DOMUS NOVA

St Quintin Gardens W10

£1,100,000

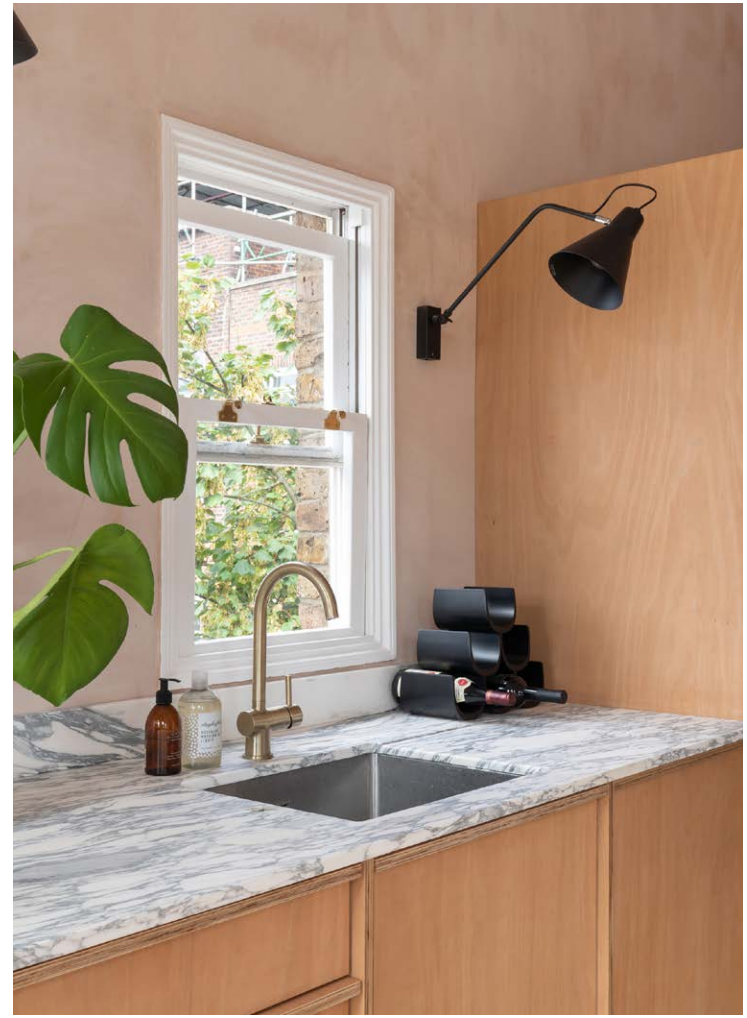
A calming, considered home has been created within a period framework at St Quintin Gardens. This newly renovated two-bedroom apartment has been transformed by architect Felix von Bechtolsheim.

A teal stairwell ascends from the first-floor entrance to a half landing, where paint gives way to exposed plaster. Contrasted with white frames and skirting boards, this pared-back palette flows into the second-floor kitchen and dining area.

In the main social space, three south-facing windows draw in channels of light while double-height ceilings create an uplifting atmosphere. Herringbone wooden flooring and marble countertops pair with the pastel pink walls, creating tones and textures reminiscent of a Mediterranean farmhouse.

The simplicity of the colour palette allows architectural details, like the white-painted steel beams, to take centre stage. A brick chimney breast adds another layer of texture and an additional reference to the building's past.

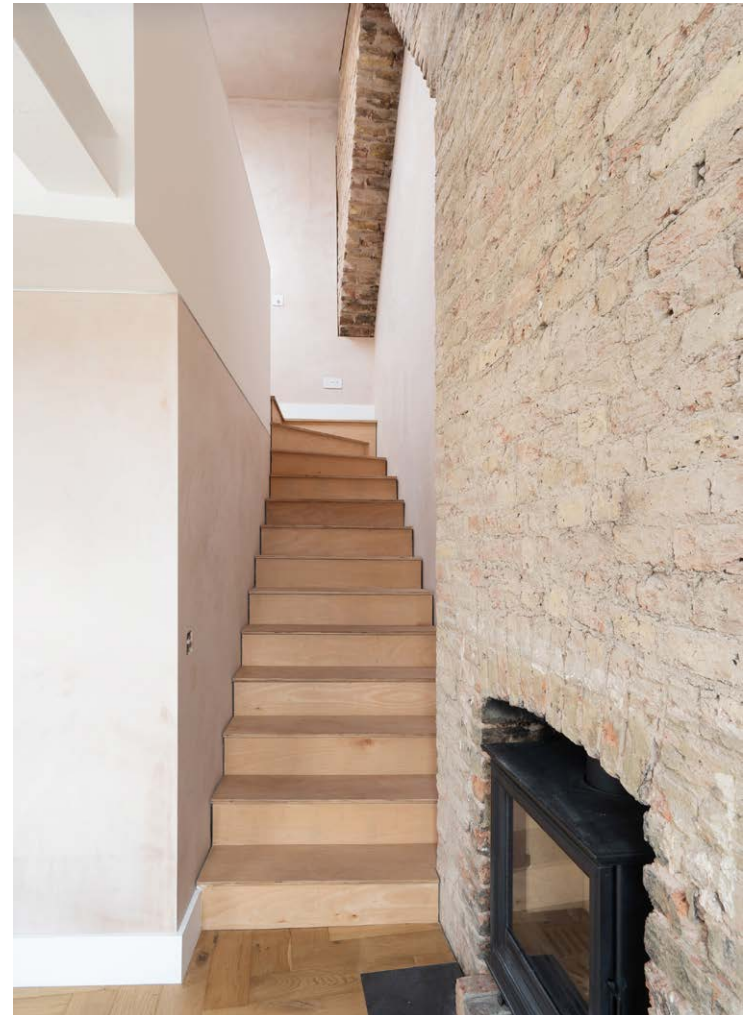
Playing with positive and negative space, original brickwork has been carefully revealed to create a triangular void – a heritage centrepiece for the third-floor mezzanine reception. At the very top of the home, this room benefits from a generous skylight.

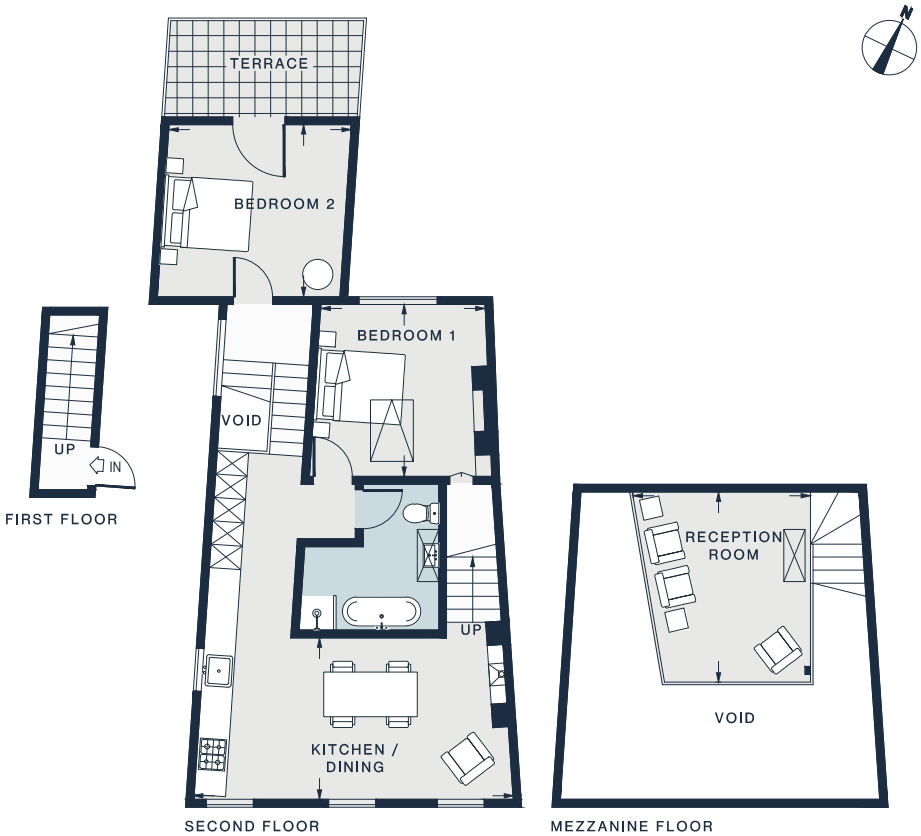


The principal bedroom sits on the second floor, featuring a double-height ceiling and an exposed brick chimney breast that follows the line of the vaulted ceiling. A guest bedroom, accessed from the half landing, offers access to a private roof terrace – perfect for catching the afternoon sun. Both bedrooms are quiet and rear-facing with leafy views.

A family bathroom is hidden under the mezzanine level. Exposed plaster and overhead beams continue into this carefully considered space, which features a freestanding bath and gold taps. A frosted skylight provides privacy while channelling daylight from the mezzanine above.

This design-forward apartment combines double-height living with heritage features including the most intact pair of chimney breasts ever revealed by the architect. A boldly reimagined home, it speaks volumes of light, proportions and materiality.





KITCHEN / DINING 20'8 x 10'5 (6.3m x 3.1m)	BEDROOM 1 10'11 x 10'5 (3.3m x 3.1m)
RECEPTION 12'0 x 11'3 (3.7m x 3.4m)	BEDROOM 2 11'5 x 10'11 (3.5m x 3.3m)

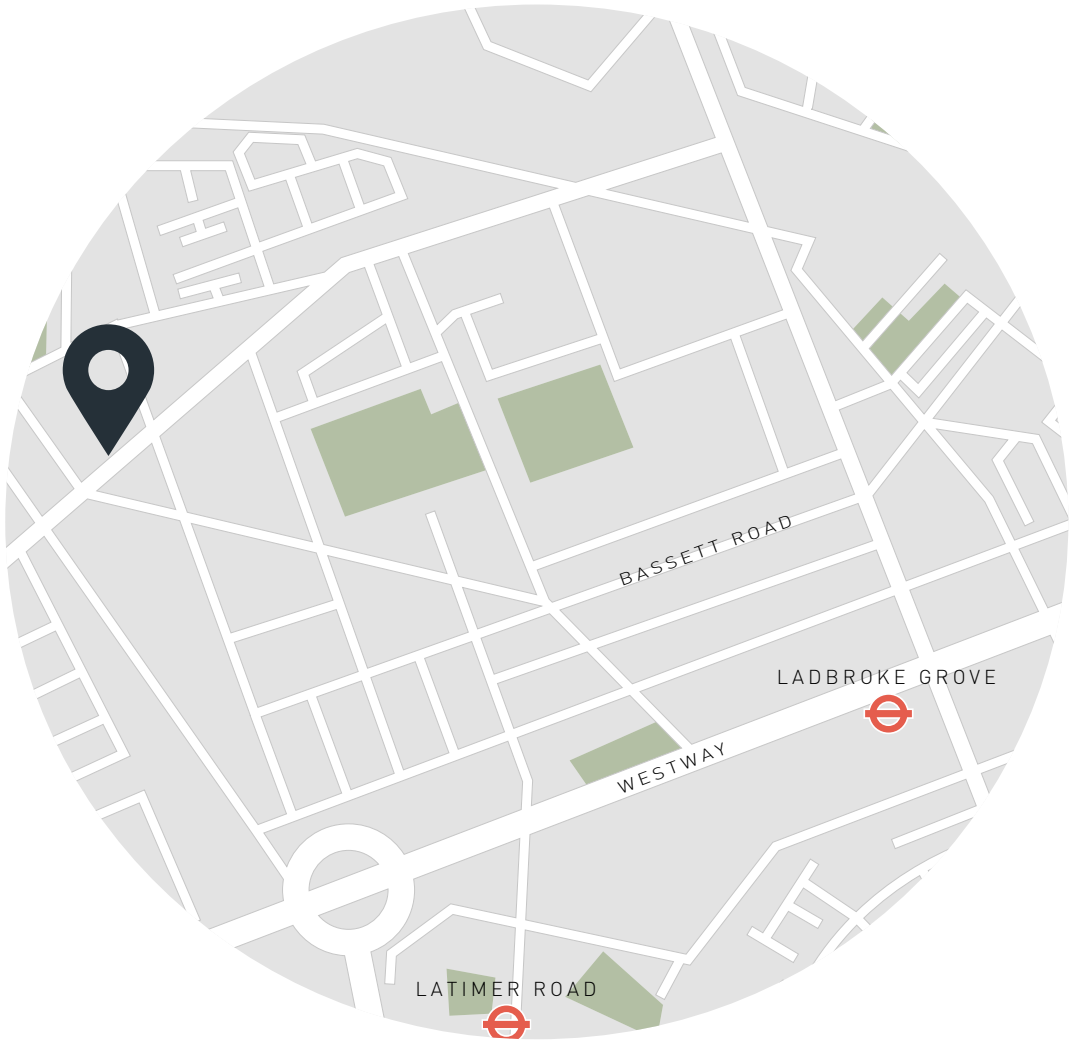
Approx. Gross Internal Area = 867 sq ft / 80.6 sq m

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

Property Details

Open-plan kitchen and dining area
Mezzanine reception
Principal bedroom
Guest bedroom
Family bathroom
Double-height ceilings
Private terrace
Royal Borough of Kensington & Chelsea

Approx 839 sq ft / 78 sq m
EPC - TBC
Tenure - Share of freehold
Lease Length - Circa 963 years
Ground rent - Peppercorn
Service charge - Ad Hoc
Council tax band - E



Location

St Quintin Gardens is an attractive, suburban corner of North Kensington near to both green open spaces and lively hotspots. A short walk takes you to Golborne Road. Pick up a coffee and pastel de nata from Lisboa Patisserie, head to dinner at one of the Layla's Bakery supper clubs or pop into the Elgin for a drink. Slightly further afield are the bars and eateries of White City House. Wormwood Scrubs is just a five-minute walk away and perfect for a breath of fresh air, tennis and picnics. With White City and Latimer Road stations close by, the city is never far away.

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