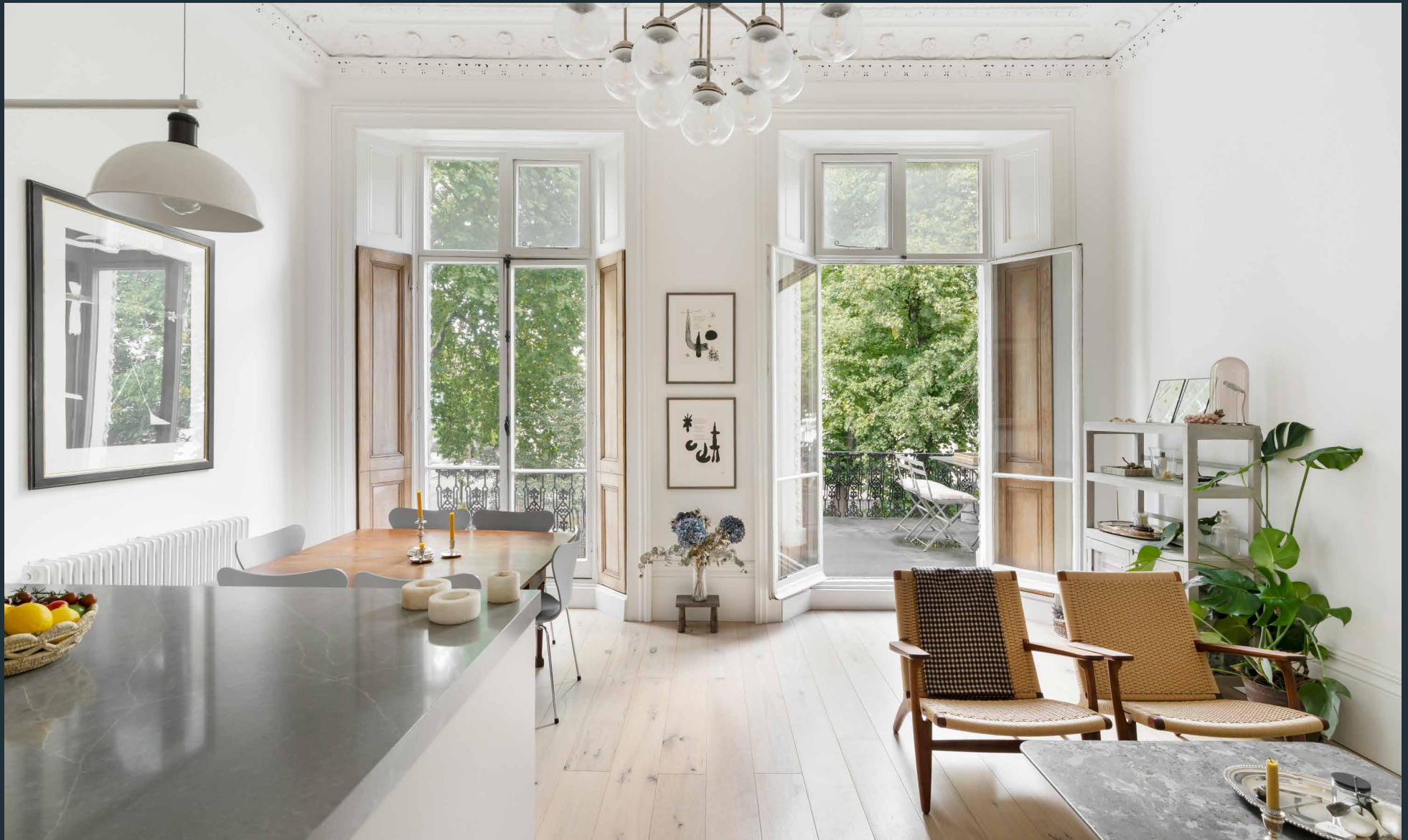


DOMUS NOVA



St Stephen's Gardens W2 – £1,400,000

In partnership with **BARNES**
INTERNATIONAL REALTY



St Stephens Gardens is a quiet street tucked away in the heart of residential Notting Hill, lined with towering, stucco-fronted townhouses. Spread across the first floor of one of these buildings is a two-bedroom home that puts a contemporary spin on its heritage bones. A neutral tonal palette and plenty of natural light grants a calming feel throughout the apartment, which was completely remodelled in 2019.

Oak floors and soaring 13 ft ceilings make a notable first impression as you enter the open-plan kitchen, dining and reception room. Elegant period details – the original ceiling cornicing and full-height windows – set the scene for mid-century style furniture. To one side, a grey sofa and wicker armchairs are positioned by a marble coffee table. To the other, a wood dining table seats six. Artwork is thoughtfully layered throughout, with an eye-catching contemporary chandelier at the centre.

The custom Bulthaup kitchen is centred by an extra-large island with a polished quartz worktop. Pale cabinets are seamlessly integrated with Miele and Quooker appliances, plus pale-pink ceramic tiles above the stove. It's a quietly sophisticated culinary setting that's tailor-made for entertaining – whether inside, or out on the private balcony, accessed through large French windows.







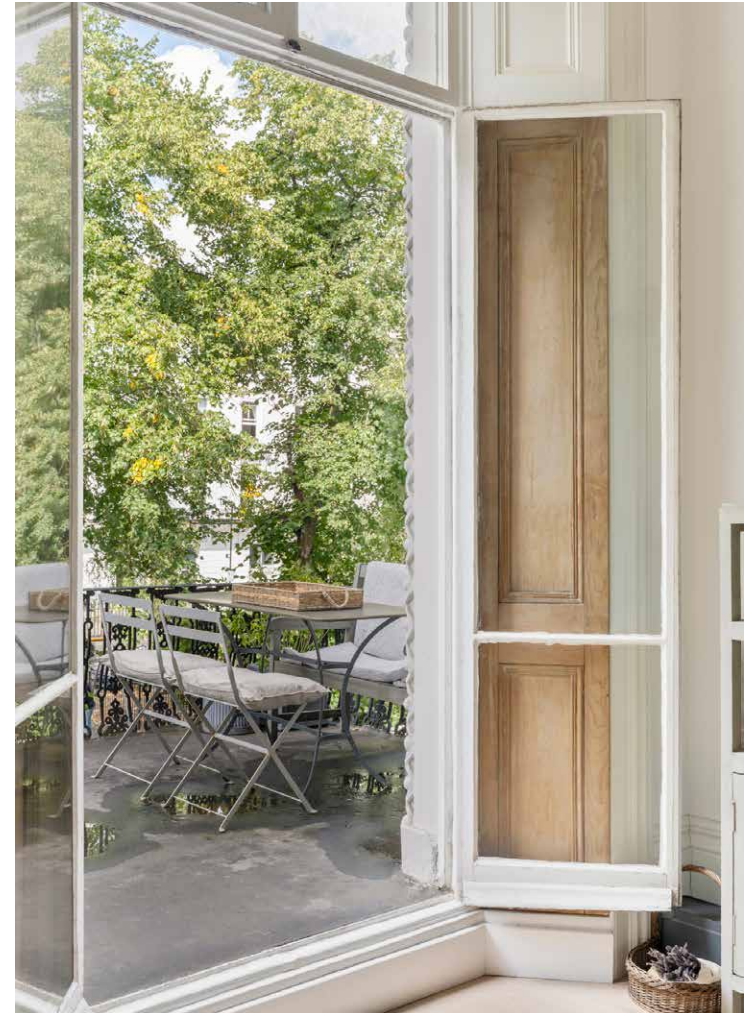








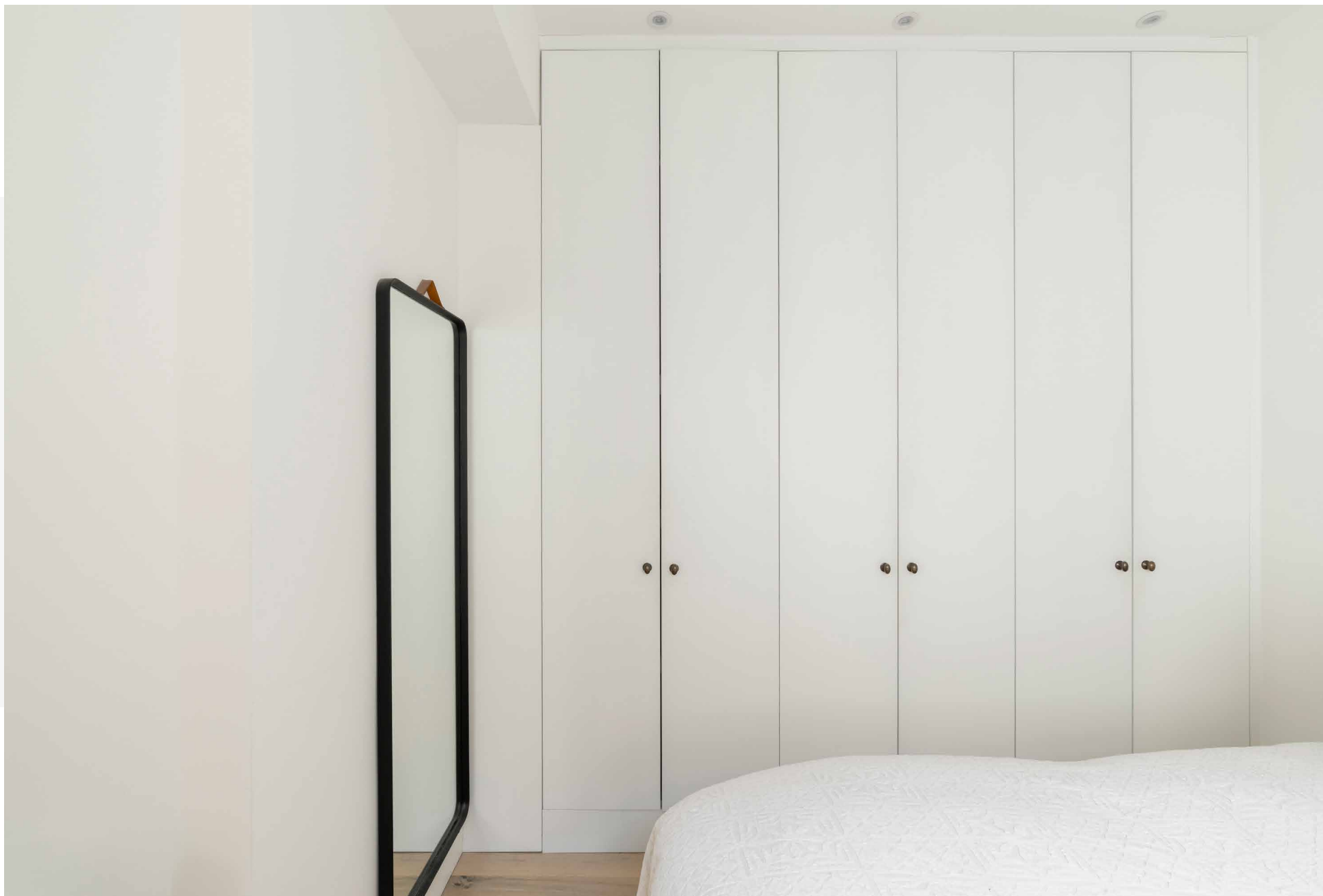




A set of steps leads down to the principal bedroom, which maintains the home's tranquil and minimalist character: whitewashed walls, a row of floor-to-ceiling wardrobes and a large sash window completes the space. The guest bedroom is flooded with natural light through a large window, beneath which is a cosy window seat. There are wardrobes on the ground level, while a ladder leads up to the sleeping area – which enjoys a 3 ft ceiling height. Both rooms are served by a stylish bathroom, with sleek marble finishes and underfloor heating.





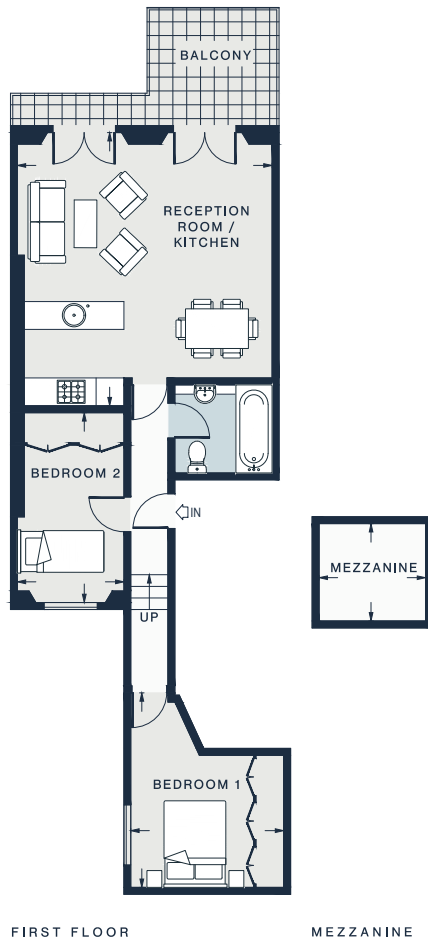






“A neutral tonal palette and plenty of natural light grants a calming feel throughout the apartment.”





RECEPTION ROOM /
KITCHEN
19'8 x 18'1 (5.9m x 5.5m)

BEDROOM 1
13'10 x 10'9 (4.2m x 3.3m)

BEDROOM 2
13'5 x 7'6 (4.1m x 2.3m)

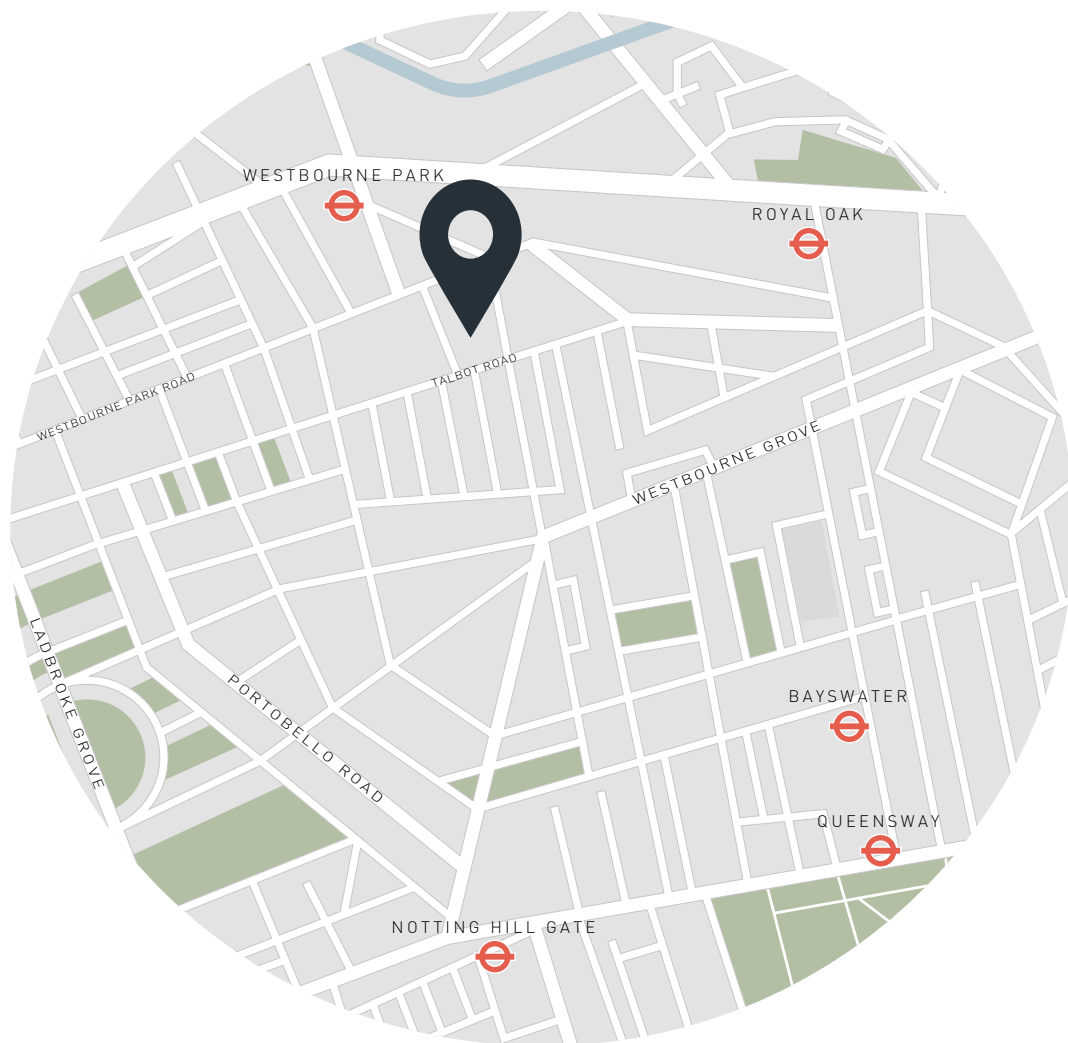
MEZZANINE
7'8 x 7'0 (2.3m x 2.1m)

First Floor = 671 sq ft / 62.3 sq m
Mezzanine = 54 sq ft / 5.0 sq m
Approx. Gross Internal Area = 725 sq ft / 67 sq m

Property Details

2 Bedrooms, 1 Bathroom
Open-plan kitchen, dining and reception room
Principal bedroom
Guest bedroom with mezzanine level
One bathroom
Private balcony
City of Westminster

Approx. 725 sq ft / 67 sq m
EPC=D
Tenure: Share of Freehold
Lease Length: circa 43 years
Annual Service Charge: Approx. £2,445
Council Tax Band: E



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 to Granger & Co., Bodyism 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 drink at your beloved local – The Cow.

Westbourne Park - 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 7221 7817
sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY