

# DOMUS NOVA



Alexander Street W2  
£2,000,000



Striking design touches define this considered three-bedroom duplex apartment for sale set in a peaceful Bayswater spot.

Functionality and design flair combine at this Alexander Street home. Found on the third and fourth floors of a period townhouse, this duplex apartment is configured with socialising in mind. An inverted layout places the communal living space at the top of the property. Set in the eaves, a vaulted ceiling rises over three metres, bringing a lofty yet cosy feel to the room, while dual aspect windows face east and west ensuring a steady stream of natural light throughout the day.

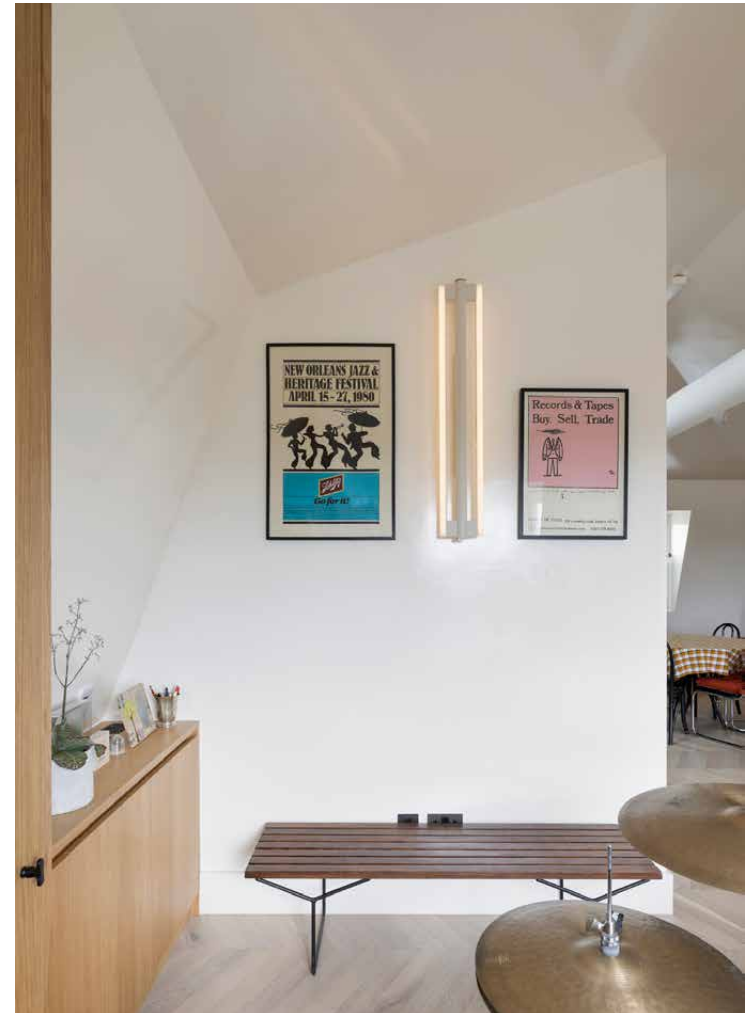
The standout entertaining space is divided into two distinct zones – one for all things culinary and another for kicking back – tied together by herringbone flooring and simple but elevated design. Bespoke joinery runs along the perimeter of the room, encompassing banquette seating, integrated storage and a desk. The contemporary kitchen balances various tones and textures; grey and black cabinetry, black stone surfaces and Zellige tiles in a spectrum of white shades lend an artisanal finish, while integrated Miele appliances take care of the practicalities.



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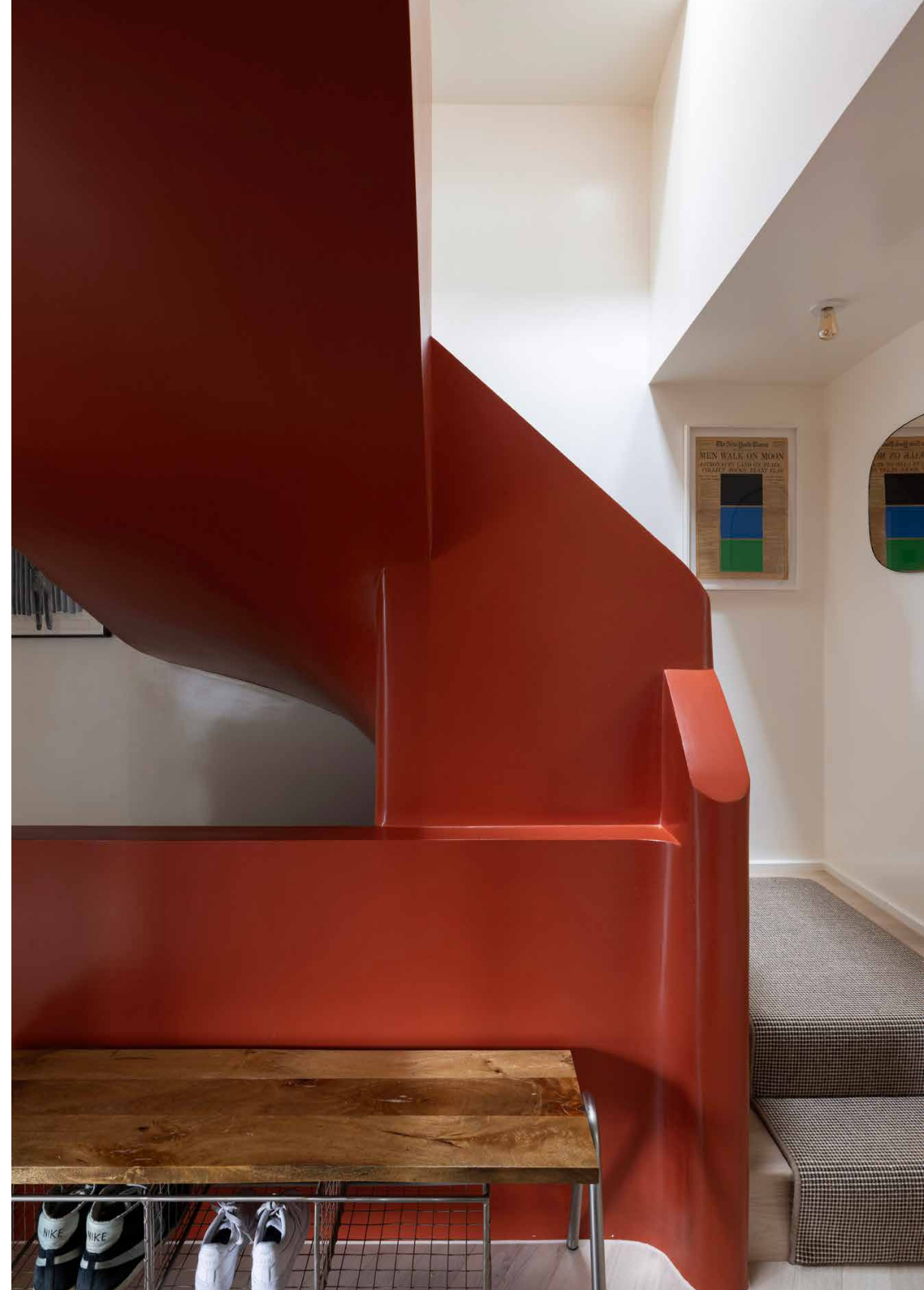






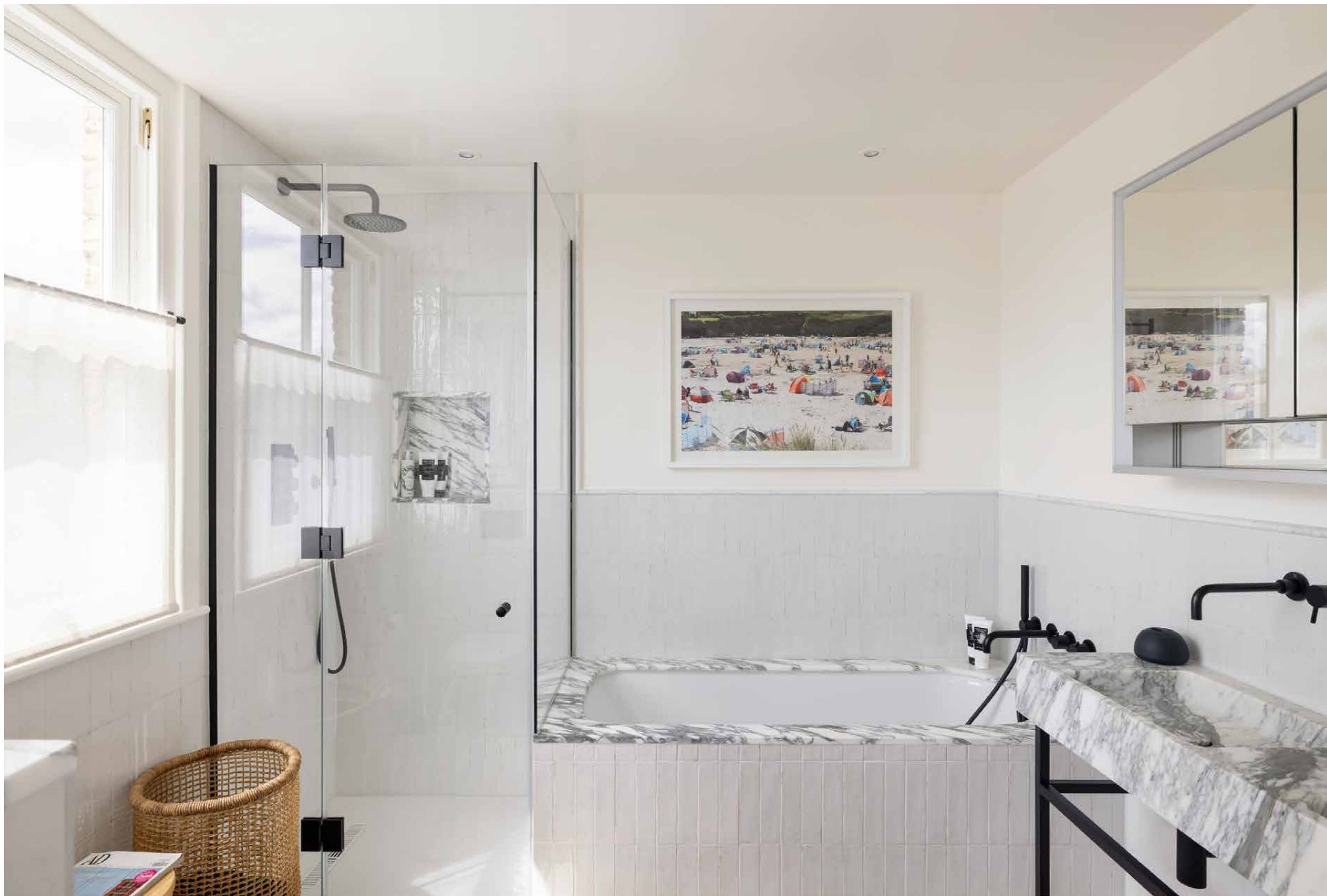
“The standout entertaining space is divided into two distinct zones – one for all things culinary and another for kicking back”

A showstopping pillar-box red staircase winds down to the sleeping quarters, where bedrooms are similarly pared-back and relaxed in feel. White walls and wooden floors provide a calming backdrop in the principal suite where a custom-made walk-in wardrobe ensures ample storage space. Marble accents and matt-black hardware bring a touch of luxury to the en suite, complete with a deep bathtub, double trough sink and a walk-in shower. The second bedroom is streamlined, with a row of floor-to-ceiling wardrobes and a sleek shower room, while a third bedroom would make an ideal nursery or study, served by a cloakroom.

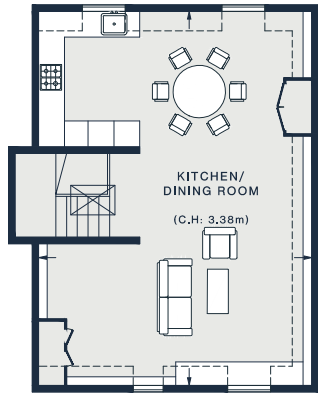




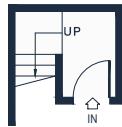




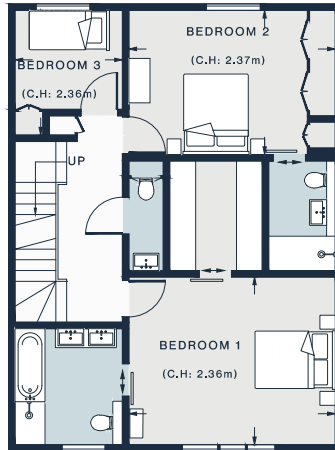




FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR

BEDROOM 1  
15'11 x 12'10 (4.8m x 3.9m)

BEDROOM 2  
15'1 x 11'0 (4.6m x 3.3m)

KITCHEN / DINING  
28'6 x 20'11 (8.6m x 6.3m)

BEDROOM 3  
9'6 x 8'3 (2.8m x 2.5m)

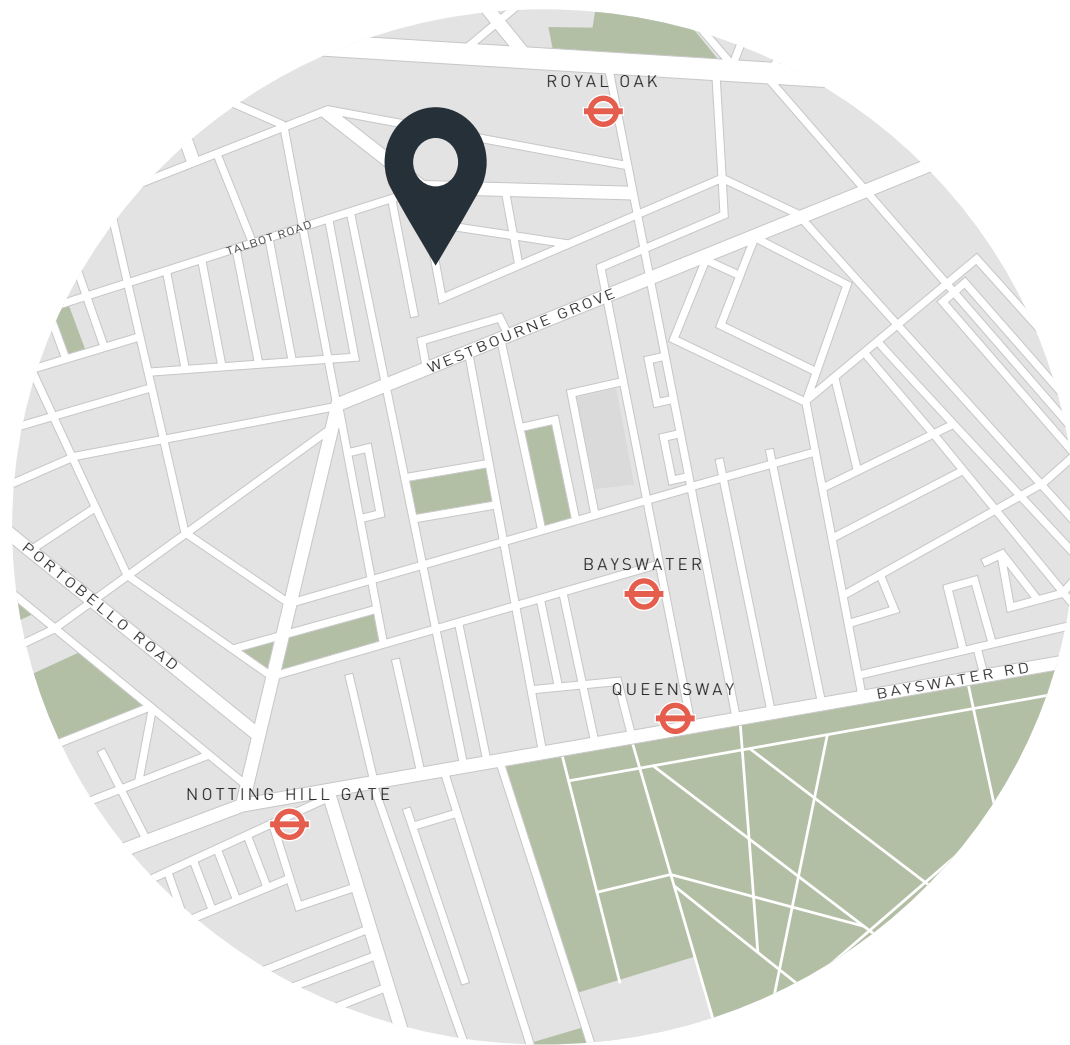
Approx. Gross Internal Area = 1,454 sq ft / 135.1 sq m

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

## Property Details

Open-plan kitchen, dining and reception room  
 Striking architectural staircase  
 Principal bedroom suite with walk-in wardrobe  
 Guest bedroom suite  
 One further bedroom  
 Cloakroom  
 City of Westminster

Approx. 1,454 sq ft / 135.1 sq m  
 EPC:C  
 Tenure: Share of Freehold  
 Lease Length: circa 118 years  
 Service Charge: £2,000



## Location

Sitting between Talbot Road and Westbourne Grove, the best of the neighbourhood's bars and restaurants are just around the corner here. Think brunches at Beam and Granger & Co, weeknight dinners at Dorian and special occasion dining at The Ledbury. Stock up on groceries at Waitrose or Planet Organic. For interiors inspiration, peruse Soho Home on your way to an invigorating workout at Bodyism or a weekend stroll along Portobello Road. End the day with Guinness and oysters at local favourite pub, The Cow.

Royal Oak – 5 mins (Circle, Hammersmith & City)

Bayswater – 10 mins (Circle, District)

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