pieces, sourced exclusively from international artisans and designers.

The open-plan kitchen and reception room is characterised by a soothing atmosphere, crafted with a combination of muted tones and soft lighting. Two south-facing bay windows flood the space with an abundance of natural light, resulting in a bright and airy feel. Drawing inspiration from the unique installations of French fashion designer Simon Jacquemus, alcove shelving provides an amorphous backdrop. A sleek, modern kitchen combines integrated appliances, wooden cabinetry, and a travertine-topped breakfast bar. Doors lead from here to a peaceful rear-facing terrace, enveloped in greenery.









The restrained palette continues into the principal bedroom suite, which pairs wooden surfaces with exposed plaster walls. Glass doors frame a thoughtfully designed study area, while the shadow gaps of bespoke joinery create a seamlessly sophisticated aesthetic. Soft plush carpet transitions to stone flooring as an archway beckons you into a stylish en suite. With a dual vanity, freestanding bath and a spacious walk-in shower, the bathroom is a serene space.

The second bedroom enjoys fitted storage and an eye-catching en suite bathroom with a distinctive basin and vibrant red mosaic tiles. A fourth-floor roof garden completes the home. This inviting decked terrace provides ample space for entertaining or simply taking in the luscious views of St. Stephens Gardens and the picturesque Notting Hill roofscape beyond.



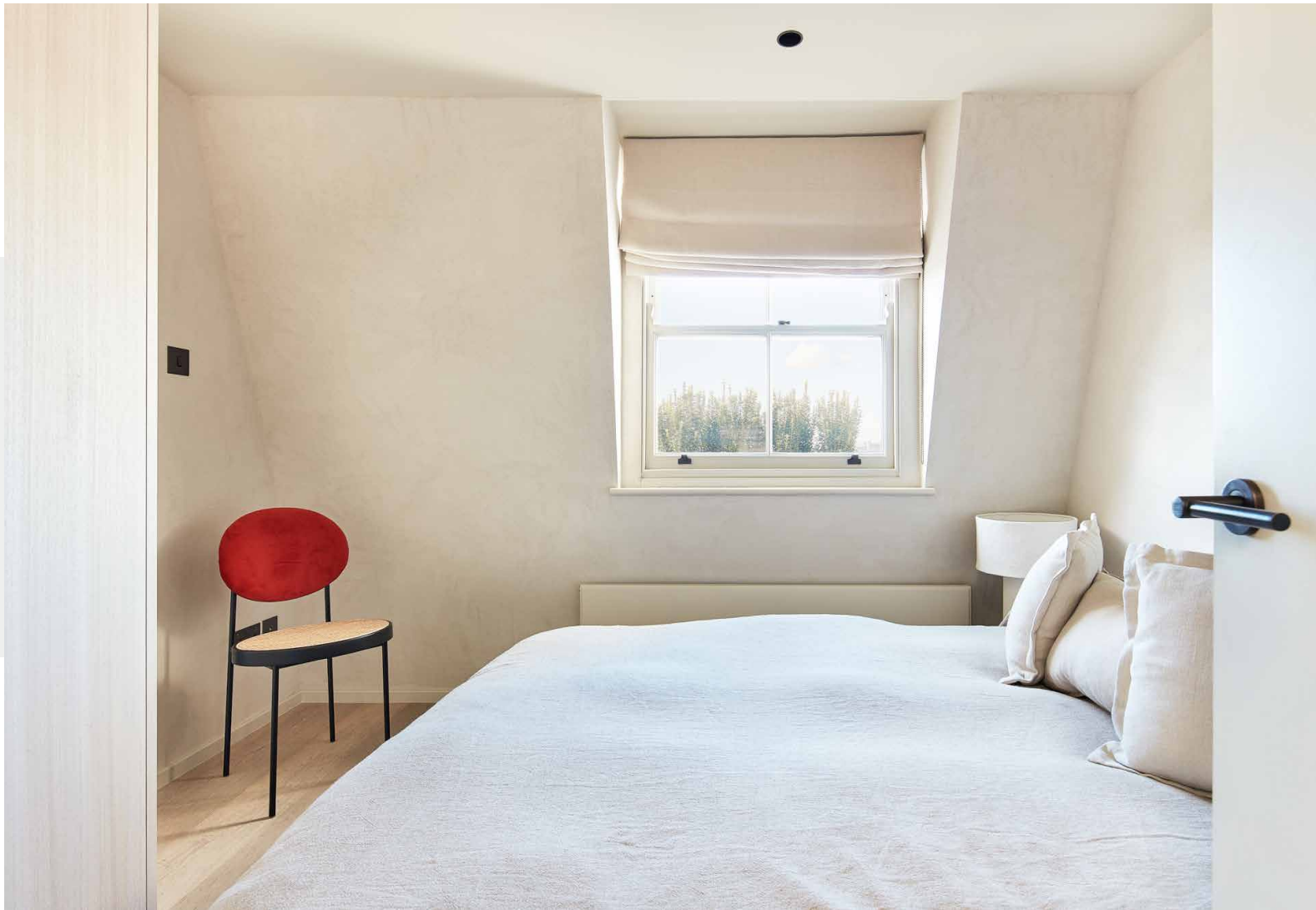


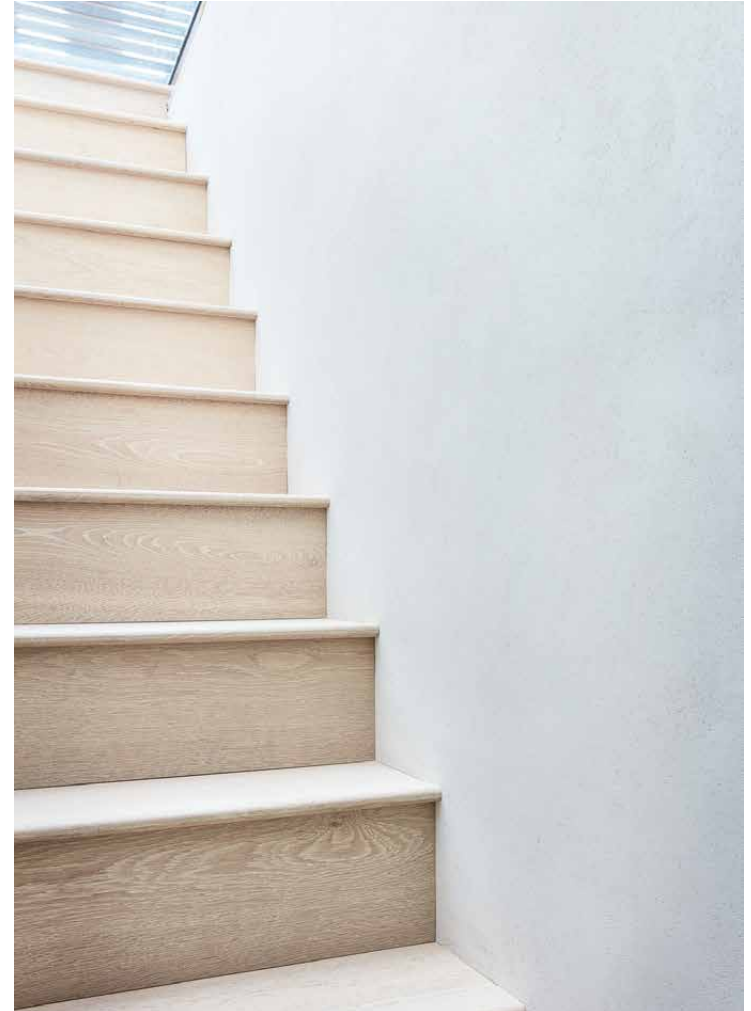


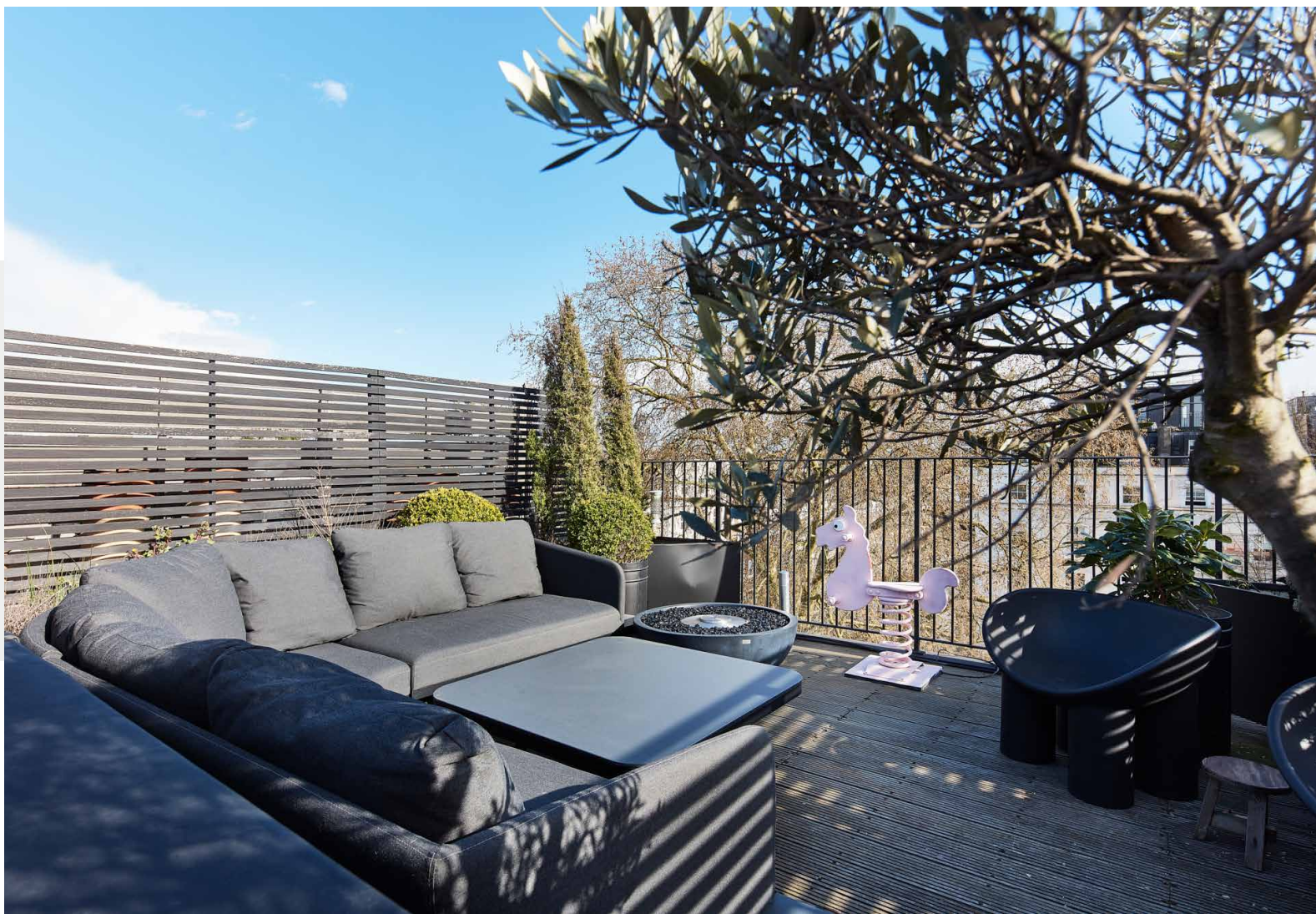
















RECEPTION / KITCHEN

31'4 x 18'8 (9.5m x 5.7m)

BEDROOM

15'4 x 11'8 (4.7m x 3.6m)

BEDROOM

10'6 x 9'7 (3.2m x 2.9m)

STUDY

10'5 x 6'5 (3.2m x 2.0m)

Approx. Gross Internal Area = 1,207 sq ft / 112.1 sq m

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

Property Details

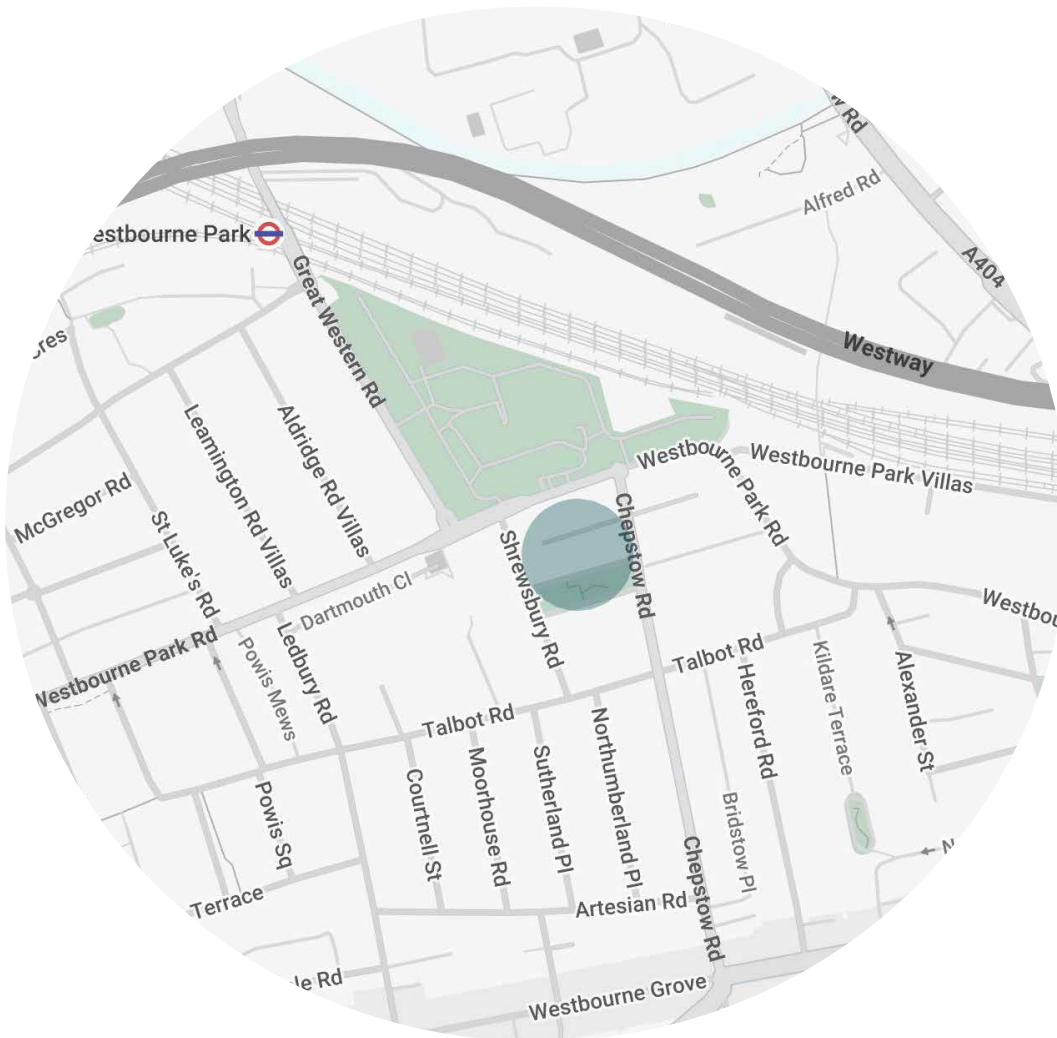
Open-plan kitchen and reception room
Principal bedroom suite
Second bedroom
Study
Generous roof terrace
Additional terrace
City of Westminster

Approx. 1,207 sq ft / 112.1 sq m

EPC - E

Council tax band - F

Deposit Payable - £13,500



Location

St Stephens Gardens is a quiet enclave with close proximity to the hotspots of Notting Hill. The immediate area is replete with celebrated eateries, such as Cépages Wine Bistro, Farmgirl and Granger and Co. Famed for its oysters, coveted pub The Cow is just around the corner. For an evening's entertainment, head to The Electric Cinema. Long strolls and summer days play out across the lawns of Holland Park and Kensington Gardens – both just 15 minutes away.

Nearest tube:

Royal Oak – 7 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
020 7727 1717
lettings@domusnova.com

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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