

# DOMUS NOVA



Sutherland Avenue W9 – £1,195,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Behind its handsome 19th-century façade, this two-bedroom home is a vessel of creative flair. Thanks to the modish architectural vision of Camu & Morrison, the property's spacious period framework has been reimagined with a contemporary layout, bespoke joinery and a punchy palette of colours and materials.

The home opens to a panelled hallway, which leads into the capacious open-plan kitchen and reception room. It's a thoroughly uplifting scene with full-height bay windows that meet the soaring ceiling heights, plus gloss white walls that are punctuated by dark skirting boards and sky blue lacquered floors. The kitchen is centred by a stainless steel-clad island, complete with hi-tech appliances that are seamlessly integrated into the design; note the fridge discreetly incorporated into the custom-made cubic shelving – a feature you'll note throughout the room. A large mezzanine level bolsters the spacious appeal, introduced by a fixed ladder. There's an oak veneered built-in desk and two single sleeping platforms can be used as guest beds.

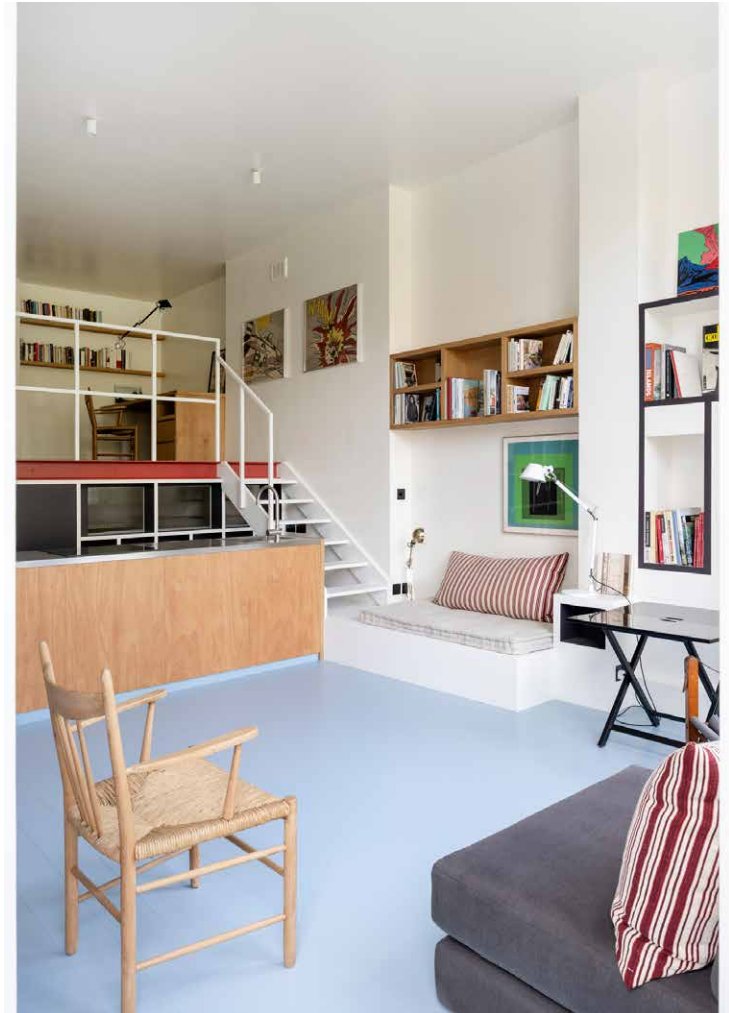








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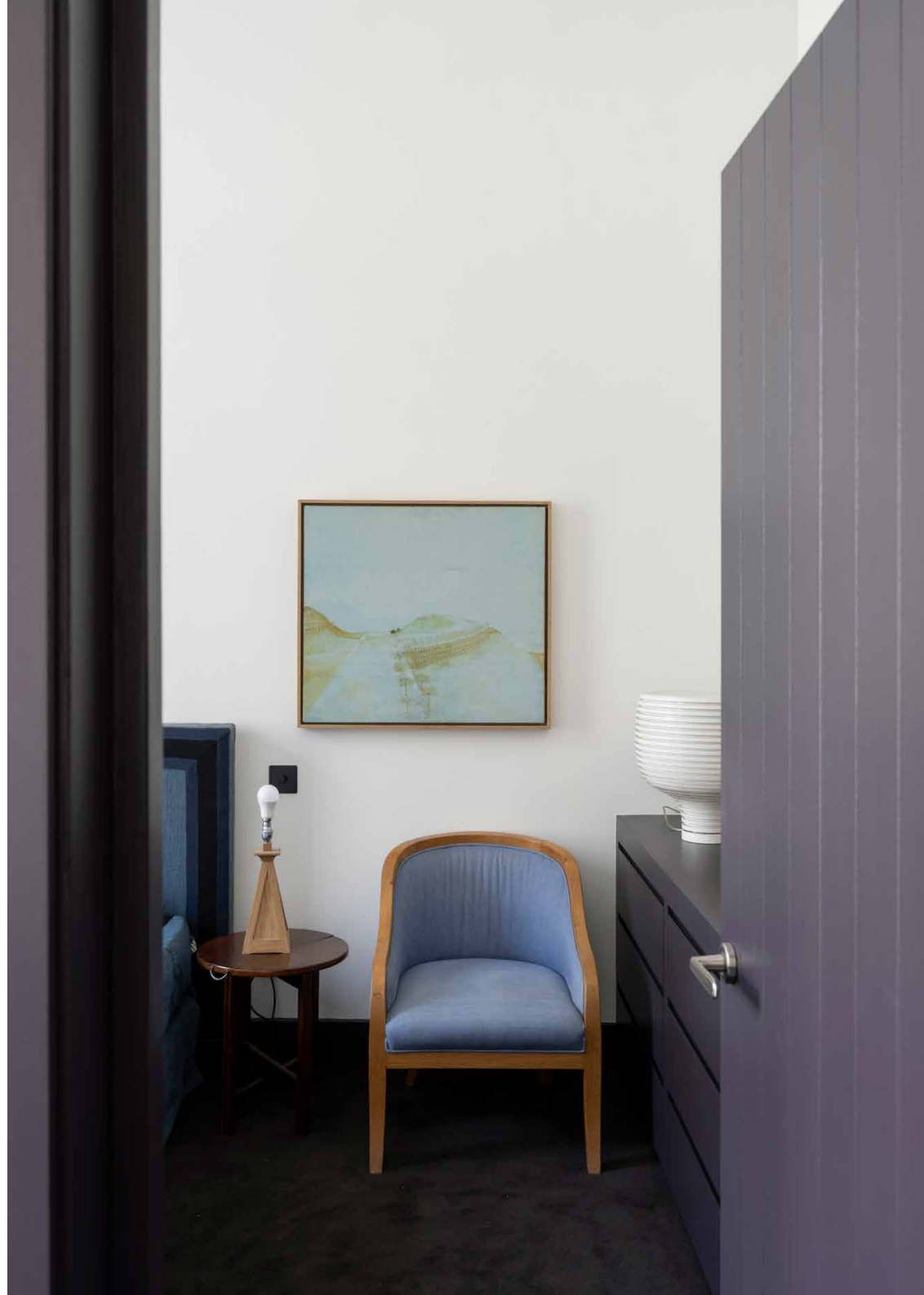
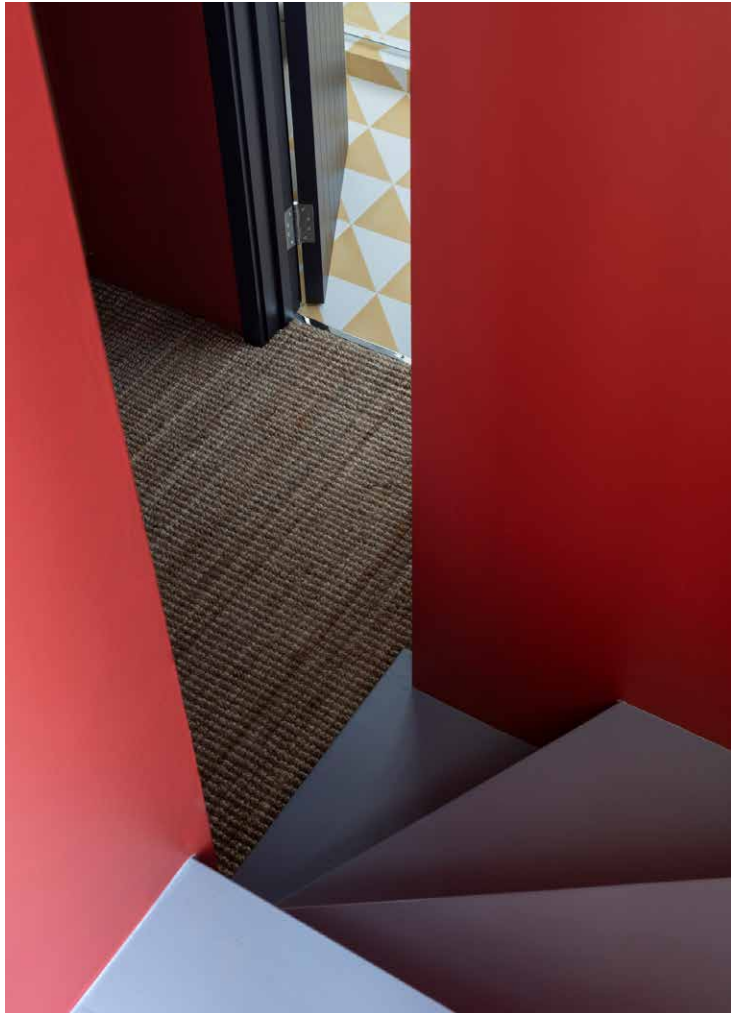
Configured as a glass box, the conservatory and dining room is bathed in sunlight. Like the rest of the property, triple-glazed windows keep things thoroughly quiet and cosy. Panelled in vertical whitewashed boarding, there's a relaxed quality to the setting which overlooks the verdant communal gardens beyond. Through a French door, a cast-iron balcony offers direct access to the long stretches of lawn and varied planting, as well as a private residents' tennis court.

Through a charcoal-toned panelled door, the principal bedroom is a minimalist affair. Interior curtains draw back to reveal a set of double doors, which open directly into the conservatory and fill the room with natural light. There's a playfulness to the bathroom, laid with diagonal yellow ceramic tiles. Above the vanity unit, internal striped glass windows bring in sunlight to the space. Completing the home is a built-in dressing and laundry room, finished with bold red and teal colourways.



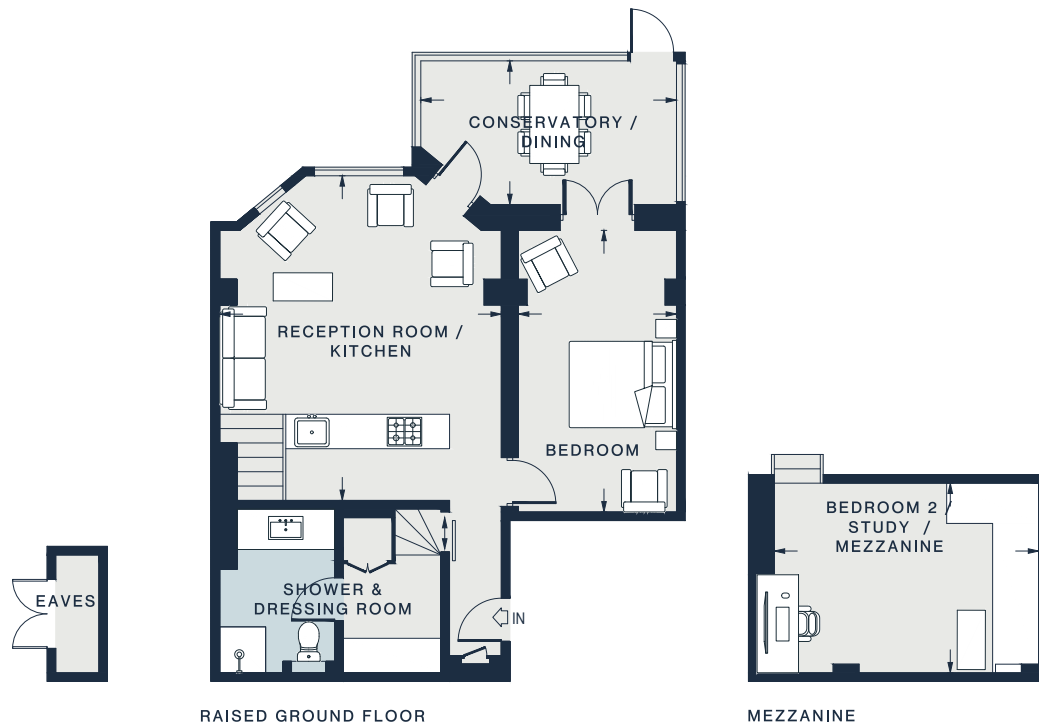












RAISED GROUND FLOOR

MEZZANINE

KITCHEN / RECEPTION ROOM

18'6 x 16'2 (5.6m x 4.9m)

CONSERVATORY / DINING

14'8 x 8'3 (4.4m x 2.5m)

BEDROOM 1

16'2 x 9'0 (4.9m x 2.7m)

BEDROOM 2 / STUDY / MEZZANINE

16'3 x 10'9 (4.9m x 3.2m)

Approx. Gross Internal Area = 923 sq ft / 85.8 sq m  
(Including Eaves)

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

## Property Details

Architecture by Camu & Morrison

Open-plan kitchen and reception room

Conservatory and dining room

Principal bedroom

Mezzanine bedroom / study area

One bathroom / dressing room

Direct access to communal gardens and tennis courts

Approx. 923 sq ft / 85.8 sq m

EPC=C

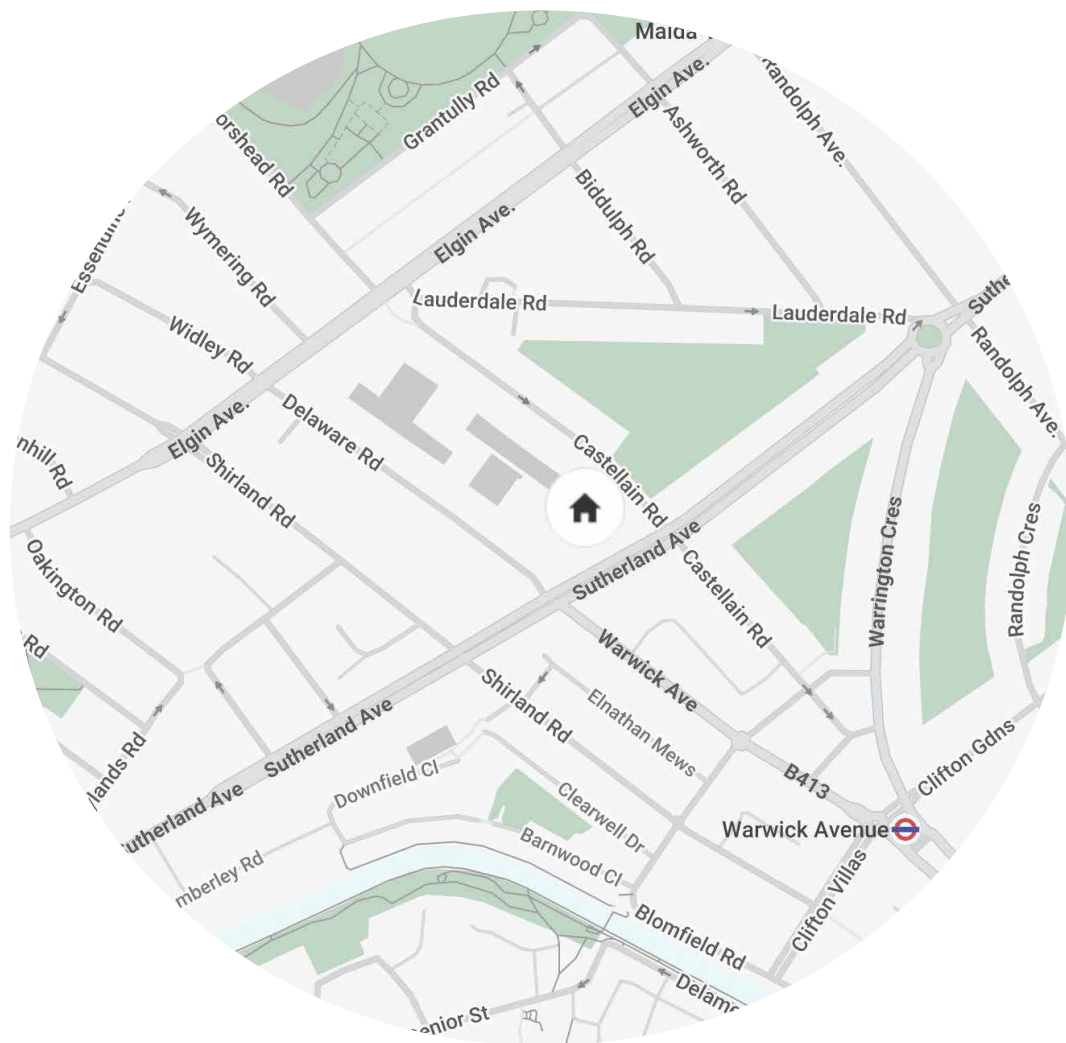
Tenure: Leasehold

Lease Length: circa 185 years

Council Tax Band: E

Ground rent: £0

Service charge: £2756 plus £1360 reserve fund contribution per annum



## Location

One of West London's most picturesque neighbourhoods, Little Venice feels lifted out of a film set with its colourful barge boats, refined townhouses and tree-lined avenues. The canal is on your doorstep here, along with the independent boutiques and antiques dealers of Formosa Street. In warm weather, dine on the outdoor terrace at The Waterway or the Café at Clifton Nurseries, before catching a test match at Lord's Cricket Ground. For the fitness inclined, stop by Ten for Pilates and personal training. Complete a day out with live performances at The Canal Café Theatre, drinks at coveted local pub The Hero, or dinner at Maguro – a sophisticated spot for exquisite Japanese dining.

Warwick Avenue - Bakerloo (5 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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