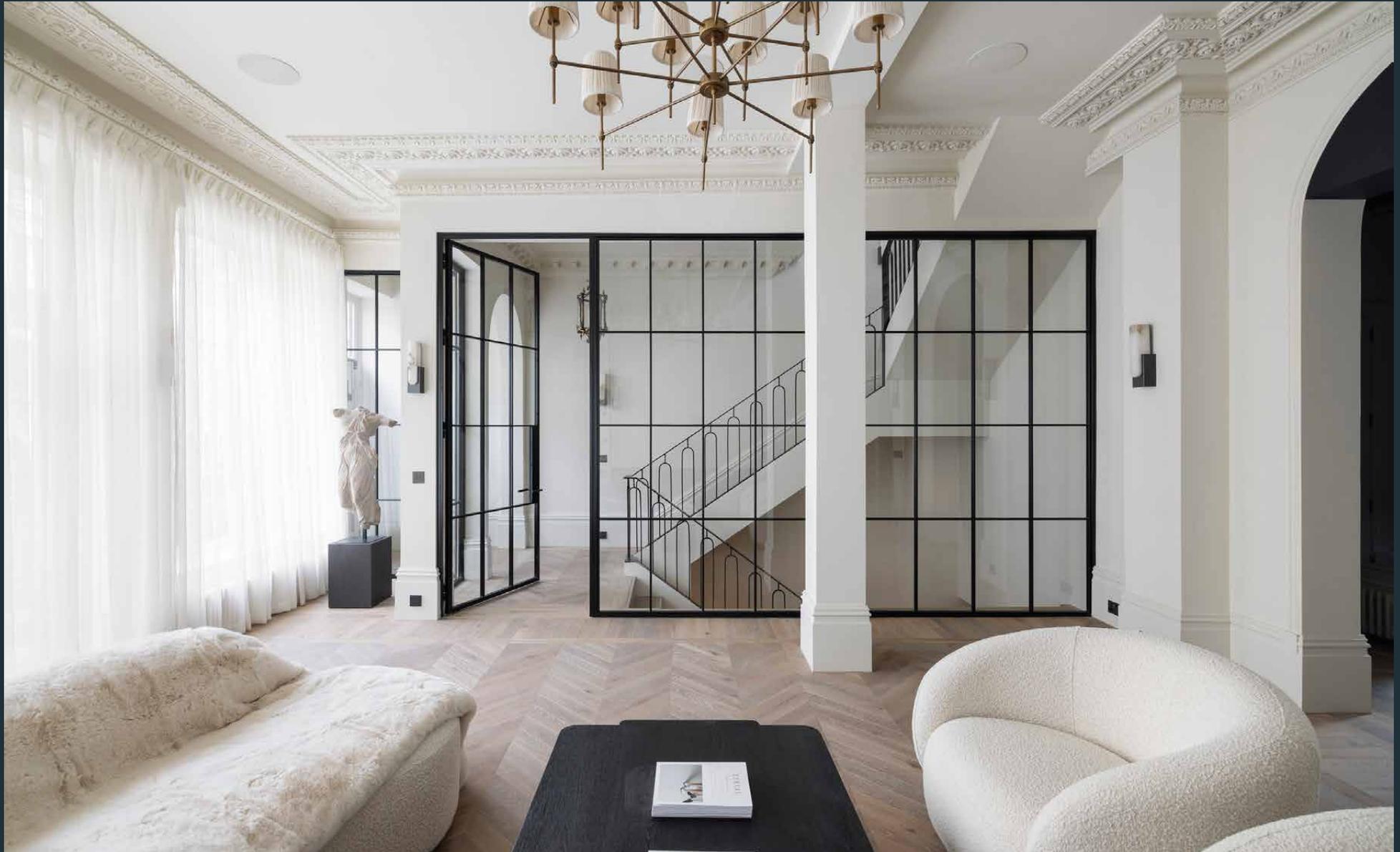


DOMUS NOVA



Bristol Gardens W9 – £12,500 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Elegant interior design invigorates this eight-bedroom heritage house for rent in Little Venice.

Impressive proportions unfold across this five-story mid-century townhouse, just moments from Little Venice and the Grand Union Canal. Behind its red-brick façade, this family home witnesses a striking juxtaposition to its period framework, with modern design by Dandi Living.

An expanse of interior Crittall-style glazing makes a striking first impression upon entering through the glossy black front door to the heart of the home. A monochromatic colour scheme unfolds here. Towering ceilings trimmed with intricate cornicing are awash with white, while a marble-clad gas fireplace is an elegant contrast. Engineered parquet floors flow beneath statement archways into the bespoke kitchen and dining room, where black accents bring a depth to the space. Designed with entertaining in mind, a Nero Picasso marble island sits centrally within the space – a striking setting to dine or observe chefs at work. Integrated appliances and Perrin and Rowe antique taps keep the culinary scene sleek, backed by a splashback in the same Nero Picasso marble. A skylight interrupts the room's ornate cornicing, illuminating the dining area, while full length windows provide views over the private patio garden below.





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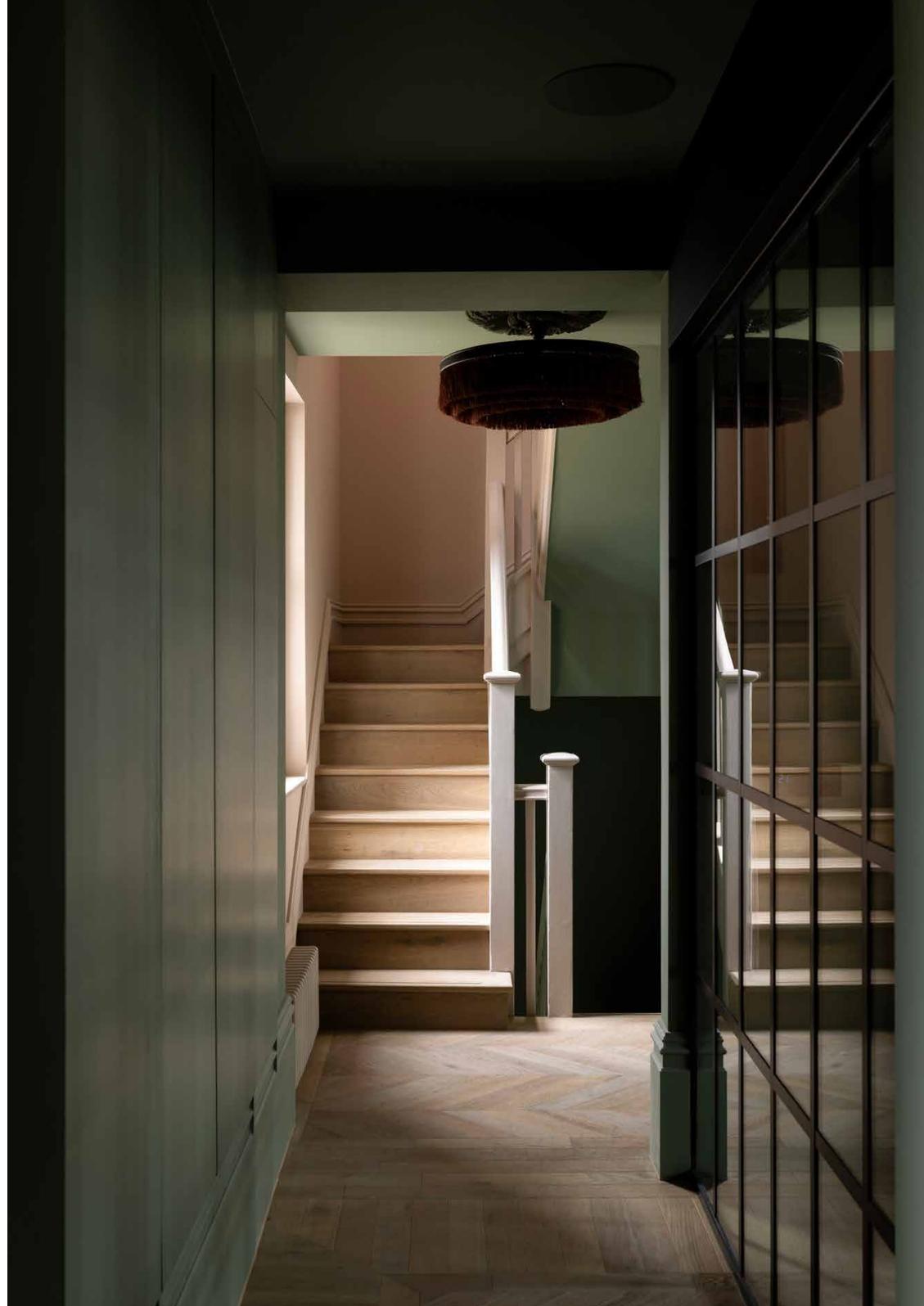


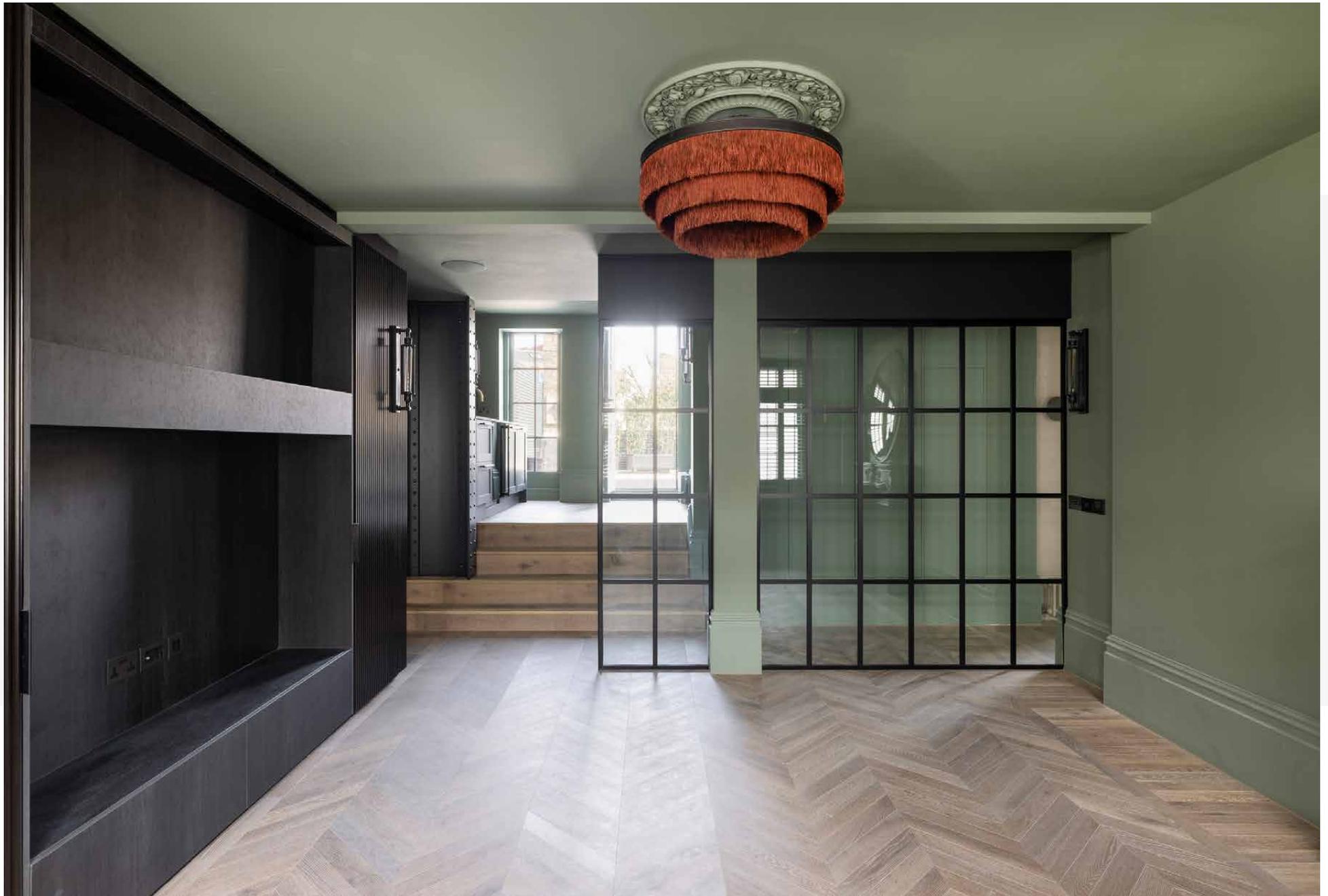


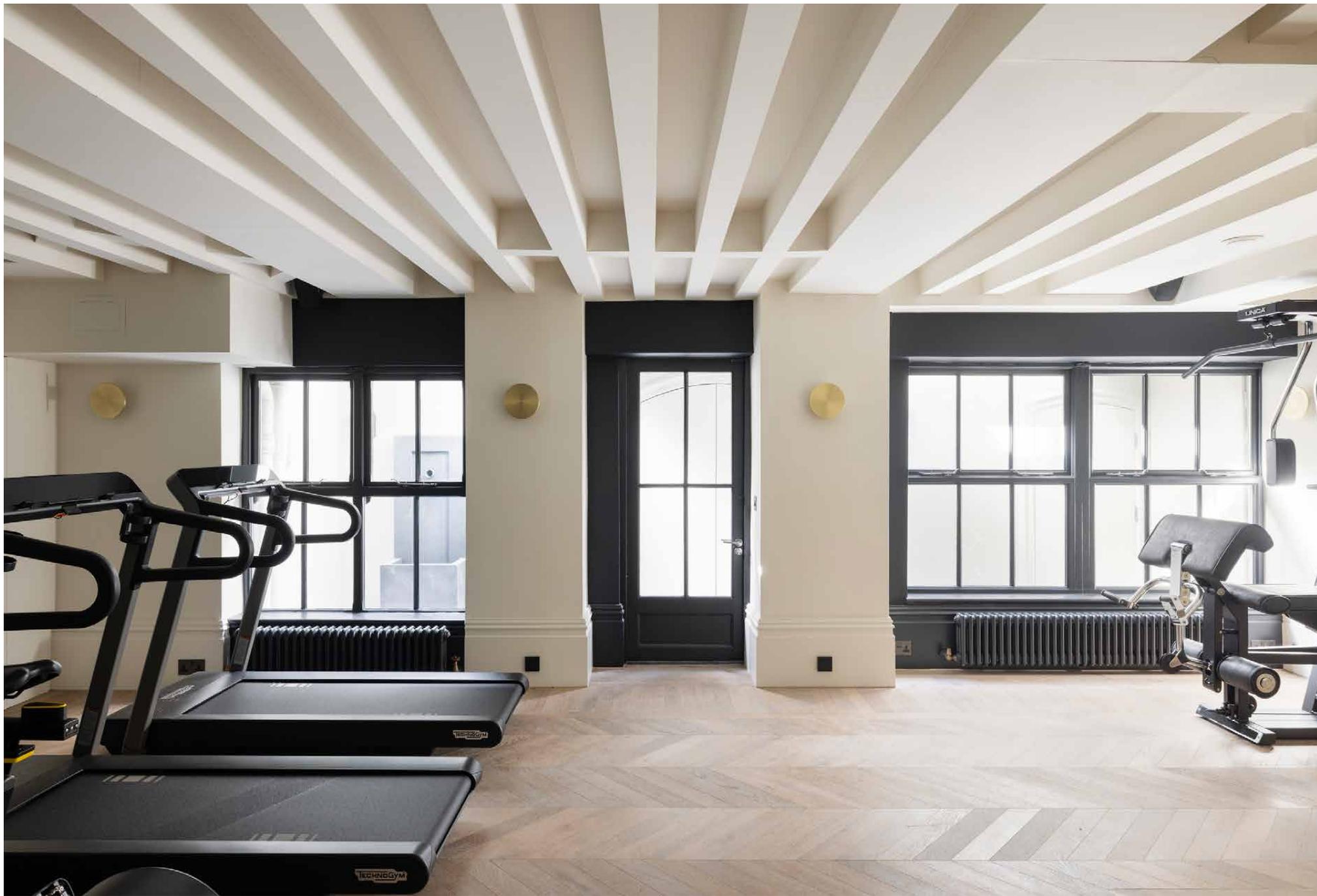


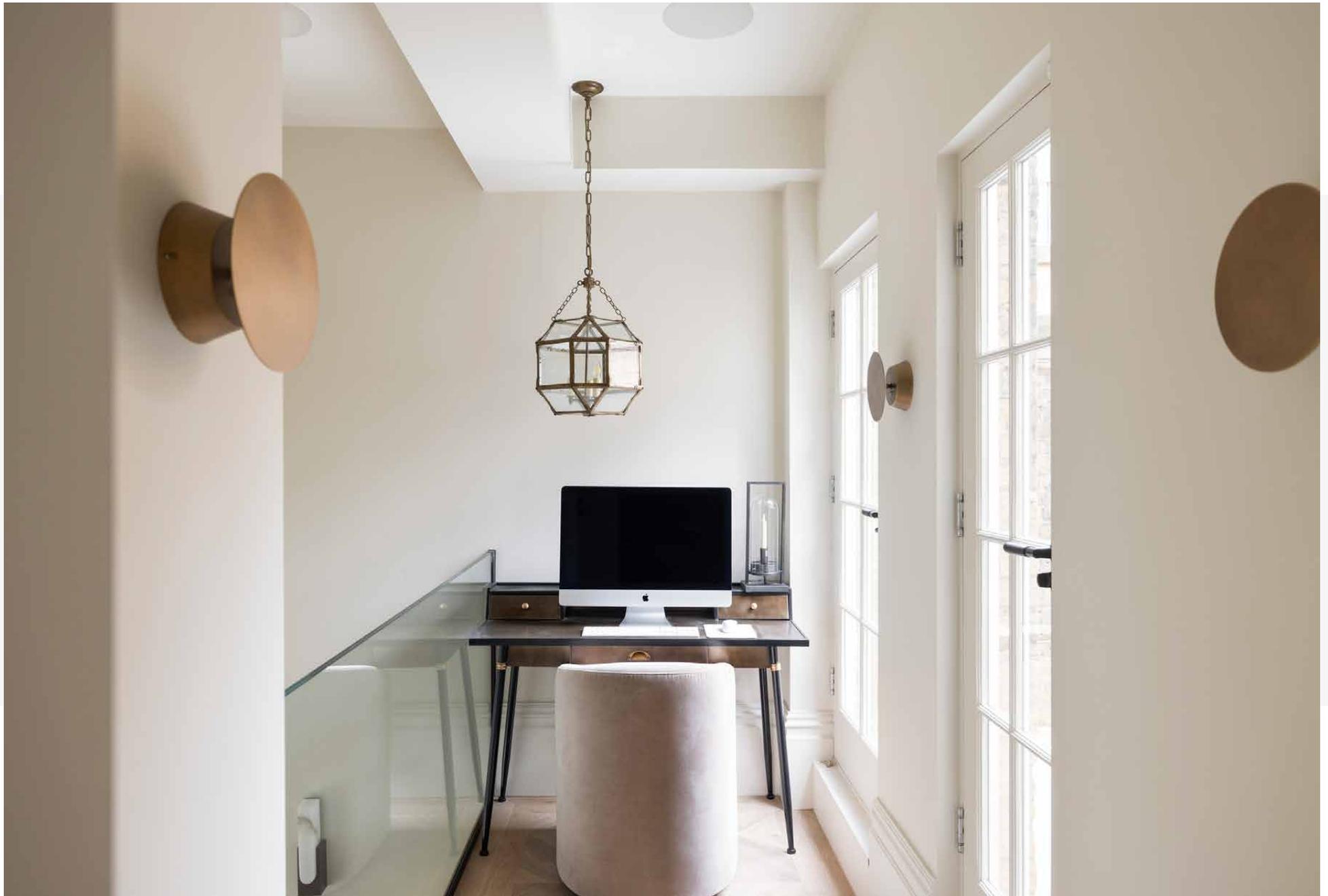


Descending to the lower ground floor, a fully-equipped gym complete with a sauna and ice bath is the ultimate relaxation space, made even more luxurious with the addition of a home cinema room on the same floor. Break a sweat using the Technogym equipment before kicking back for a movie marathon.











Back upstairs, bedrooms dominate the home's top three floors. On the first floor, soothing monochrome tones wash over the principal bedroom suite. Eye-catching curved wall cutouts filled with Crittall-style windows create visual continuity and fluidity across the space. An underfloor-heated en suite bathroom sits alongside, complete with Aquaroc and Lusso fittings, and an enticing copper bathtub. Two further bedrooms occupy this floor in addition to a lift, ensuring every floor is accessible.

Bedrooms continue onto the second floor where the neutral tones dissolve into bolder colour drenched spaces. Hues of sage green and deep teal bring a cohesive and immersive feeling to these bedrooms, each featuring built-in storage and heritage fireplaces. Ascend steps to a bar area, where marble worktops and a sink with brass hardware ensures hosting comes easy on the adjoining roof terrace. Chimney-top views and plenty of privacy are just two of the highlights of this private outdoor space, alongside a My Outdoor Kitchen pizza oven and barbecue.

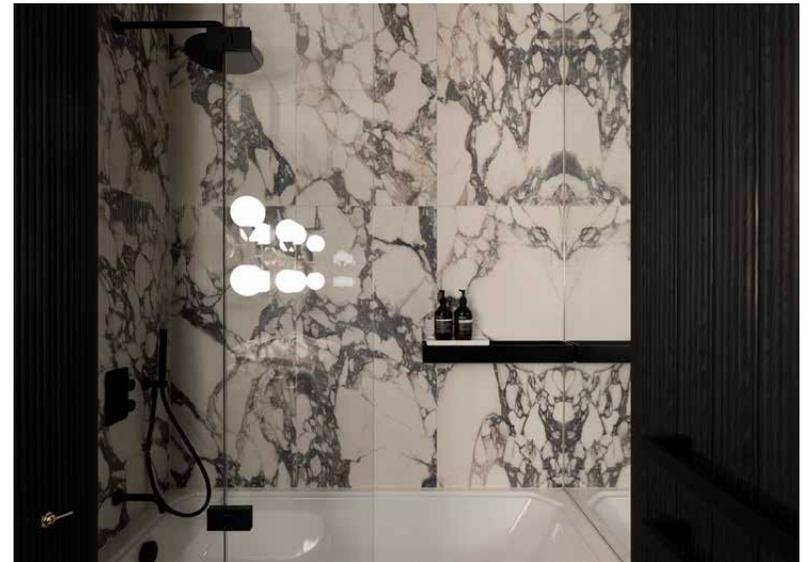
The home's final floor features two further bedrooms, both with sophisticated shower rooms, and one with a dedicated dressing area. A versatile office space also sits on this floor, perfect for working-from-home setups. A second rooftop crowns the home, with soaring views out over London.





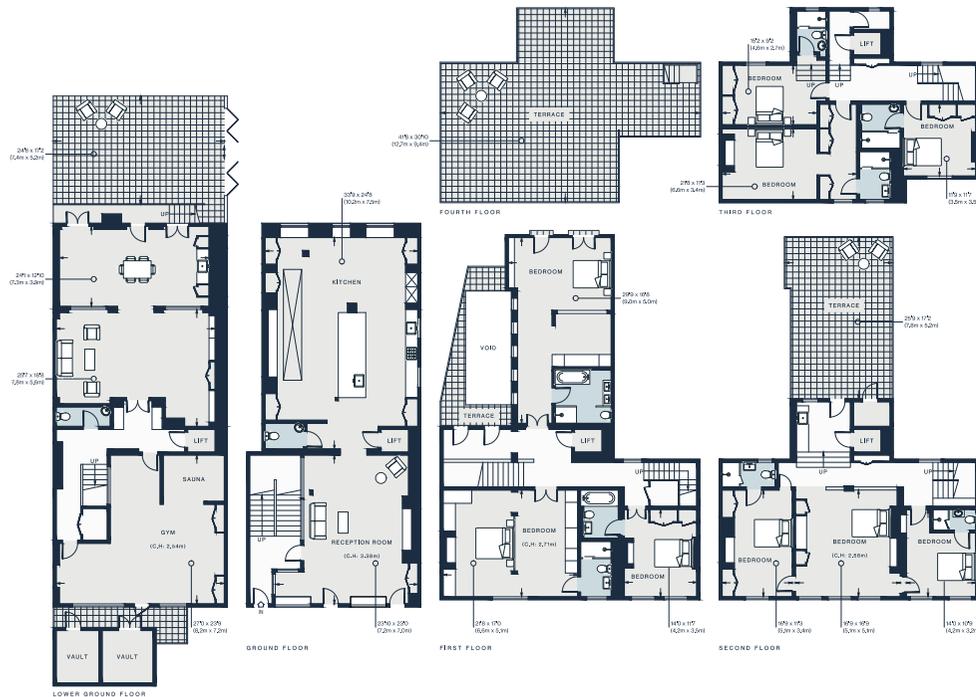












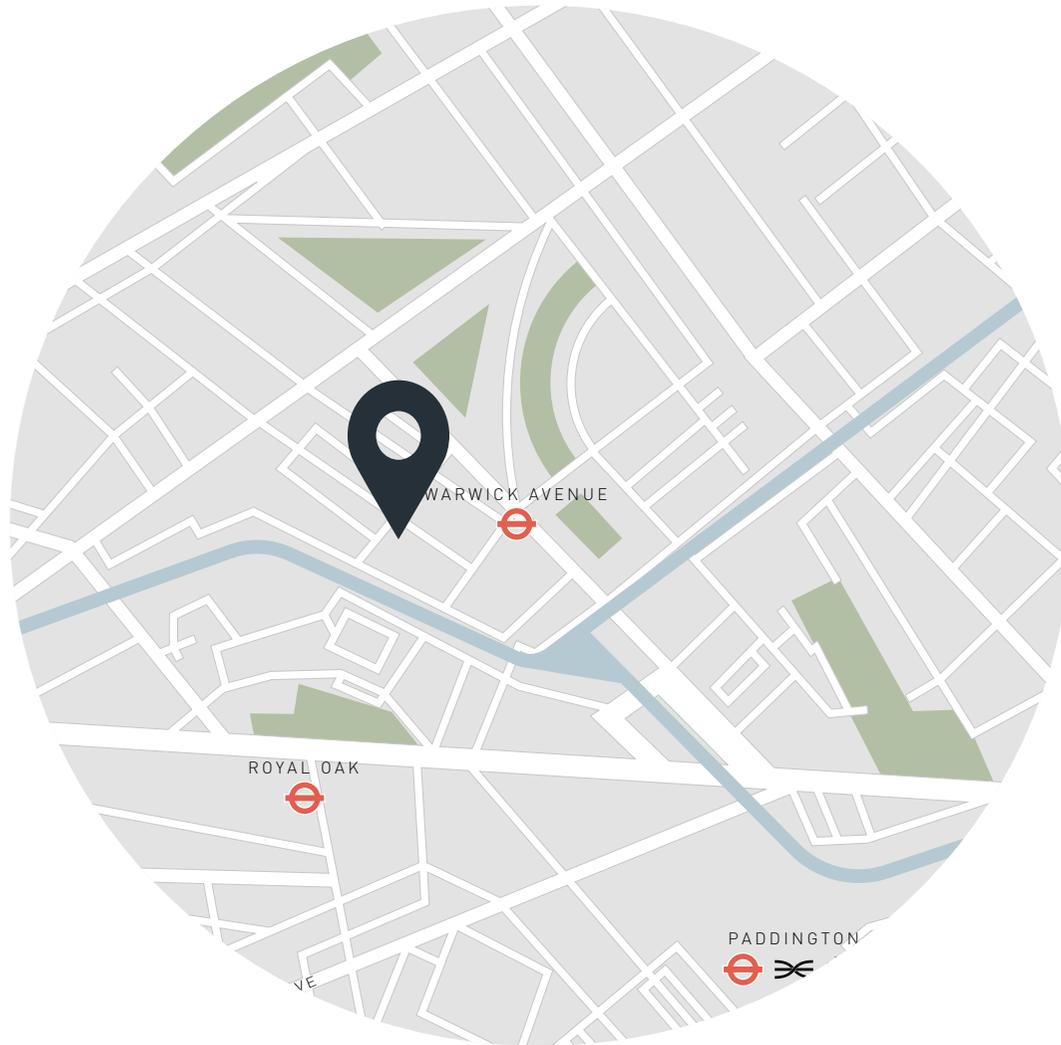
Approx. Gross Internal Area = 6,567 sq ft / 610.1 sq m
Outbuildings = 150 sq ft / 13.9 sq m
Total = 6,717 sq ft / 624.0 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- 8 Bedrooms, 8 Bathrooms
- Open-plan kitchen and reception room
- Principal bedroom suite with dressing room
- Seven further bedroom suites
- Study
- Two cloakrooms
- Two roof terraces and private patio
- Gym with Technogym equipment
- Home cinema and reception room
- Sauna
- Ice bath
- Sonos sound system throughout
- Lift
- Parking
- City of Westminster

Approx. 6,567 sq ft / 610.1 sq m
EPC=C
Deposit: £75,000 (LL)
Council Tax Band: H



Location

In the heart of Maida Vale's Little Venice, Bristol Gardens is perfectly situated just a short walk from Regent's Canal and a variety of green spaces. Weekends are for brunching at Toast, browsing the antiques shops along Formosa Street and strolling the water's edge; stop for a drink at The Summerhouse or The Waterway. Come evening, enjoy live performances at The Canal Café Theatre, drinks at The Hero, or dinner at Maguro, a sophisticated spot for Japanese dining.

Warwick Avenue - 2 mins (Bakerloo)
Paddington - 10 mins (Bakerloo, Circle, District, Hammersmith & City, Elizabeth)



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.



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Specialising in London
and Ibiza's design-led homes

Let's talk

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