

DOMUS NOVA



Wilsham Street, W2 – £1,442 p/w (LL) / £2,500 (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Wilsham Street is one of Holland Park's quieter corners, a residential spot nestled between the neighbourhood's gardens on one side and the pull of the high street on the other. Behind the door, a full renovation by design studio Flawk has reworked this house across three floors, opening up the plan and letting daylight run throughout.

Large windows draw that light inside, energising the ground level with brightness from day until dusk. A pocket door connects to the kitchen – off-white lacquered cabinets meet marble countertops, while walls are dressed in a soft pistachio tone by Farrow & Ball. A Smeg range anchors the room; Miele appliances are concealed behind the cabinetry. Look out from one side to the garden, or open glass doors to the other to a Juliet balcony. A Sapele staircase with twisted iron spindles descends to the garden-level living space, a versatile room that benefits from built-in storage. Doors here give way to the garden, a south-facing patio laid with large limestone flagstones.



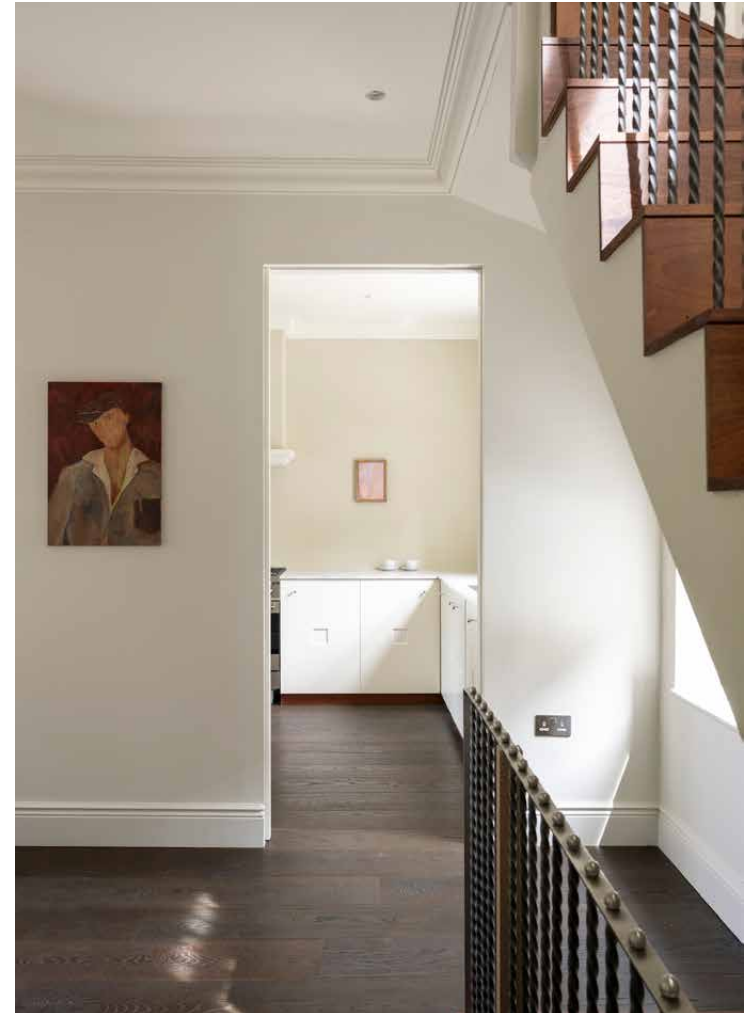






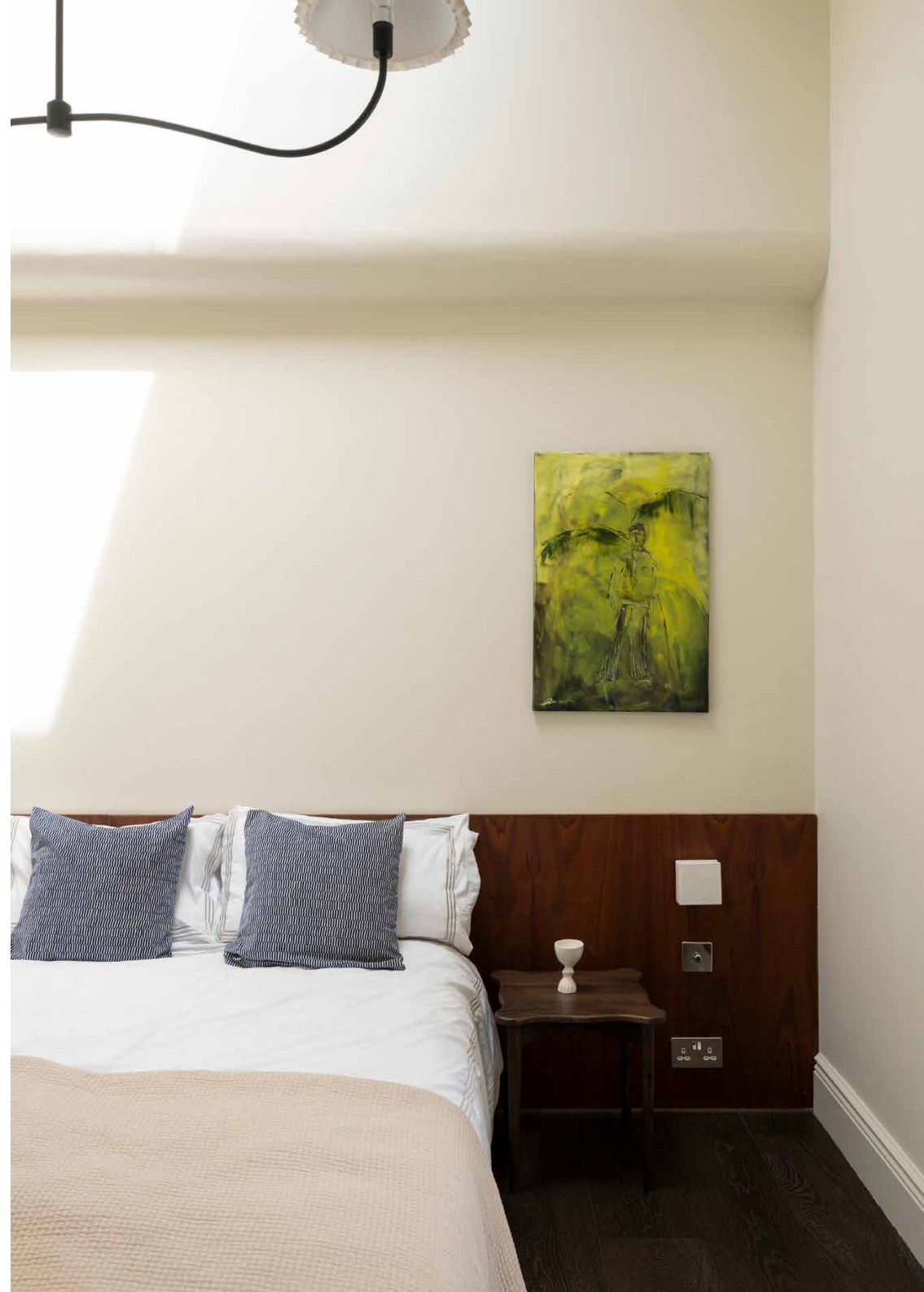
A Sapele staircase with twisted iron spindles descends to the garden-level living space, a versatile room that benefits from built-in storage.

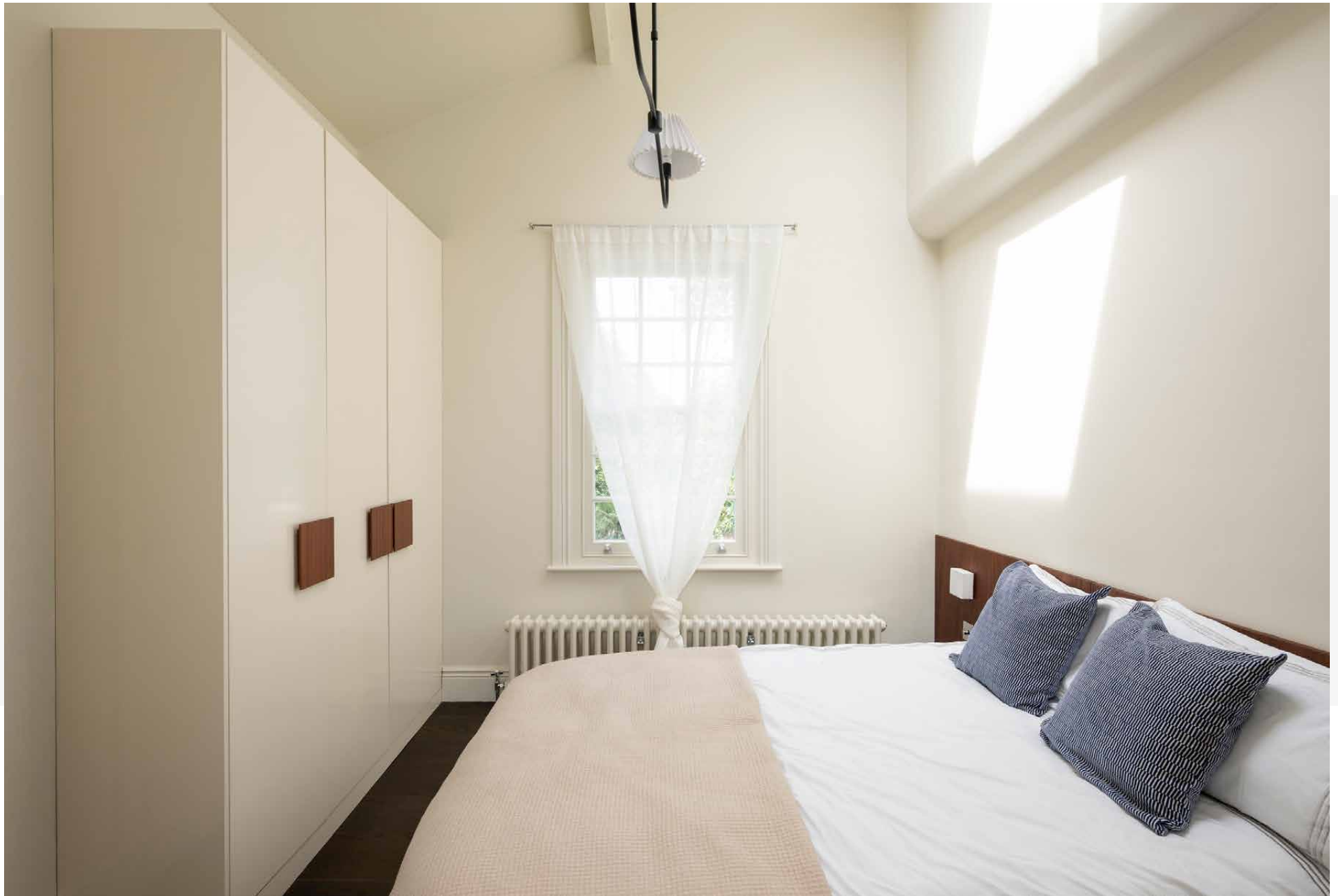


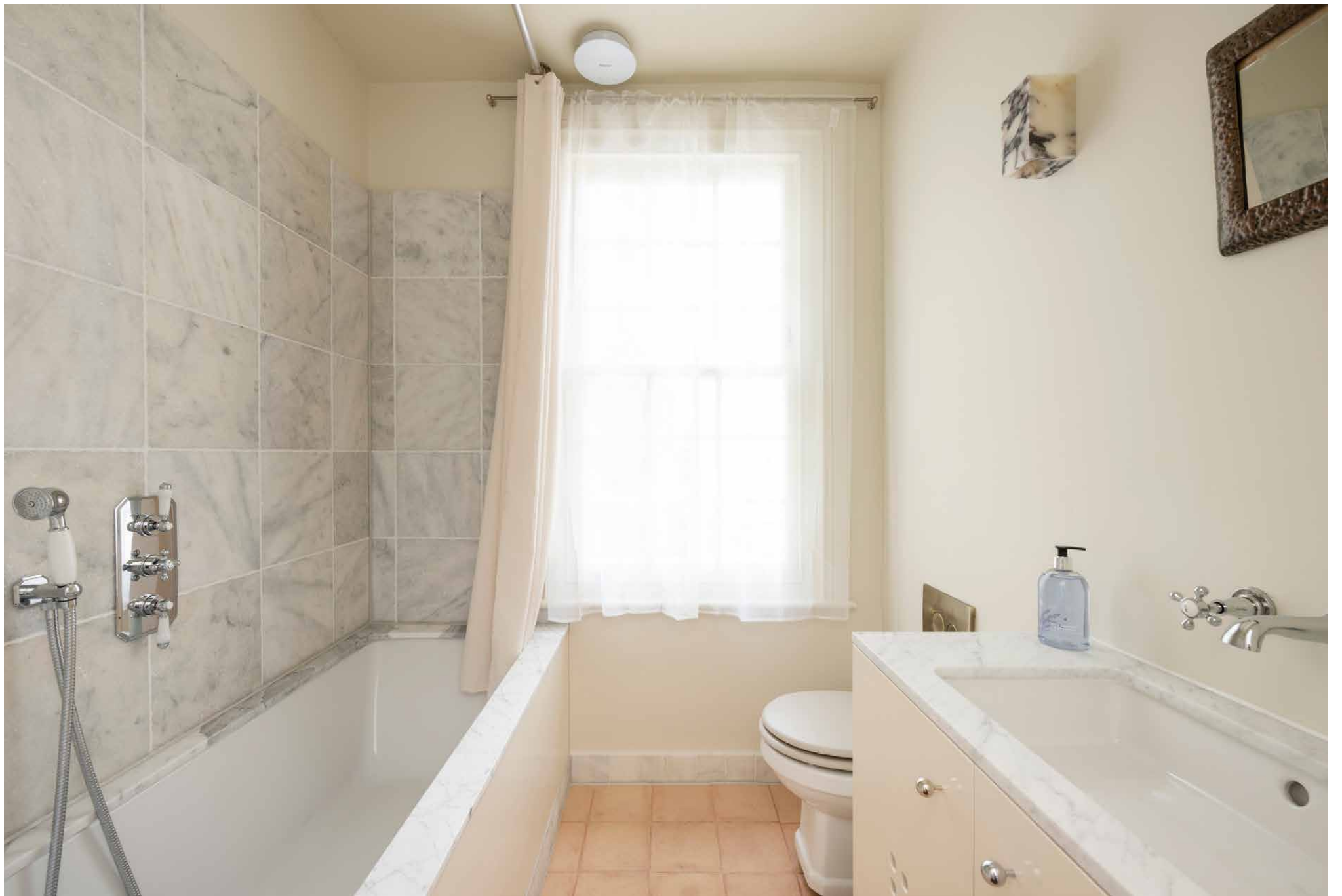




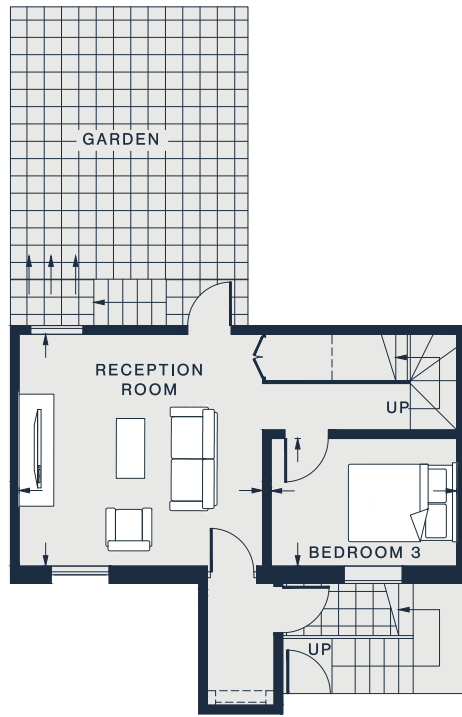
On the first floor, the principal bedroom sits beneath a tall, pitched ceiling studded with skylights, an elongated headboard running the room's width. Bespoke wardrobes ensure plenty of storage, while a pocket door reveals an ensuite shower room in marble and terracotta tiles. Two further bedrooms retain a sense of their heritage with cornicing overhead and are served by a family bathroom.



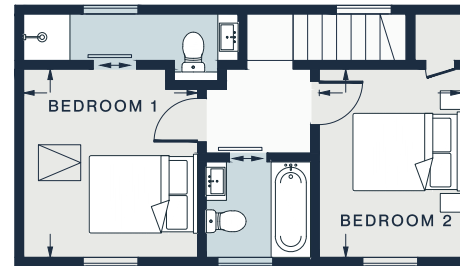




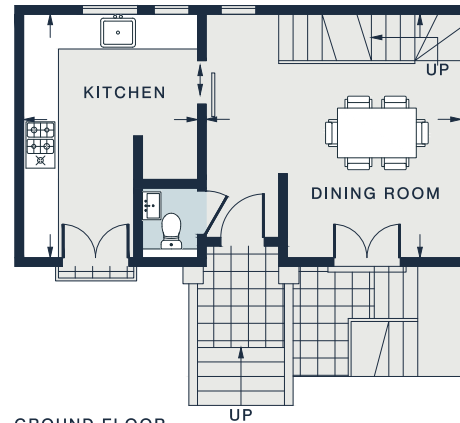




LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

RECEPTION ROOM
14'0 x 12'10 (4.2m x 3.9m)

KITCHEN
13'8 x 9'10 (4.1m x 2.9m)

BEDROOM 1
10'8 x 9'11 (3.2m x 3.0m)

BEDROOM 3
10'7 x 6'10 (3.2m x 2.0m)

DINING ROOM
14'5 x 13'9 (4.3m x 4.2m)

BEDROOM 2
10'7 x 8'0 (3.2m x 2.4m)

Approx. Gross Internal Area = 1,039 sq ft / 96.5 sq m

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

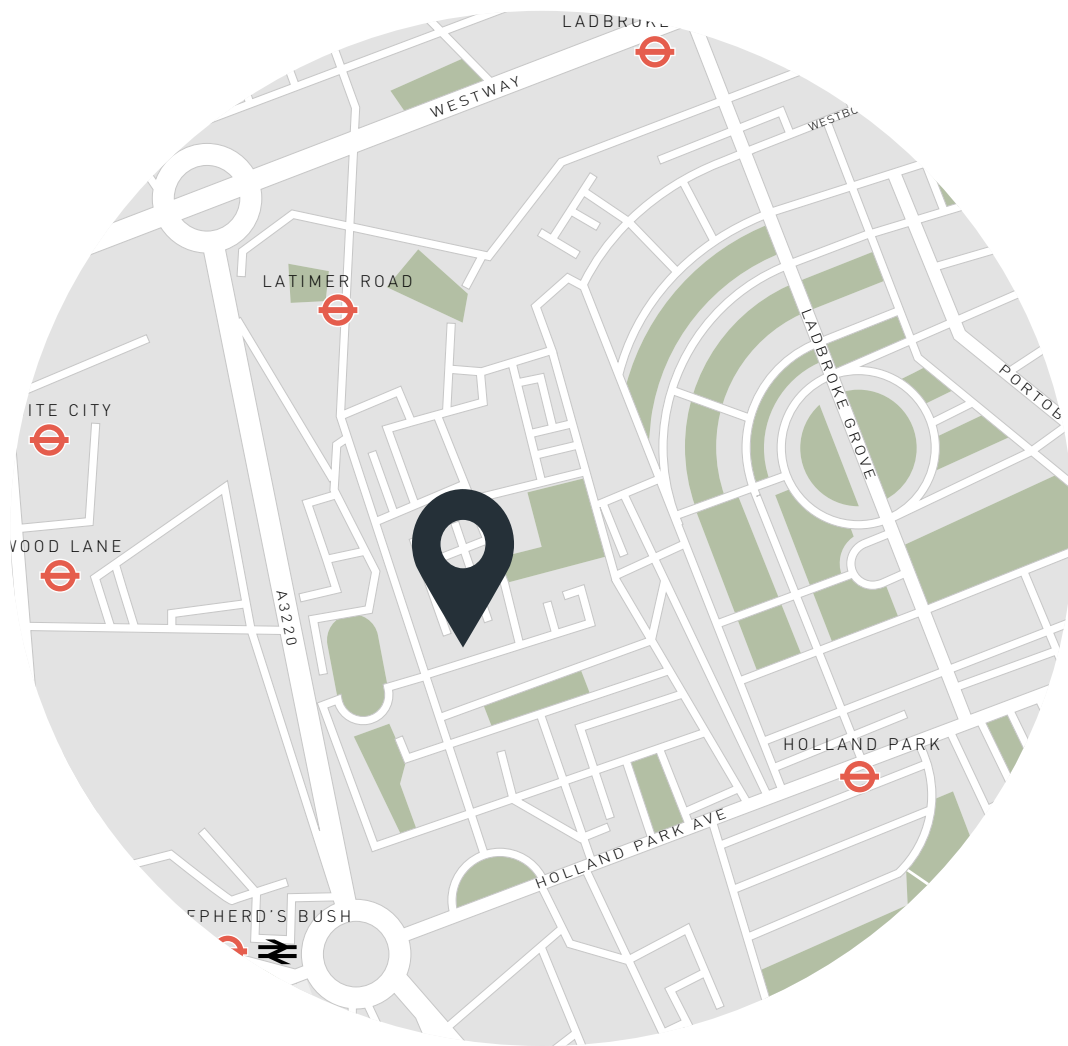
- 3 bedrooms, 2 bathrooms
- Design by architecture and interiors studio Flawk
- Generous separate kitchen
- Versatile dining area
- Garden-level reception room
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- South-facing patio garden

Approx. 1,039 sq ft / 96.5 sq m

EPC=C

Deposit: £8,652 (LL) / £10,000 (SL)

Council Tax Band: F



Location

A peaceful retreat from the city, and a springboard to its sophisticated surroundings. Holland Park Avenue's string of independent retailers put everything you could need on the doorstep: charcuterie from C Lidgate, wine from Jeroboams, pastries from PAUL. The lawns of Holland Park are a short walk south, with a tennis courts and Kyoto Garden. Kensington Gardens lies a stroll away, home to the Serpentine Galleries and Hyde Park's Italian Gardens. Slightly further afield, Portobello Road's market, stalls and Michelin-starred restaurants are within easy reach. Round off evenings with dinner at Cece's or renowned restaurant Julie's.

Shepherd's Bush Station – 9 mins

Holland Park Station – 14 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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