

DOMUS NOVA



Harrington Gardens, SW7 – £1,250 p/w (LL) / £2,000 (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



From the street, Harrington Gardens is every inch the classic mansion block: red brick, a stucco porch and cast-iron railings. The apartment inside, however, reveals something altogether more unexpected.

Set across the fourth and fifth floors, the duplex unfolds as a series of warm, considered spaces.

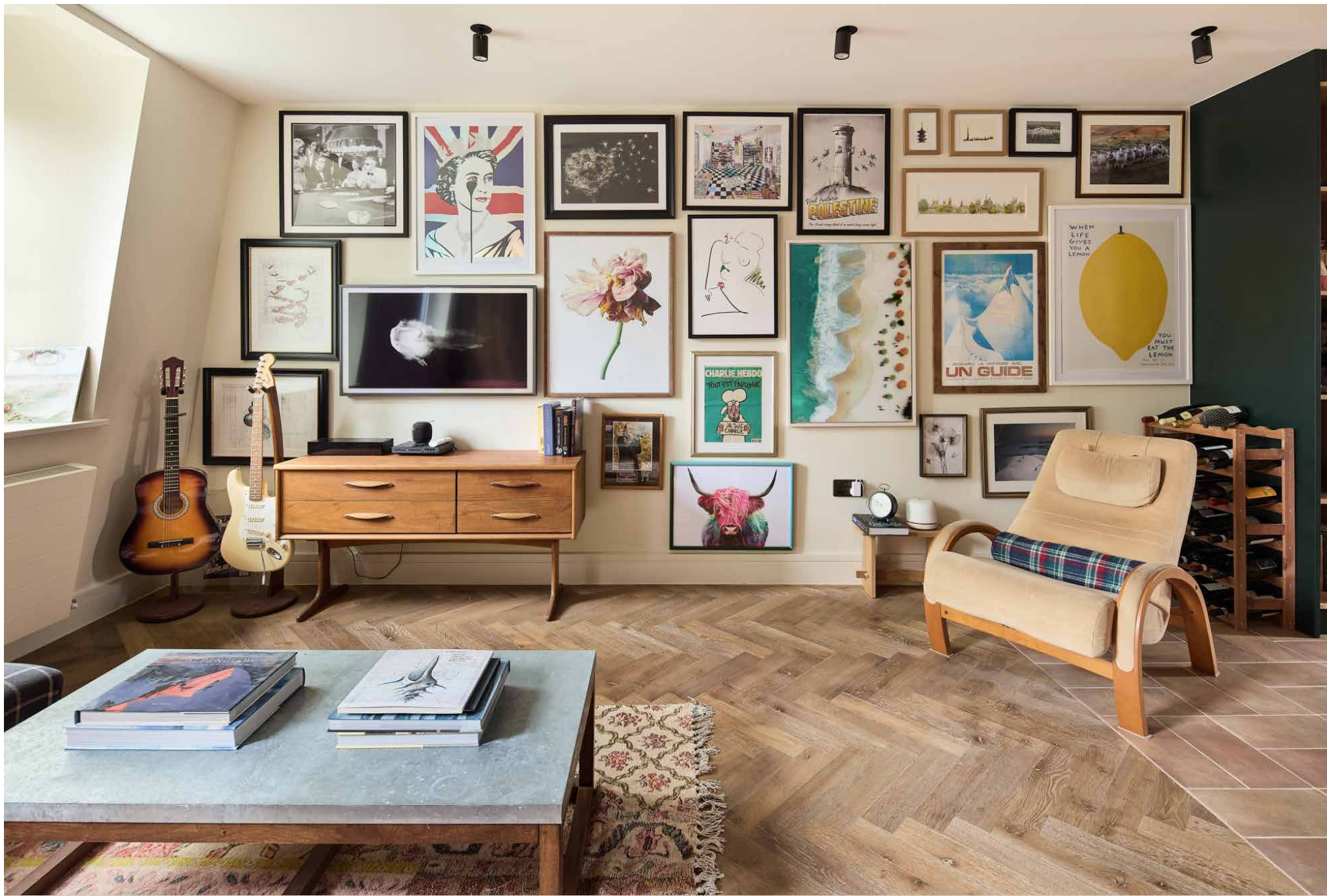
Solid oak cladding, terracotta tones and tactile natural materials soften the architecture, lending a quietly contemporary sensibility throughout.

The entrance opens into a calm, light-filled living space framed by treetop views. Sunlight arrives from both the south-east and south-west, shifting throughout the day across oak panelling, curved forms and custom-made finishes. The open-plan layout is subtly zoned by furniture, with a bespoke circular dining table forming the natural centre of the space.

To one side, a built-in sofa sits against a backdrop of timber cladding and artwork, lit by sculptural

Tom Raffield lighting. To the other, floor-to-ceiling black cabinetry anchors the kitchen while providing generous storage.









Practicality and playfulness meet with ease. A terrazzo worktop by Diespeker & Co adds colour and texture, while integrated appliances, a Neff oven and induction hob ensure the kitchen works as seamlessly as it looks.

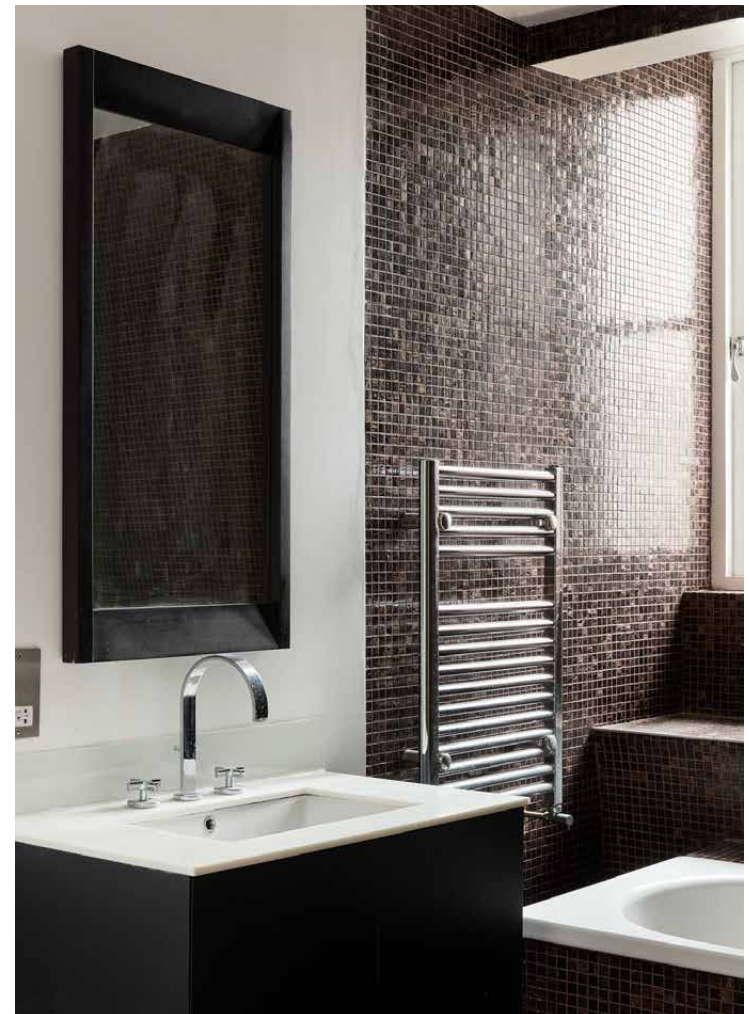
Three steps lead up to a mezzanine study, washed with natural light and opening directly onto a roof terrace. Terracotta flooring continues from inside to out, enhancing the connection between the two spaces. Screened for privacy and arranged with outdoor seating, it offers a vantage point above the rooftops.













The bedrooms are positioned across separate levels for privacy. On the lower floor, a peaceful guest bedroom is served by a mosaic-tiled bathroom. Above, the principal suite is set beneath a vaulted ceiling punctuated by rooflights on two sides. Soft light filters in throughout the day, while extensive built-in wardrobes bring practicality. Finished in muted Farrow & Ball tones, the palette feels deliberately restful. The en suite bathroom is bright and generous, centred around a large walk-in shower by Signorini, with white subway tiles and a skylight overhead.

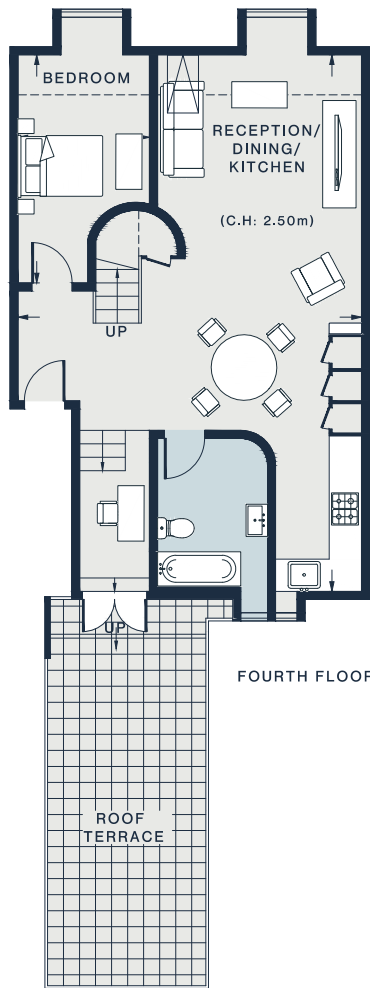
Residents also enjoy access to Wetherby Gardens – a sought-after privilege in this part of London.



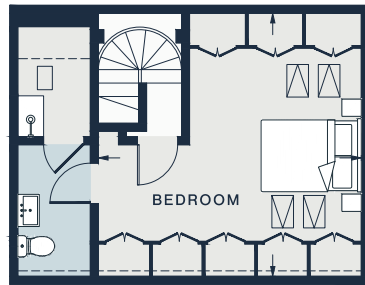








FOURTH FLOOR



FIFTH FLOOR



BEDROOM
13'11 x 8'0 (4.2m x 2.4m)

**RECEPTION/
DINING/
KITCHEN**
32'10 x 21'1 (10.0m x 6.4m)

BEDROOM
16'1 x 15'11 (4.9m x 4.8m)

Fourth Floor = 645 sq ft / 59.9 sq m
Fifth Floor = 337 sq ft / 31.3 sq m
Approx. Gross Internal Area = 982 sq ft / 91.2 sq m

Property Details

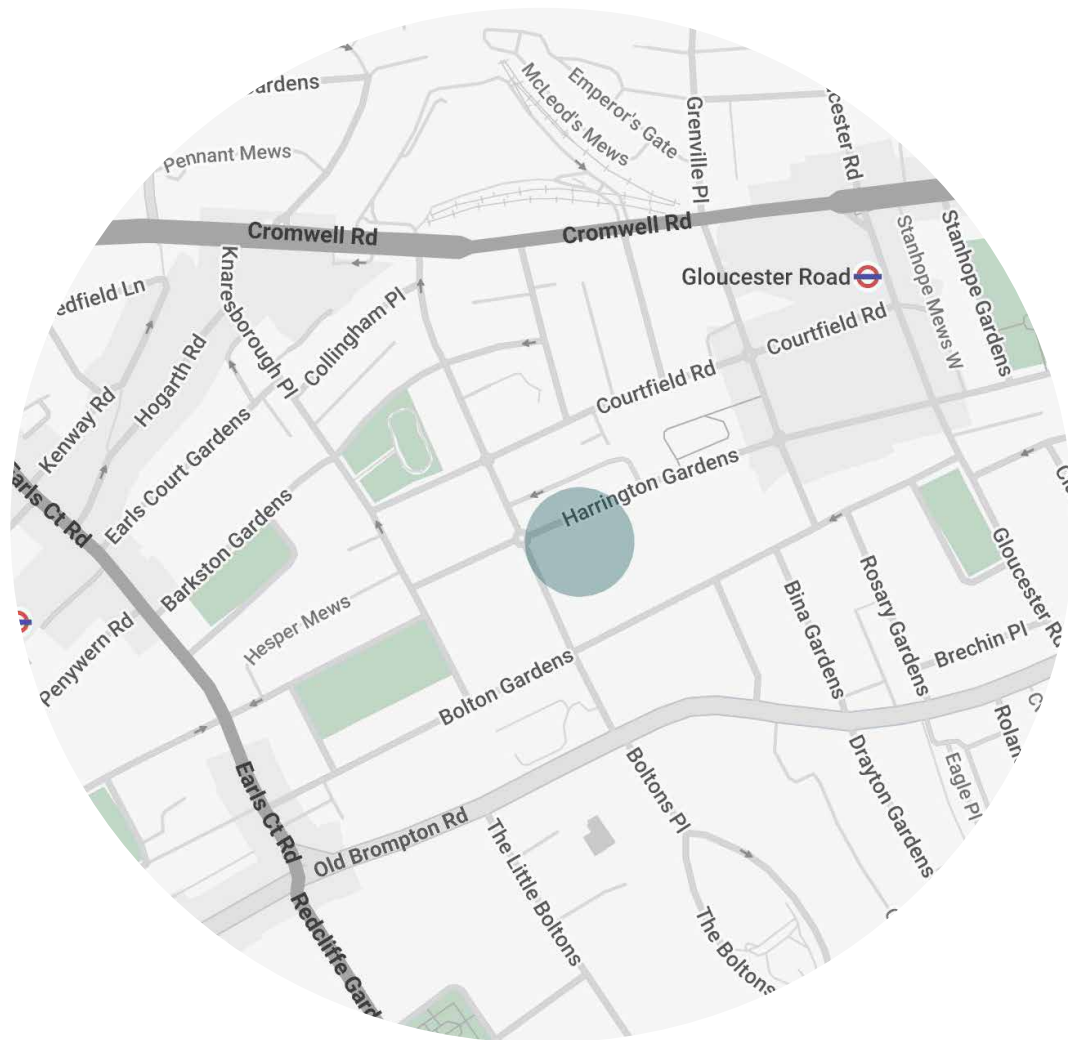
- 2 bedrooms, 2 bathrooms
- Duplex penthouse in a Victorian mansion block
- Coveted communal garden access
- Open-plan reception room and kitchen
- Principal bedroom suite
- Guest bedroom
- Family bathroom
- Mezzanine study
- Generous roof terrace with outdoor furniture

Approx. 982 sq ft / 91.2 sq m

EPC=C

Deposit: £7,500 (LL) / £8,000 (SL)

Council Tax Band: F



Location

Characterised by residential streets and period architecture, South Kensington is a peaceful community close to London's cultural heart. Moments away, the museums of Exhibition Road sit alongside sought-after haunts with a local feel, from the Anglesea Arms to Margaux and The Lavery. The leafy surroundings of Brompton Cemetery are also within easy reach, while the upmarket boutiques and restaurants of Chelsea's King's Road are close by – perfect before an evening of live music at The Troubadour.

Gloucester Road: 8 mins (Circle, District, Piccadilly)

West Brompton: 12 mins (District, Mildmay)



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

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020 7727 1717

lettings@domusnova.com

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