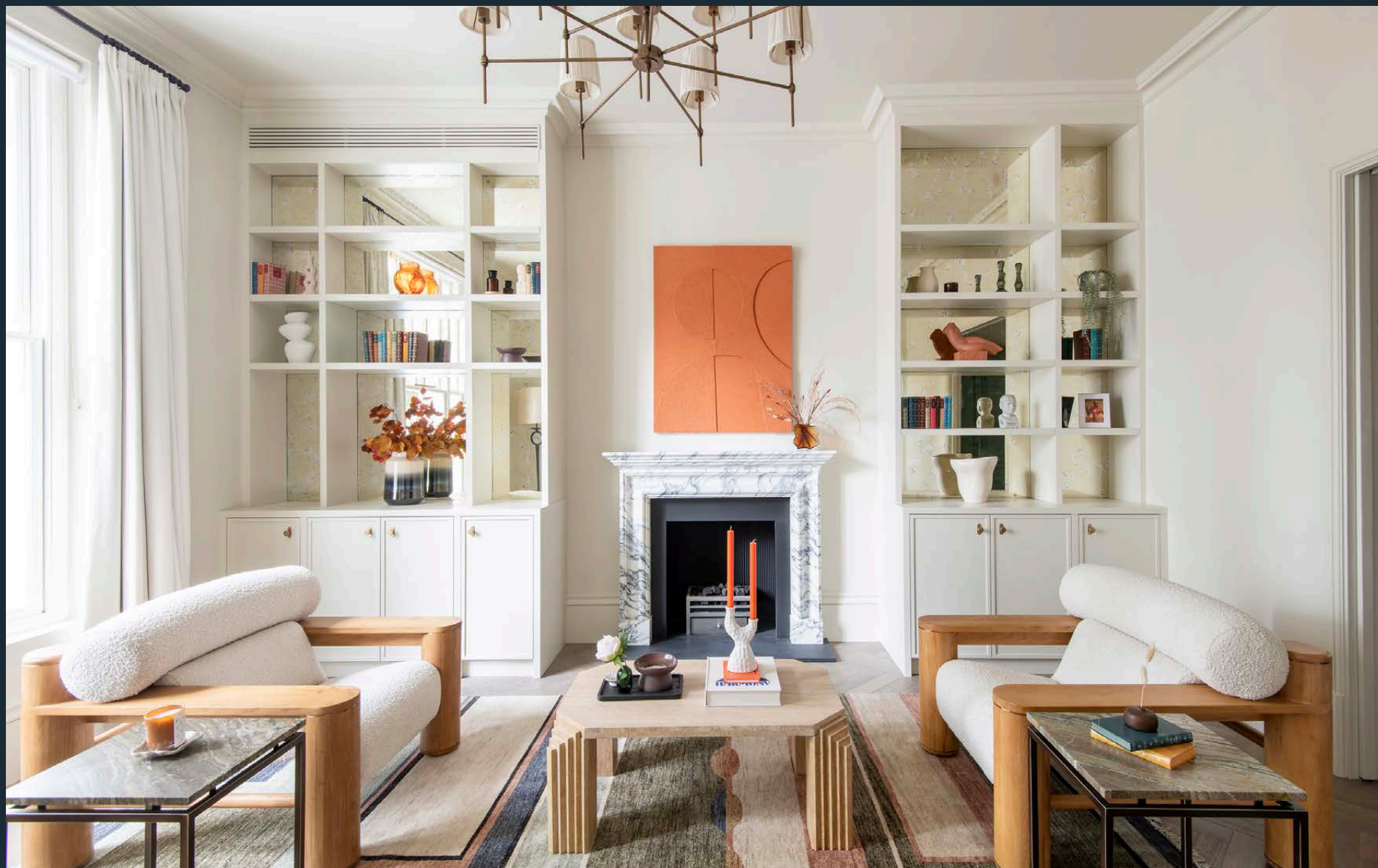


DOMUS NOVA



Alexander Street W2
£2,750,000



An immaculate three-bedroom duplex apartment for sale, recently renovated with exacting attention to detail.

Arranged across the raised ground and lower ground floors of a handsome period conversion, this duplex apartment makes a statement inside and out. Having been stripped right back to its bones, its footprint has been reconfigured to respond to the demands of modern living. No element has been overlooked; recently installed Ted Todd parquet flooring unites the living spaces, while underfloor heating, air conditioning and double-glazed timber sash windows make this a home for all seasons.

With an east-facing outlook, the reception room is awash with morning light. Soaring 3.3 metre-high ceilings elevate the feeling of openness and ease, with neutral tones and bespoke joinery lending a classic but timeless touch. Avid readers will appreciate the bookcases that line either side of the marble fireplace – a refined focal point for the room.

Pocket doors separate the seating area from the in-frame kitchen beyond. Designed for hosting, the space accommodates a table and a neatly concealed bar area, complete with a wine rack, glass storage and a wine fridge. The white Miele range cooker makes it possible to cook for a crowd. Adding a touch of panache, deVOL brassware and grey-veined marble surfaces uplift the sage-green cabinetry.







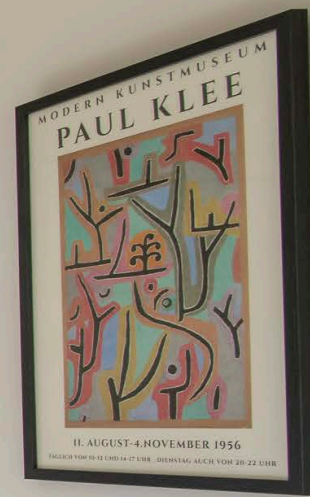


Also on this floor you'll find a cloakroom finished in bold floral wallpaper and a quiet bedroom suite that benefits from built-in wardrobes, soothing colours and an elegant shower room. Downstairs, a study area maximises the available space in the generous corridor, together with a utility room. Two further bedrooms are found on this floor. One comes with a bespoke walk-in wardrobe, the other with access to a demised patio that filters soft light inside. Each is served by its own marble-wrapped en suite.

















Property Details

- Reception room with period features
- Eat-in kitchen
- Three bedroom suites with fitted storage
- Demised patio
- Study space
- Utility room
- Cloakroom
- City of Westminster

- Approx. 1,910 sq ft / 177.5 sq m
- EPC - C
- Council tax - G
- Share of freehold - circa 999 years
- Annual service charge - £2,500

RECEPTION
17'10 x 15'6 (5.4m x 4.7m)

DINING / KITCHEN
15'6 x 13'7 (4.7m x 4.1m)

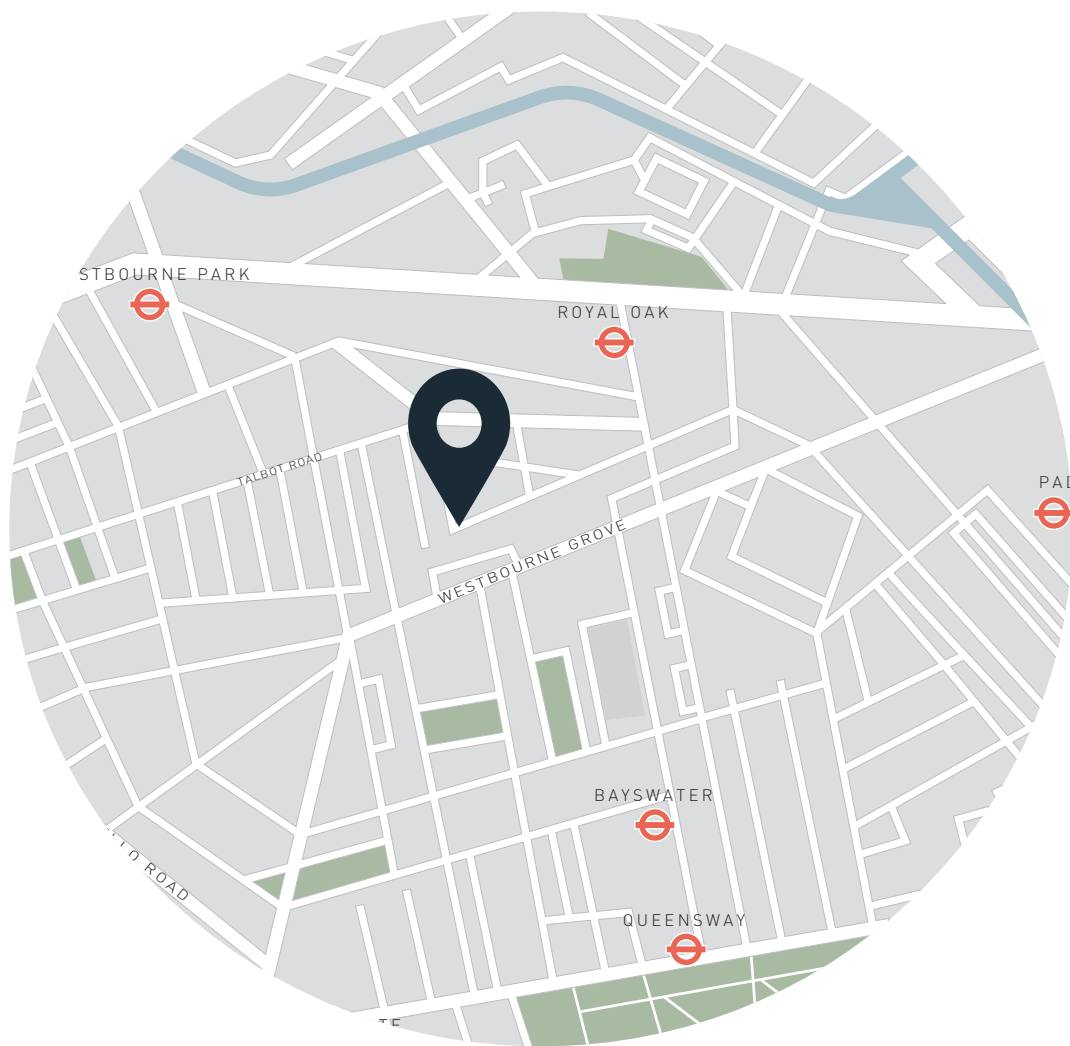
BEDROOM
15'11 x 11'1 (4.8m x 3.4m)

BEDROOM
15'2 x 11'7 (4.6m x 3.5m)

BEDROOM
19'7 x 12'7 (6.0m x 3.8m)

Approx. Gross Internal Area = 1910 sq ft / 177.51 sq m

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



Location

Found on a quiet, tree-lined road minutes from the bustle of Westbourne Grove, the bars, restaurants and boutiques of Bayswater and Notting Hill are in easy reach here. Ease into the day with coffee at Beam or an invigorating workout at Bodyism before picking up groceries from Daylesford Organic or Waitrose. Dining options are plentiful; head to Ottolenghi for lunch, Sumi for dinner and The Ledbury to celebrate a special occasion. For a breath of fresh air, Kensington Gardens is just a 15-minute stroll away.

Royal Oak – 6 mins (Circle, Hammersmith & City)

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