

DOMUS NOVA



Oxford Gardens W10
£2,495,000



In leafy North Kensington, this three-bedroom duplex enlivens with bespoke finishes, calming tones and natural light.

Along tree-lined Oxford Gardens is an architect-designed home that echoes its peaceful postcode, spread across the upper two floors of a heritage townhouse. Thanks to the creative eye of BOMA Projects and Roberts Potz Architects, this three-bedroom apartment epitomises refined yet relaxed contemporary interior style.

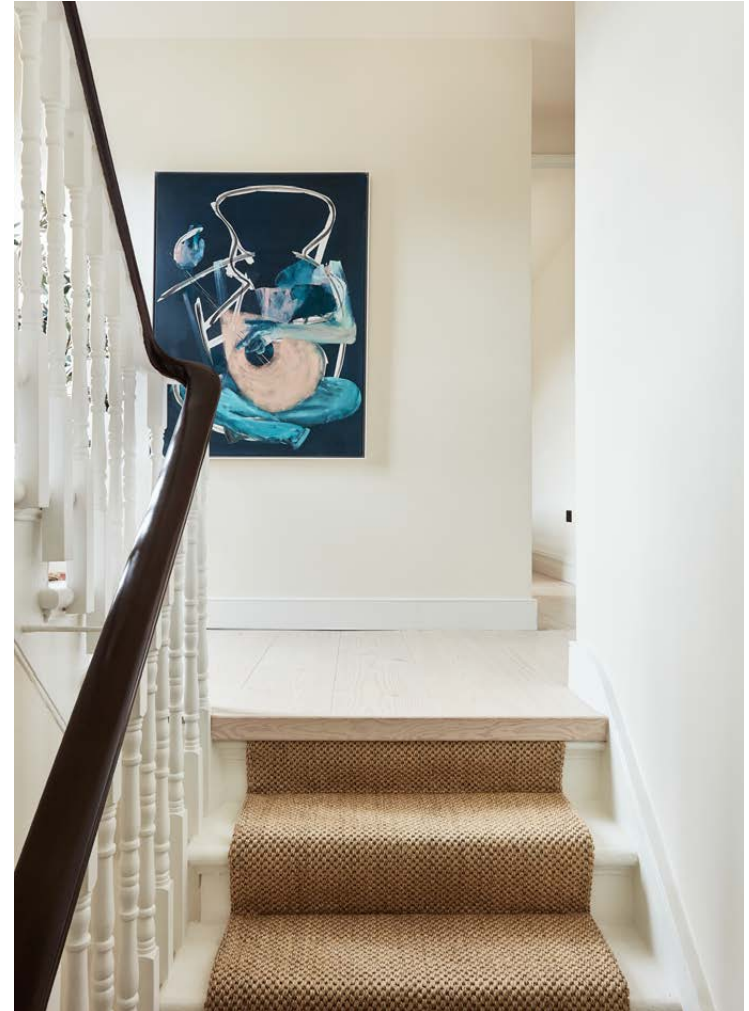
A wide arched entrance finished with a sliding pocket door reveals the open-plan kitchen, dining and living room. It's calm and welcoming, with reams of natural light that pour through a trio of sash windows. There's harmony between the pale Douglas Fir wide plank flooring and the Farrow & Ball Wimborne White walls, with statement, sculptural lighting by Universal Providers. Underfloor heating is installed throughout, keeping the space cosy in the winter months. At one end, the bespoke Urban Myth kitchen is bold with its marble surfaces, Emma Pascoe handles and Lacanche range oven. At the other, the living area is backdropped by clean-line shelving that's seamlessly carved into the walls.













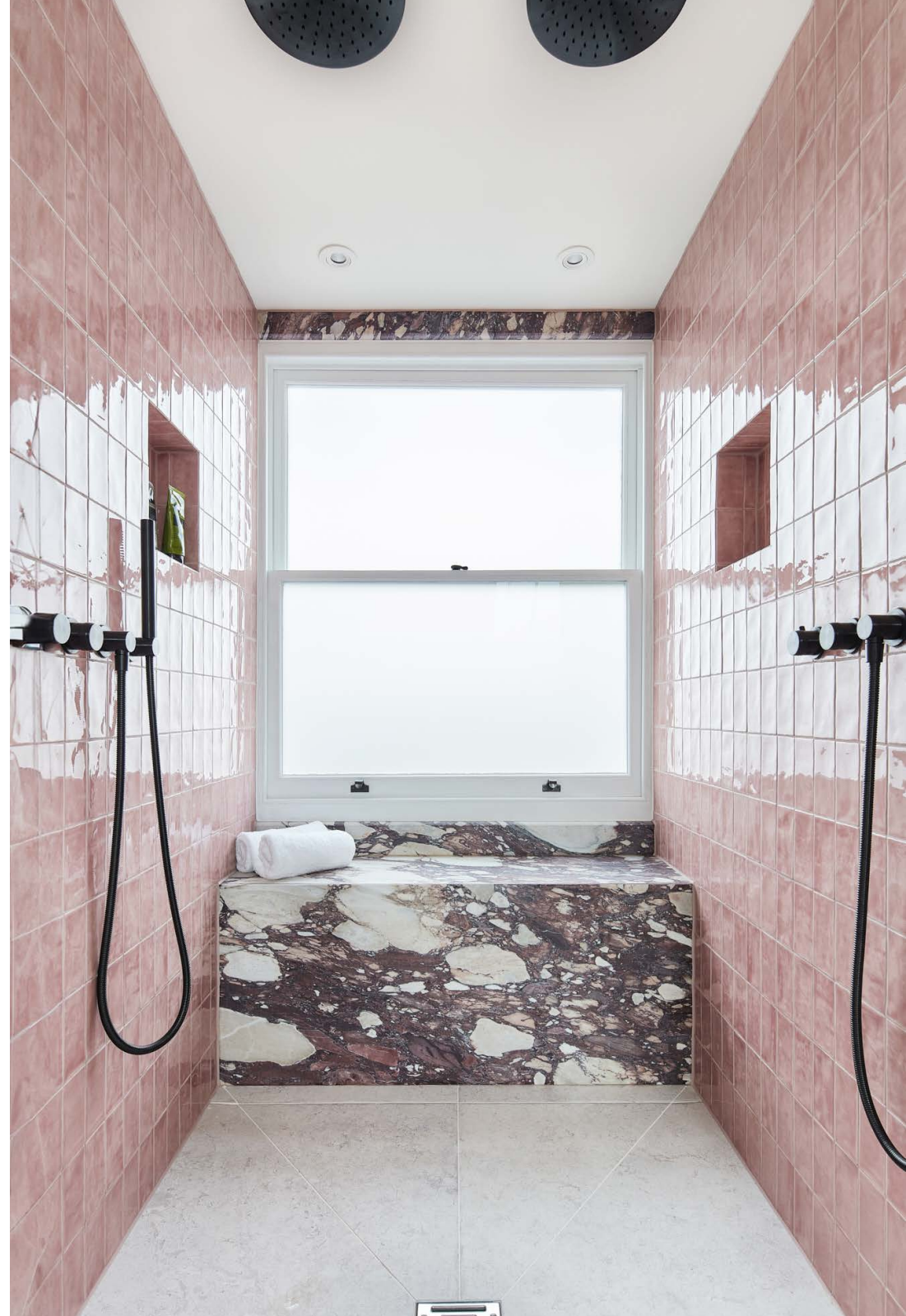
On the third floor, there's an uplifting feel to the principal bedroom suite. Sunlight pours in through Velux windows, illuminating the immaculate cornicing throughout the room. Its en suite bathroom inspires with its bespoke marble dual vanity, freestanding tub and separate walk-in shower — featuring pink Claybrook tiles and a Calacatta Viola shower seat. Also on this floor is an additional bedroom space, which could be reimagined as a dedicated dressing room.

Back downstairs, there's a small desk area located on the second floor half landing. The guest bedroom suite has relaxed, organic finishes. Bespoke joinery finished with textured panels surrounds the bed; inside the wardrobes, Phillip Jefferies fabric wallpaper inserts continue the natural aesthetic. Its en suite bathroom is modish with a rainfall shower backdropped by forest green tiles.









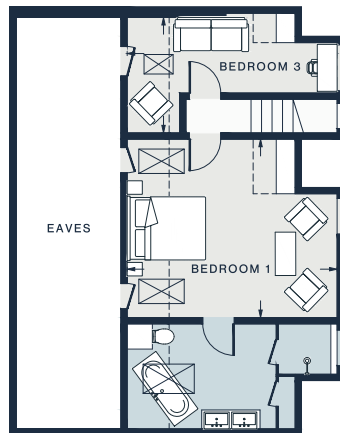




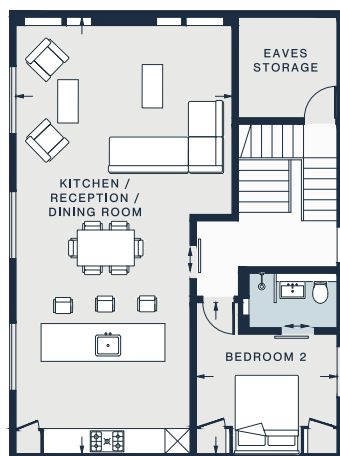








THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

KITCHEN /
RECEPTION /
DINING ROOM
34'1 x 17'0 (10.4m x 5.1m)

KITCHEN / DINING
14'9 x 11'2 (4.5m x 3.4m)

BEDROOM 1
16'6 x 13'11 (5.0m x 4.2m)

BEDROOM 2
11'10 x 10'10 (3.6m x 3.3m)

BEDROOM 3
16'7 x 9'5 (5.0m x 2.8m)

Approx. Gross Internal Area = 1626 sq ft / 151.1 sq m

Property Details

Architecture by BOMA Projects and Roberts Potz Architects

Interior styling by Golborne 44

Open-plan kitchen, dining and living room

Principal bedroom suite

Guest bedroom suite

One further bedroom

Additional WC

Eaves storage

Royal Borough of Kensington & Chelsea

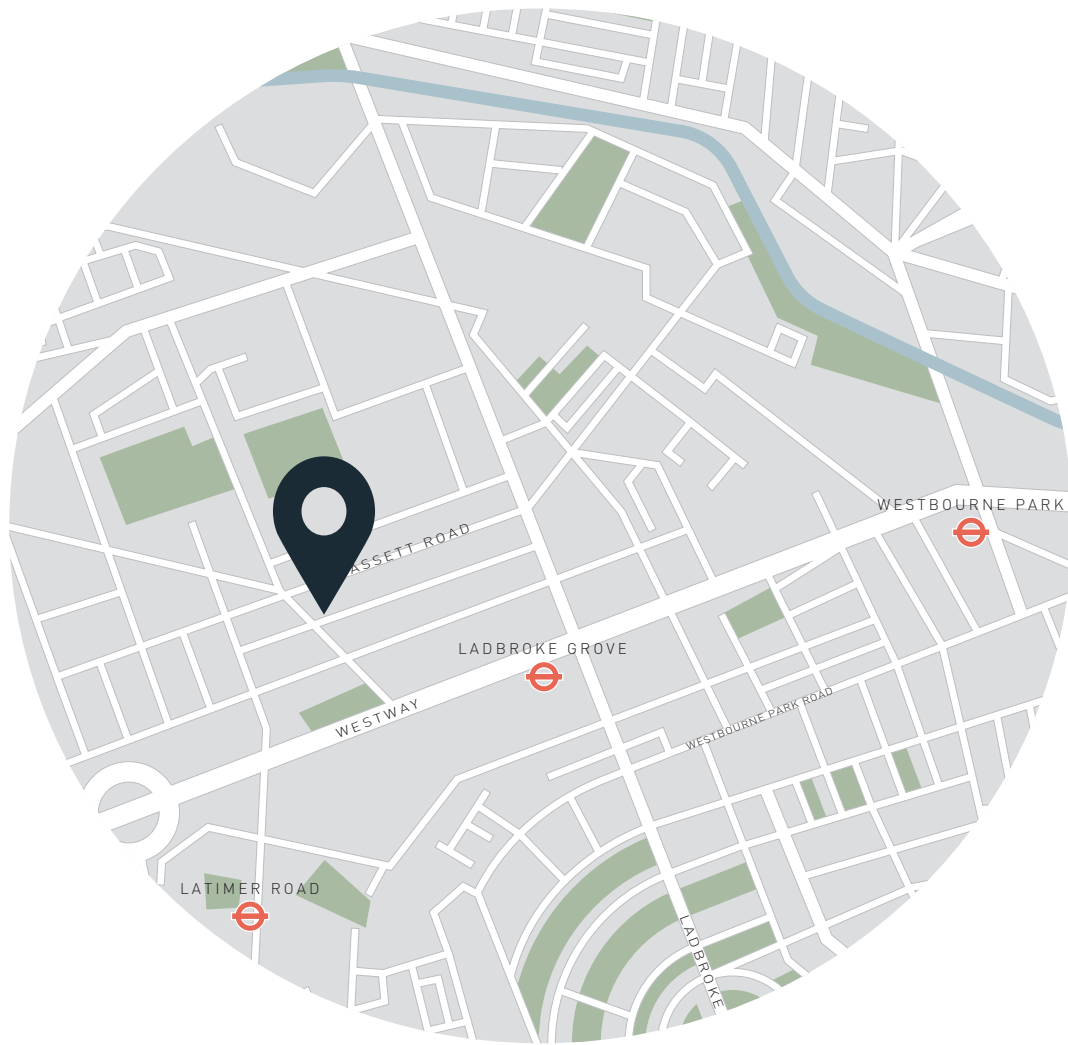
Approx. 1,626 sq ft / 151.1 sq m

EPC - E

Council Tax - F

Leasehold - circa 150 years

Annual service charge - £2,000



Location

A laid-back community feel characterises North Kensington. Beloved by locals, Golborne Road is a vibrant hub of cafes, restaurants, antiques shops and boutique retailers. Neighbourhood favourites include Panella, Lisboa and Layla Bakery, while Caia and Straker's beckon gastronomes from all over. Continue down to Portobello Road for its infamous market stalls and evening films at the Electric Cinema. From Little Wormwood Scrubs, you can reach the Grand Union Canal to admire the colourful barges and period architecture.

Ladbroke Grove - 5 mins (Circle, Hammersmith & City)

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