

DOMUS NOVA



Alexander Street W2 - £7,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Few homes make an entrance quite like this. Set within an imposing period building, Alexander Street captivates with scale, style and a self-assured character from the moment you step inside. Spanning more than 4,000 sq ft across four generous floors, the interiors combine colour, craftsmanship and curated design to striking effect.

Beyond the traditional frontage, playful spaces unfold with purpose. An open-plan social hub brings together kitchen, dining and lounge – a setting designed for connection and ease. Exposed steel girders lend a contemporary edge, while classic details – from the Lacanche range cooker to the Sub-Zero & Wolf fridge and generous wine cooler – bring a sense of refinement. Doors open onto the private garden, where a covered terrace creates an inviting pocket for outdoor dining.

Downstairs, leisure takes the lead. Embracing a bold, maximalist aesthetic, this level revolves entirely around relaxation and entertainment. Alongside a playroom and a burnished-ceilinged home cinema sits an atmospheric bar – perfect for hosting. The pièce de résistance is the theatrically styled home spa, featuring a hot tub, steam room and sauna, all enveloped in striking contemporary design.





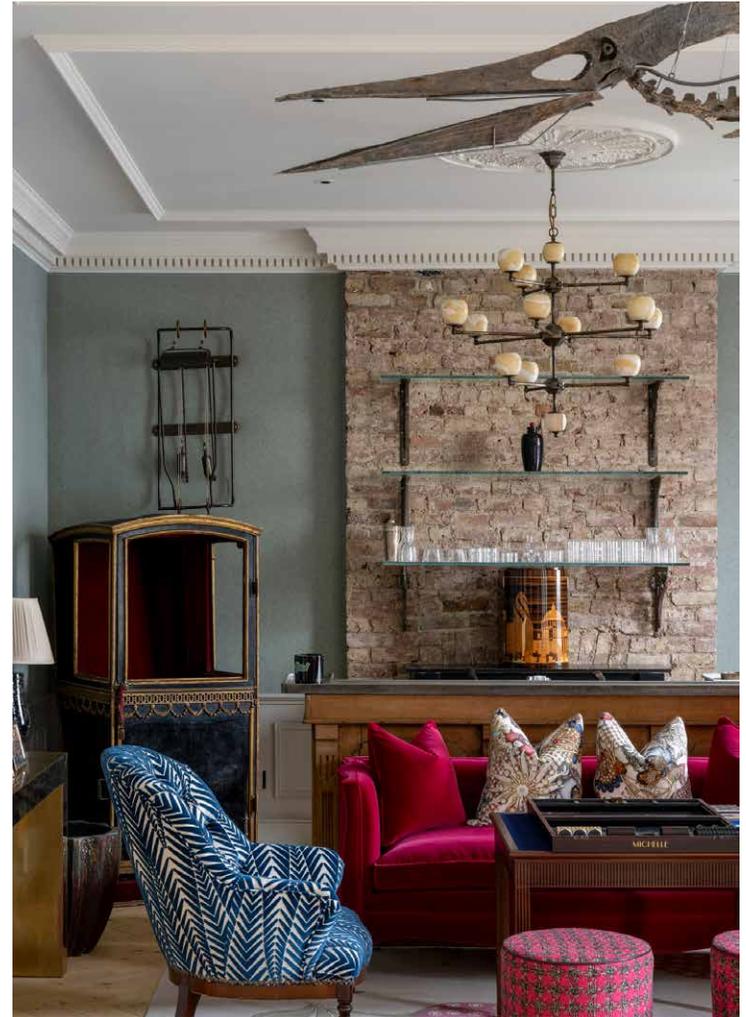






The first floor offers yet another impressive reception space that extends the entertaining possibilities. Spanning the full width of the building, it celebrates the home's period bones. Five south-west-facing sash windows flood the room with light, illuminating twin seating areas framed by original fireplaces and elegant corning. A convivial bar anchors one end of the room. Also on this floor, a study lined with oak bookcases provides a calm space for work, while a guest bedroom features a classic en suite inspired by Victorian design.

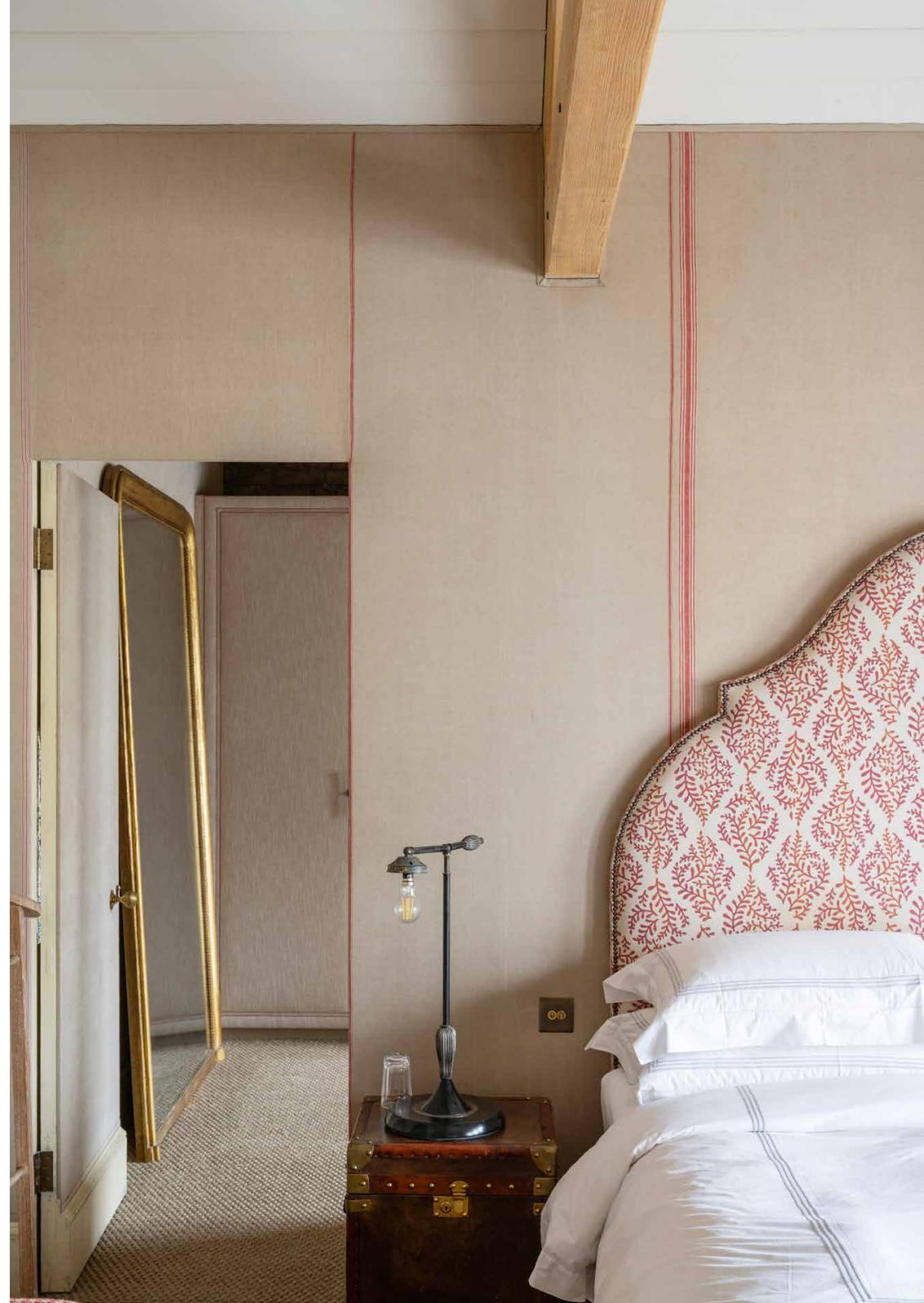






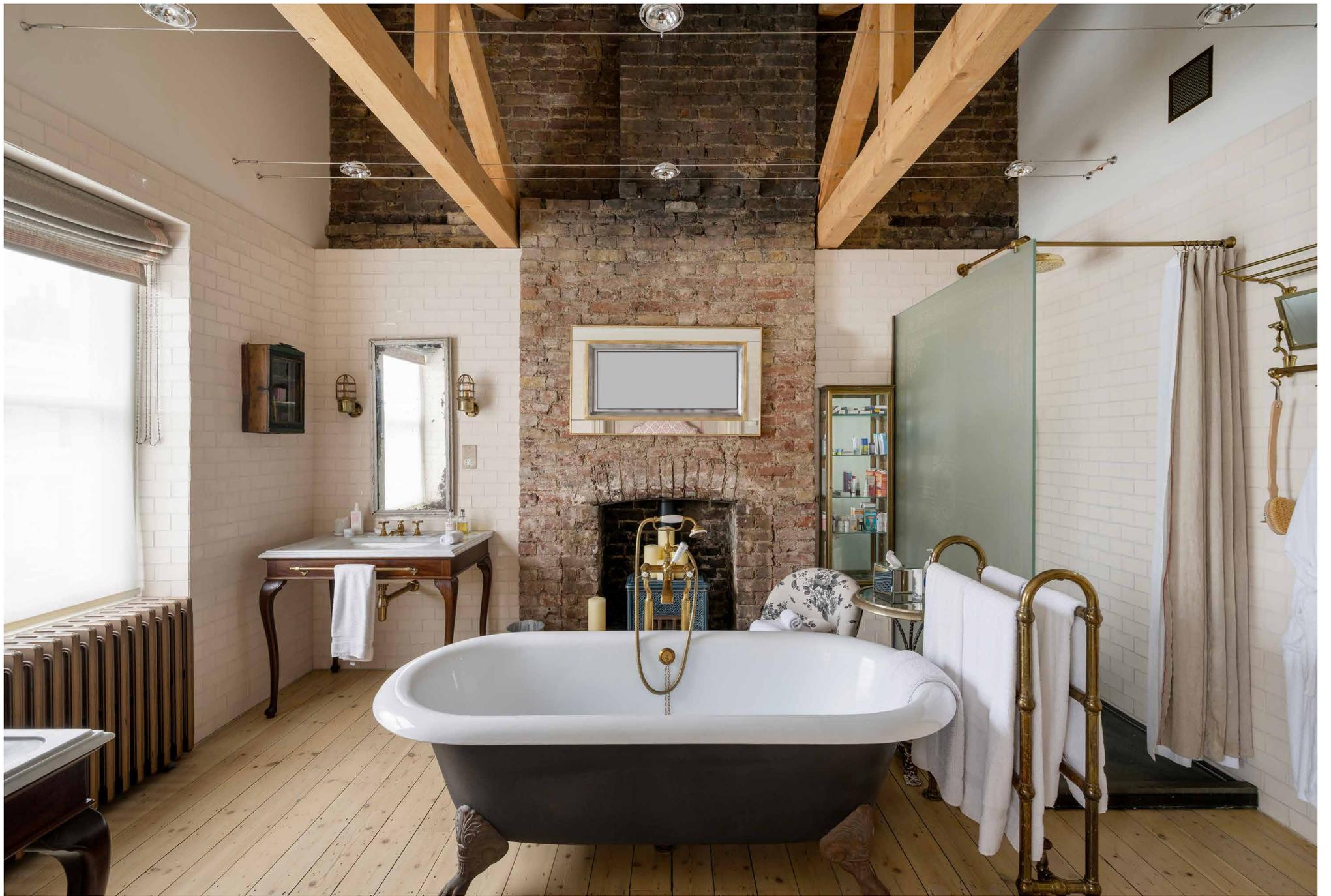
On the top floor, the atmosphere slows. The principal suite radiates calm, with soaring ceilings framed by substantial wooden trusses that heighten the sense of space. Three oversized sash windows bathe the room in natural light, while striking wallpaper adds visual drama. The en suite continues the theatrical theme: a roll-top bath commands centre stage against a towering, exposed brick wall, complemented by double sinks set within antique dressers and a walk-in shower. Light the wood burner for the ultimate spa-like mood. Across the landing, a bespoke dressing room offers abundant storage.

Two additional bedrooms are equally impressive in scale, each featuring vaulted ceilings and exposed wooden trusses. The family bathroom continues the home's classic styling with subway tiles, brass fittings and another roll-top bath.







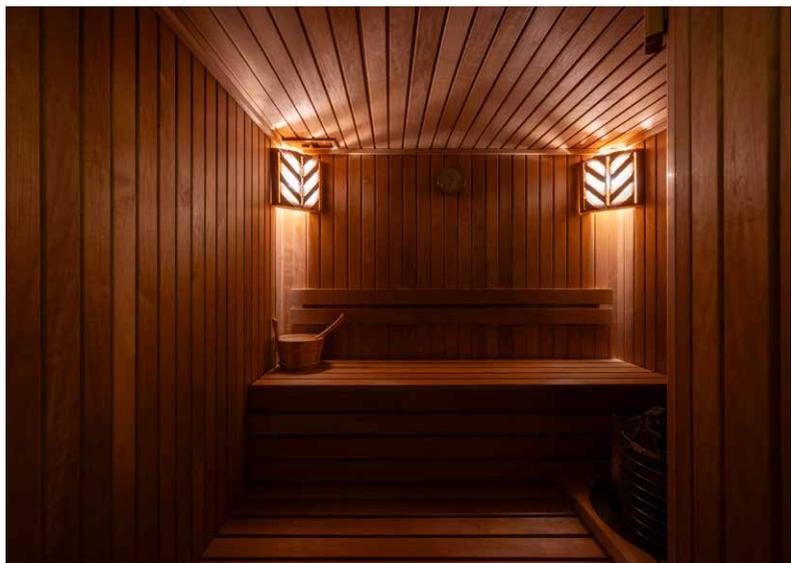




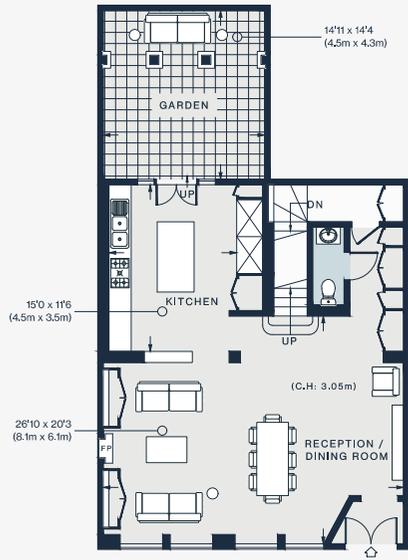








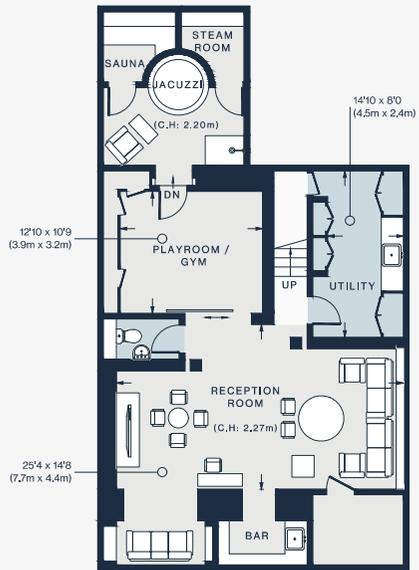




GROUND FLOOR



SECOND FLOOR



LOWER GROUND FLOOR

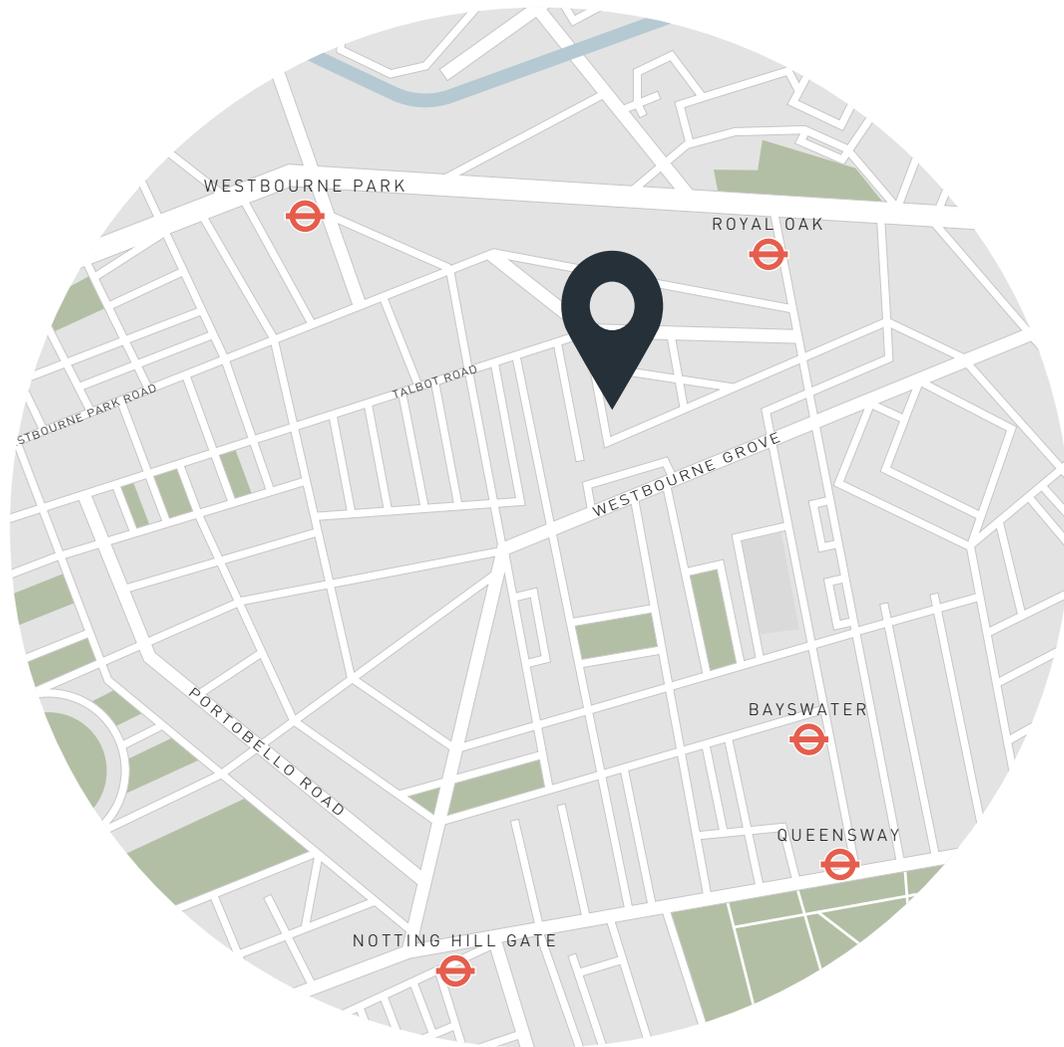


FIRST FLOOR

Lower Ground Floor = 1,104 sq ft / 102,6 sq m
Ground Floor = 834 sq ft / 77,5 sq m
First Floor = 1,187 sq ft / 110,3 sq m
Second Floor = 1,191 sq ft / 110,7 sq m
Approx. Gross Internal Area = 4,316 sq ft / 401,1 sq m

Property Details

- Exceptional interior design throughout
- Open-plan kitchen, dining and reception room
- Two double reception rooms with home bars
- Principal bedroom suite with dressing room
- Two guest bedroom suites
- One further bedroom
- Private garden
- Home office
- Versatile playroom/gym
- Spa with hottub, steam room and sauna
- Utility room
- Three cloakrooms
- Approx. 4,316 sq ft / 401,1 sq m
- EPC=E
- Tenure: Freehold
- Council Tax Band: H



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 interior 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 - 7 mins (Circle, Hammersmith & City)



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.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

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