

DOMUS NOVA



Alexander Street W2
£2,450,000



An abundance of glazing and finely-tuned interior style brings an uplifting feel to this property in Notting Hill.

Alexander Street is a peaceful road tucked away in the heart of Notting Hill, picturesque with rows of trees and handsome period architecture. Encompassing two floors of a uniquely configured end-of-terrace plot is a two-bedroom maisonette; courtesy of an entire renovation, the home is sophisticated in its contemporary style.

Behind the cast-iron gate, a staircase winds down to the letterbox-red front door. Visual interest is set in motion from the moment you enter the home's social heart — an open-plan kitchen, reception and dining room. Versailles parquet wood floors span the entire space, which is brightly lit through a variety of glazing across the walls and ceilings. At one end of the room, a feature of mottled glass is neatly carved into a curved wall, gently filtering additional sunlight inside. A circular skylit sits above, making an uplifting study area.

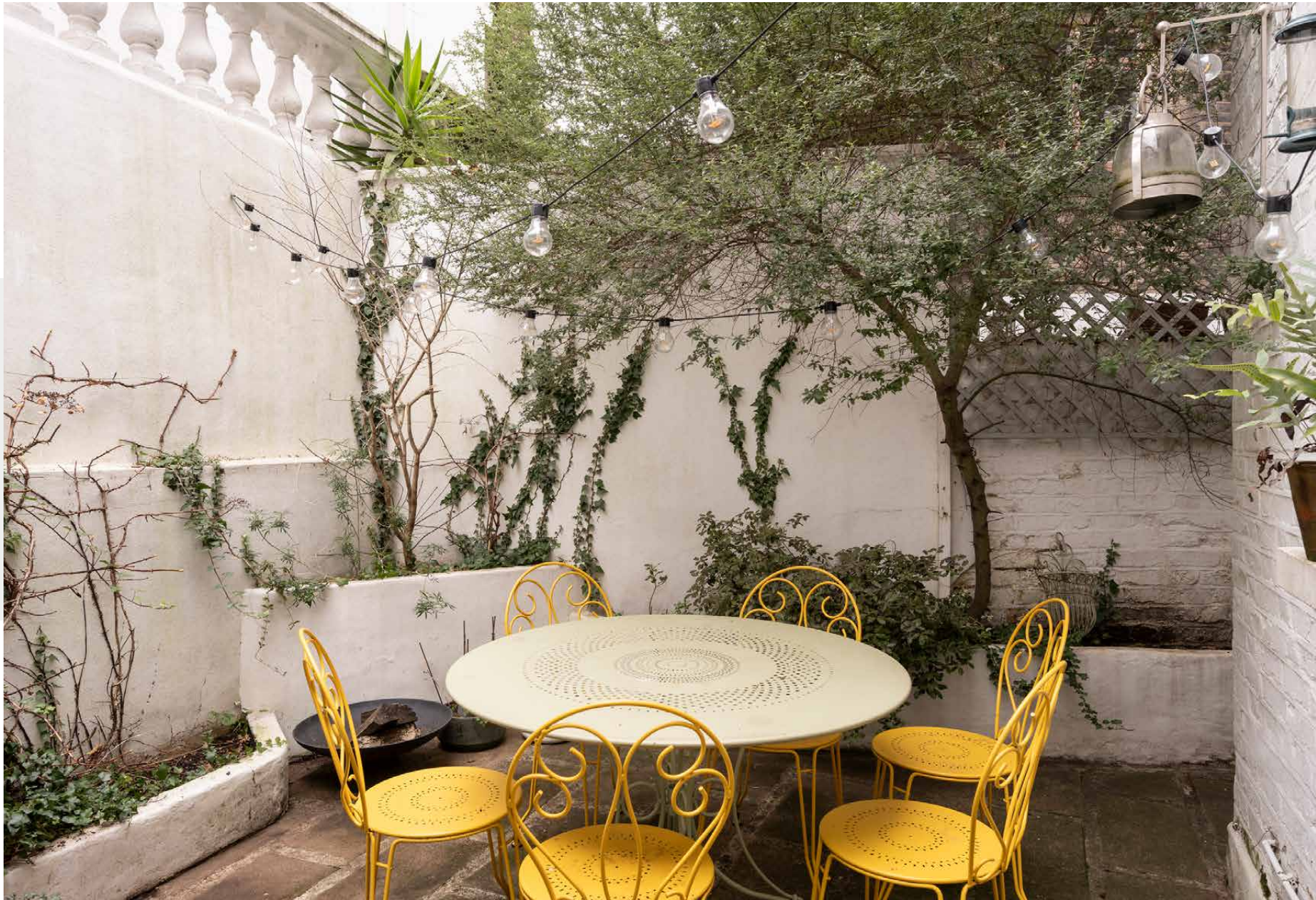
The Mowlem & Co. kitchen is minimalist with smooth worktops, whitewashed cabinets and modern appliances. Beyond the eating area, a living space is complete with a bespoke Silvera television stand and gas fireplace. A glass roof floods the space with sunlight, and full-height sliding doors open onto the patio garden outside – featuring a Japanese maple tree.





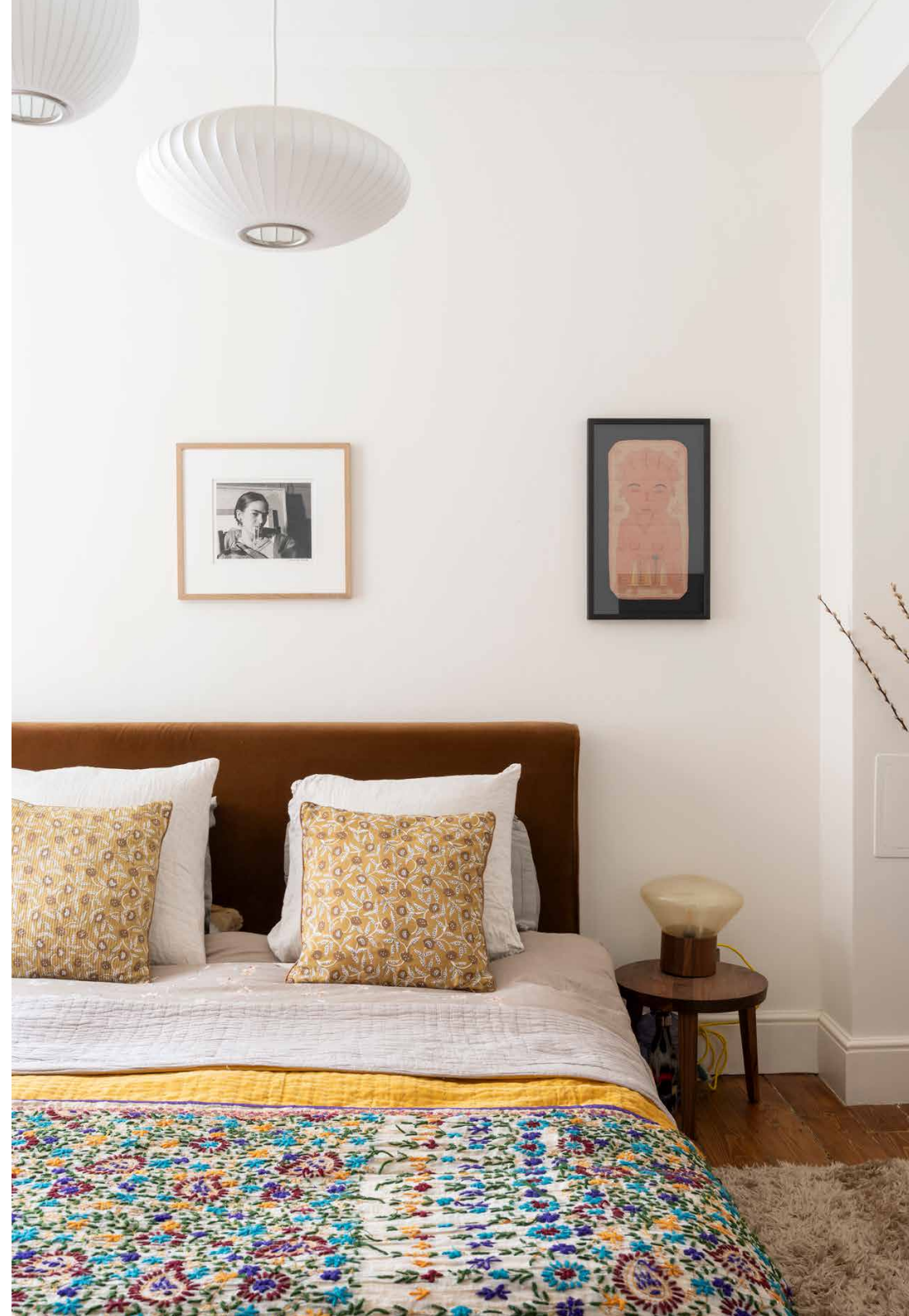






The principal bedroom suite is located upstairs, its tall ceilings accentuated by the cluster of pendant lights. Double doors open into the en suite bathroom, a modish affair with dark wood panelling and dual vanity. From the bedroom, a sliding door opens into a dedicated dressing room complete with full-height wardrobes. There's direct access to the terrace, a suntrap spot that's perfect for London's warmer months.

The guest bedroom is located on the ground floor, finished with pared-back tones characteristic of the entire property. French doors offer direct access to the patio and infuse the space with soft sunlight. Its en suite bathroom is thoroughly modern, with underfloor heating and an oversized stone tiling that wraps around a vast rainfall shower. Completing the home is a utility room and additional WC, finished with vibrant bonatic wallpaper.



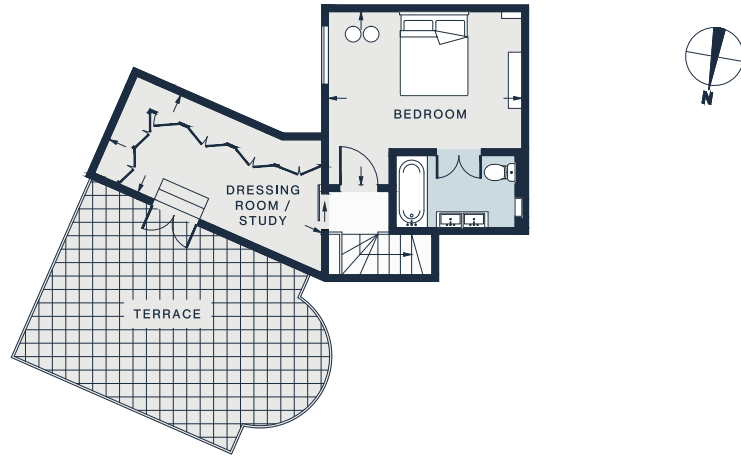




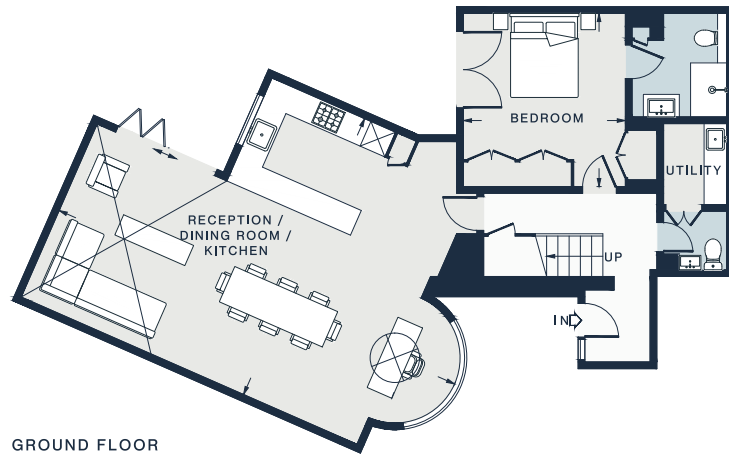








FIRST FLOOR



GROUND FLOOR

RECEPTION / DINING ROOM / KITCHEN

35'5 x 21'10 (10.8m x 6.6m)

BEDROOM

12'6 x 11'9 (3.8m x 3.6m)

BEDROOM

13'11 x 12'3 (4.2m x 3.7m)

BEDROOM

17'0 x 7'11 (5.2m x 2.4m)

Approx. Gross Internal Area = 1,327 sq ft / 123.3 sq m

Property Details

- Open-plan kitchen, dining and reception room
- Principal bedroom suite with dedicated dressing room
- Guest bedroom suite
- Utility room and additional WC
- Patio garden
- First-floor terrace
- City of Westminster

Approx. 1,327 sq ft / 123 sq m.

EPC: D

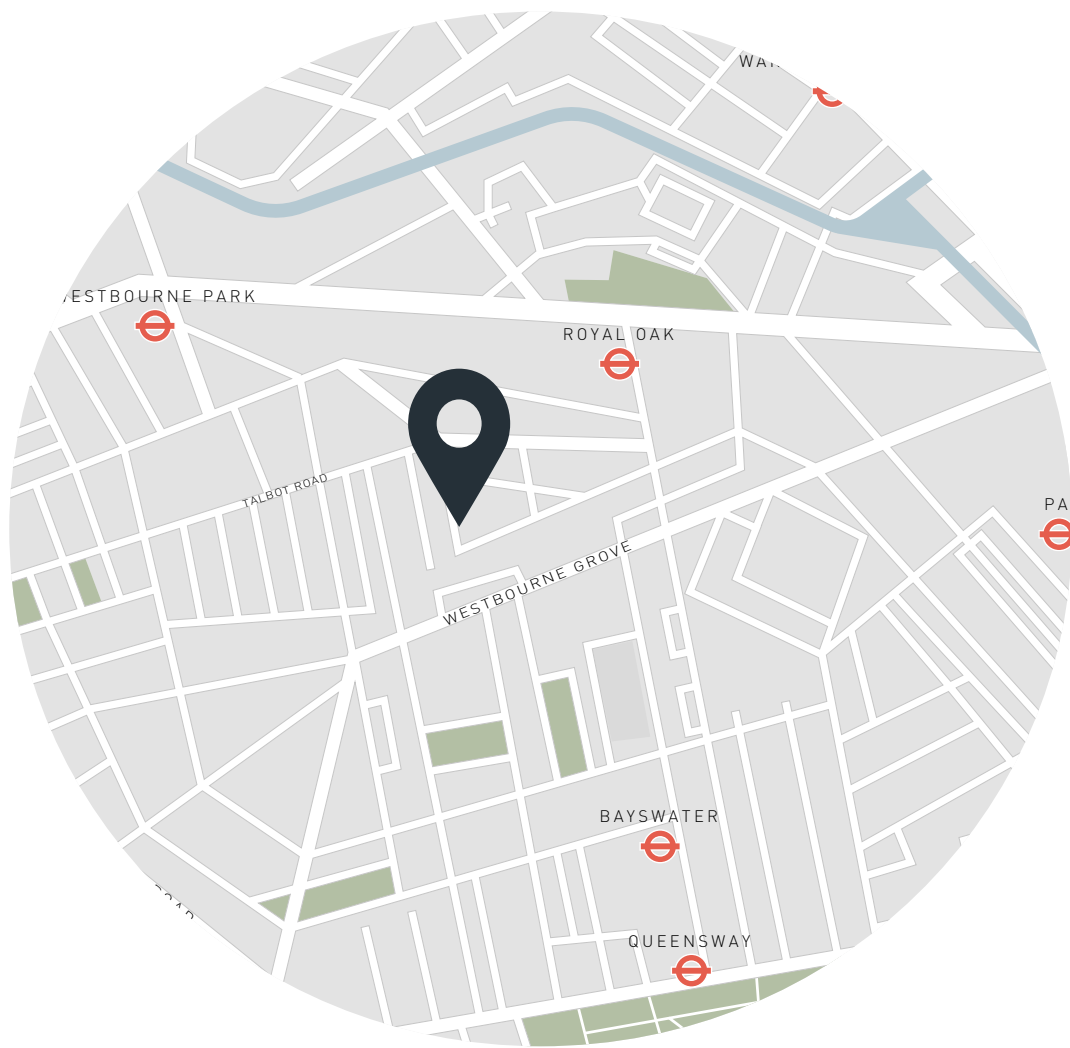
Council tax band: F

Service charge: £2,500 per annum

Ground rent: £0

Tenure: Leasehold

Lease Length: circa 990 years



Location

Alexander Street is a quiet residential enclave with enviable proximity to the best of its postcode. Stroll to Westbourne Grove for weekend brunches at Beam, Pharmacy or Granger & Co., or stop by one of the many wellness spots favoured by locals – Psyche, Bodyism and FaceGym to name a few. Iconic Portobello Road is lined with antiques shops and market stalls; Hyde Park is close by for long walks through its tree-lined avenues. Spend an evening at The Cow, Notting Hill's most coveted pub, and be home in a matter of minutes.

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

Bayswater – 12 mins (District)

Queensway – 15 mins (Central)

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