

DOMUS NOVA



Walton Street SW3 – £3,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



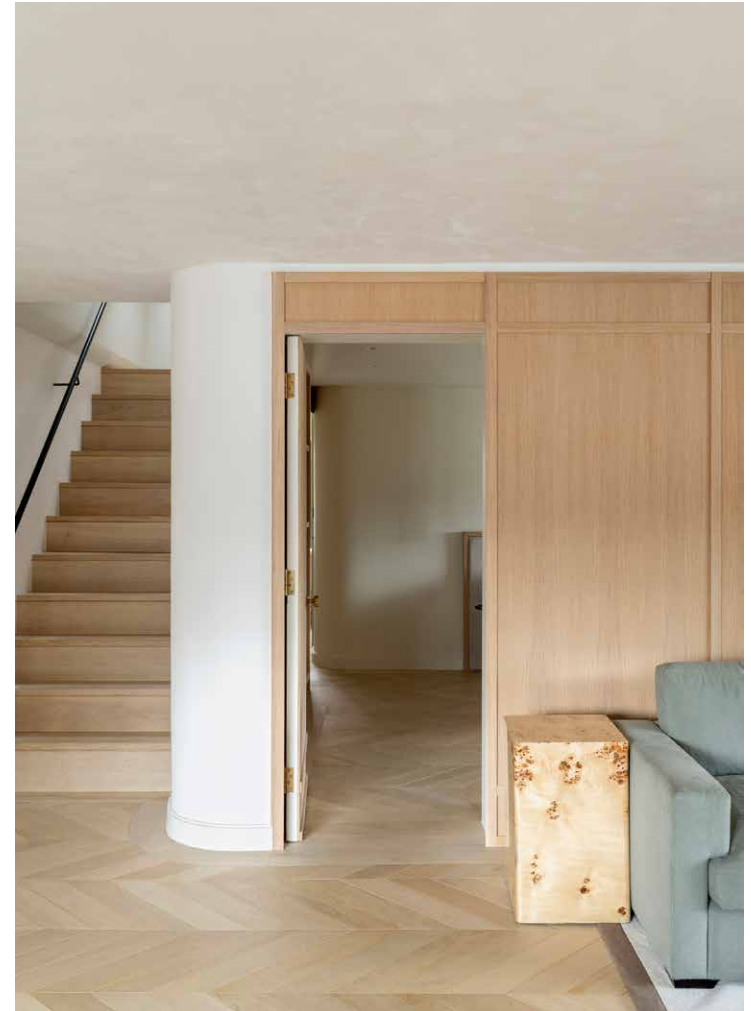
Occupying the upper floors of an 1882 Grade II-listed building – first imagined by famed Victorian architect Norman Shaw – this two-bedroom, loft-style duplex is a masterpiece of contemporary renovation. Thanks to the creative innovation of Leufroy and Studio Hatcham Architects, the Knightsbridge home is considered in style and warm in atmosphere; expect vaulted ceilings, luminous tones, bespoke finishes and seamlessly integrated technology throughout.

Set on a corner plot, the building is in a prime position to reap sunlight throughout the day. On the third floor, the spacious reception room is introduced with chevron oak floors, leading to a lounge area that's brightly illuminated through black leadlight windows. An elegant marble fireplace pays homage to the building's period heritage, while bespoke wood wall panelling on the opposite side introduces a tactile edge.





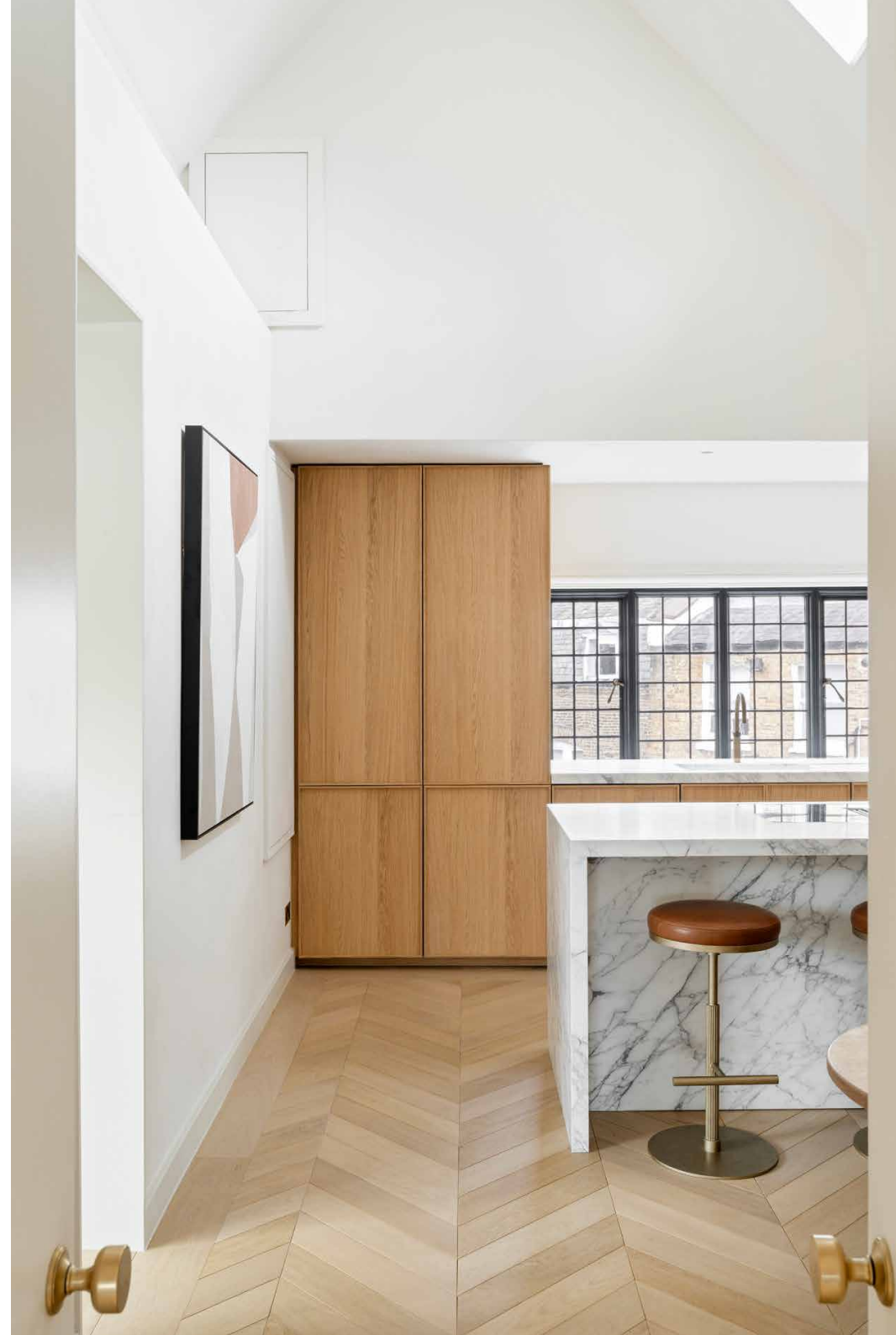




A soaring vaulted ceiling, punctuated by a skylight, sets an uplifting tone for the bespoke open-plan kitchen and dining area. Oak cabinets are topped with Arabescato Corchia marble surfaces – extending across the striking waterfall island. A full set of Miele appliances are neatly integrated throughout, while the patinated-brass Quooker tap coordinates with brass sockets and ironmongery.

Recessed lights and wall sconces cast a warm glow come evening, creating an ambient feel for the dining nook and bespoke banquette seating.

Keeping things neatly streamlined, there's a separate laundry room.







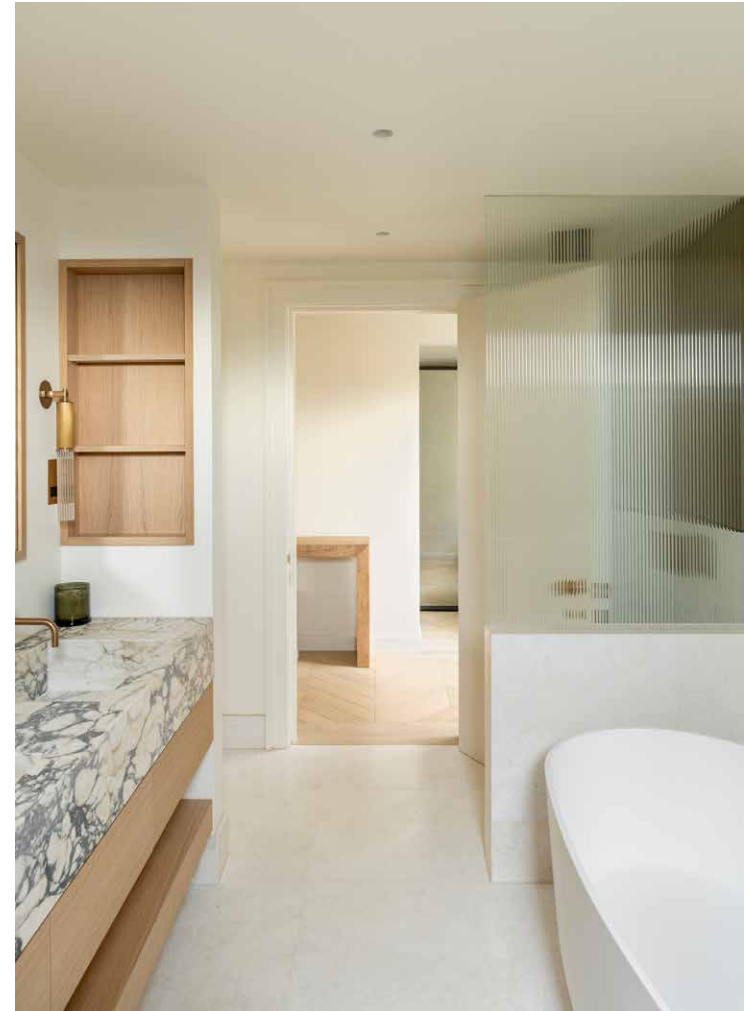


The principal bedroom suite is a study in contemporary refinement. Bespoke open shelving stretches along one wall, while natural light streams through black-framed windows. The en suite bathroom features an Arabescato marble double vanity with integrated basins, wall-mounted patinated-brass fittings, a fluted glass walk-in shower and freestanding bath. Pale stone and limestone-effect tiling, combined with recessed lighting, complete the spa-like space.

At the top of the home, integrated smoked-mirrored wardrobes line the hallway, accompanied by a serene desk area overlooking the stairwell. Beyond, the guest bedroom suite unfolds, where timber ceiling beams introduce warmth and architectural intrigue. The family bathroom is awash with natural light, enhancing the crisp Arabescato marble vanity, bathtub and fluted glass walk-in shower. In both sleeping spaces, there's comfort cooling and radiators, plus underfloor heating in the bathrooms.



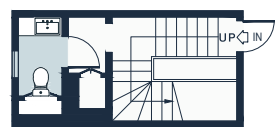




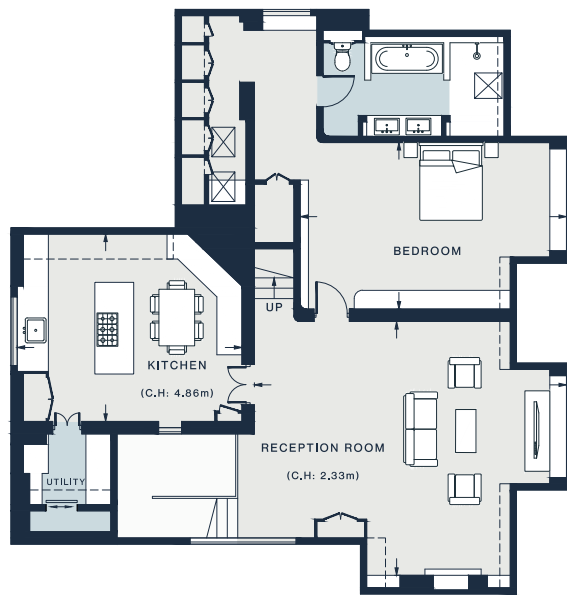




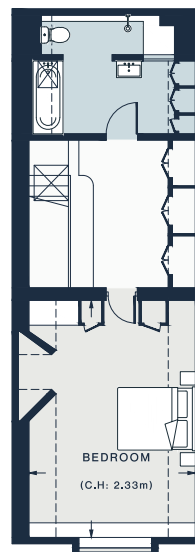




SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

RECEPTION ROOM
24'8 x 20'1 (7.5m x 6.1m)

KITCHEN
17'9 x 14'9 (5.4m x 4.5m)

BEDROOM
20'6 x 13'1 (6.3m x 4.0m)

BEDROOM
18'9 x 13'2 (5.7m x 4.0m)

Approx. Gross Internal Area = 2130 sq ft / 198 sq m

Property Details

Open-plan reception and dining room
Contemporary kitchen
Principal bedroom suite
Guest bedroom suite
Additional WC
Royal Borough of Kensington & Chelsea

Approx. 2,130 sq ft / 198 sq m
EPC=D
Tenure: Leasehold
Lease Length: circa 164 years
Annual Service Charge: Approx. £6,000
Council Tax Band: G



Location

Walton Street occupies a coveted corner of Knightsbridge, just moments from Sloane Street, Brompton Road and the world-class destination of Harrods. This elegant enclave blends historic charm with contemporary vitality: grab coffee and pastries at L'ETO or Cédric Grolet at The Berkeley, before lunch at Dinings SW3 or Ishbil. For leisure, stroll through the verdant expanse of Hyde Park, enjoy a morning vinyasa at Triyoga, or wander along the King's Road for upmarket boutiques. Evenings are equally enticing, from refined Anatolian fare at The Mantl to Italian classics at Signor Sassi or the theatrical British gastronomy of Dinner by Heston. Cultural treasures are in abundance, from the choral splendour of the London Oratory to the museums of South Kensington, Chelsea's infamous Saatchi Gallery and Royal Court Theatre.

Knightsbridge - 10 mins (Piccadilly)

Sloane Square - 14 mins (Circle & District)

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

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and Ibiza's design-led homes

Let's talk
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