DOMUS NOVA

Alexander Street W2 – £5,100,000

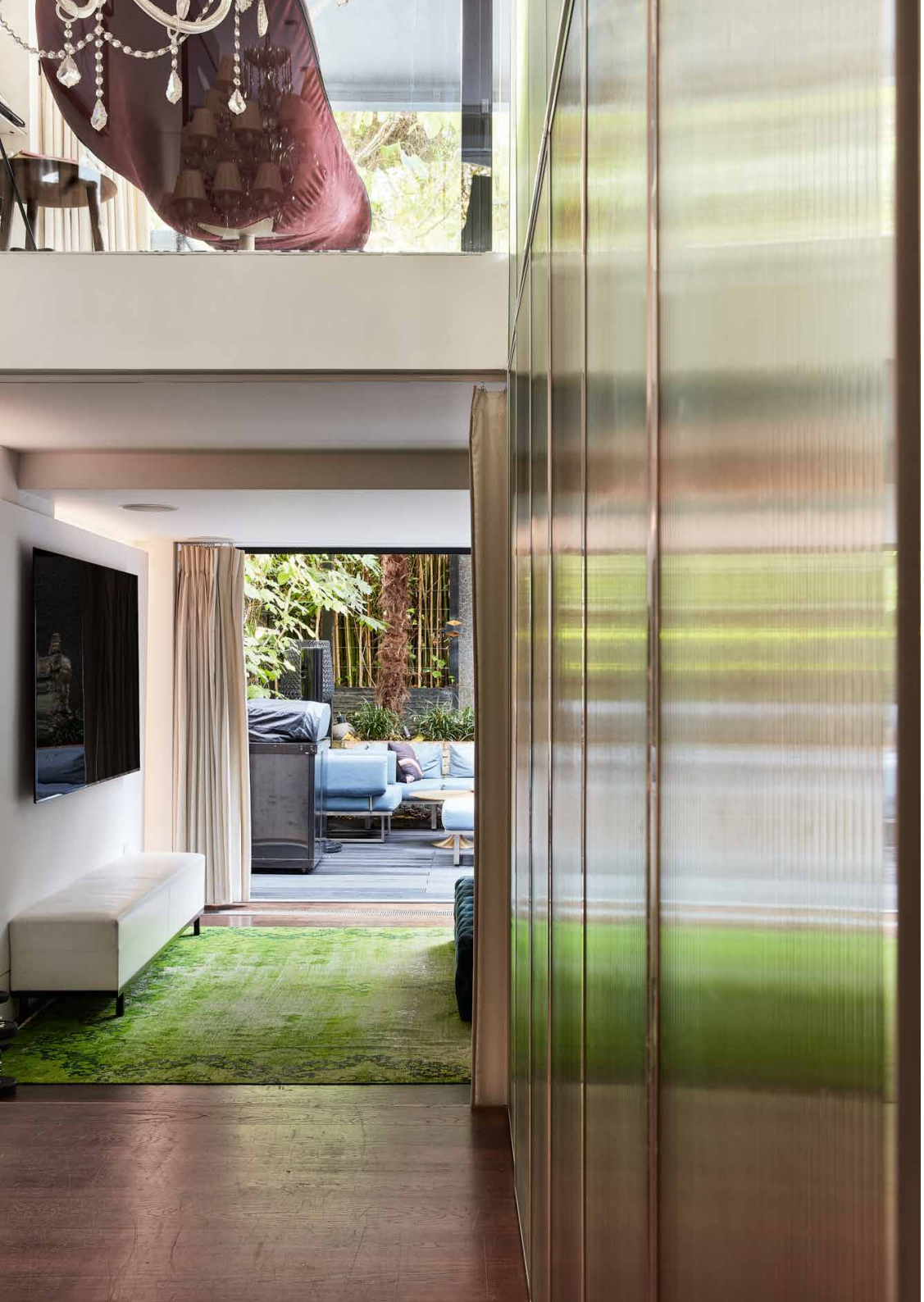
In partnership with BARNES INTERNATIONAL REALTY

Alexander Street is Notting Hill at its most restrained – a terrace of stucco-fronted symmetry and subtle grandeur. Behind the façade of this four-bedroom home, Found Associates Architects has redefined the townhouse blueprint, elevating classical proportions with material creativity.

The ground floor opens with confidence: bold wallpaper sets the tone, while sightlines stretch through to the west-facing roof terrace. To one side, a reception space draws warmth from a recessed gas fireplace; to the other, hardwood floors lead past a double-height void that glimpses the social spaces below. At the rear, a study framed by books and bifold doors opens to a terrace.

Below, design and function meet in a space shaped for modern living. A coral reef aquarium divides the plan – concealing a professional-grade kitchen engineered in stainless steel and stone. A gallery wall guides you to the rear reception, where a glass facade blurs the lines with a garden of brick, bamboo and palm. The retractable glass roof transforms it into an all-season retreat – part sanctuary, part extension of the living space.

LOVE
IS
THE
ANSWER



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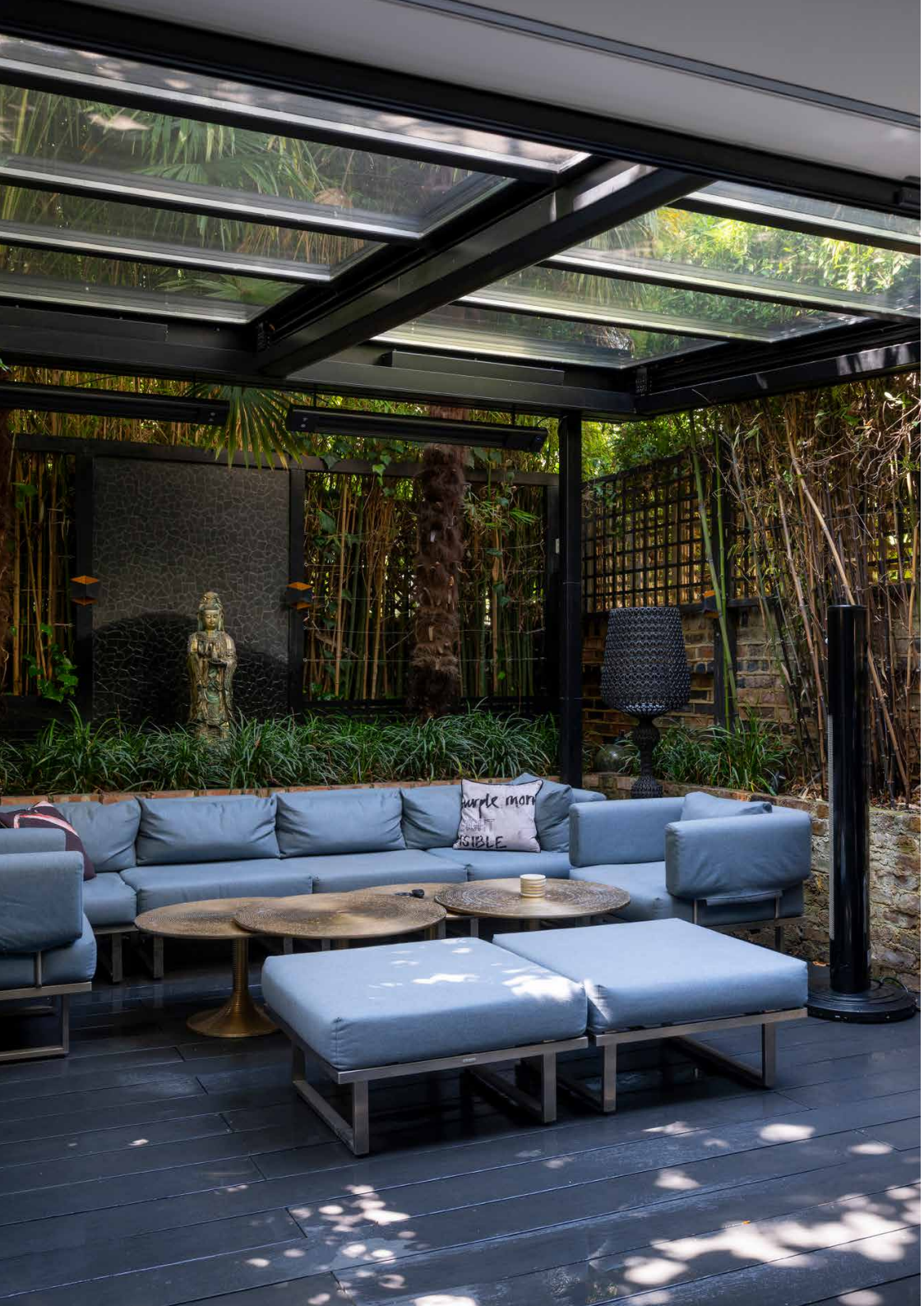
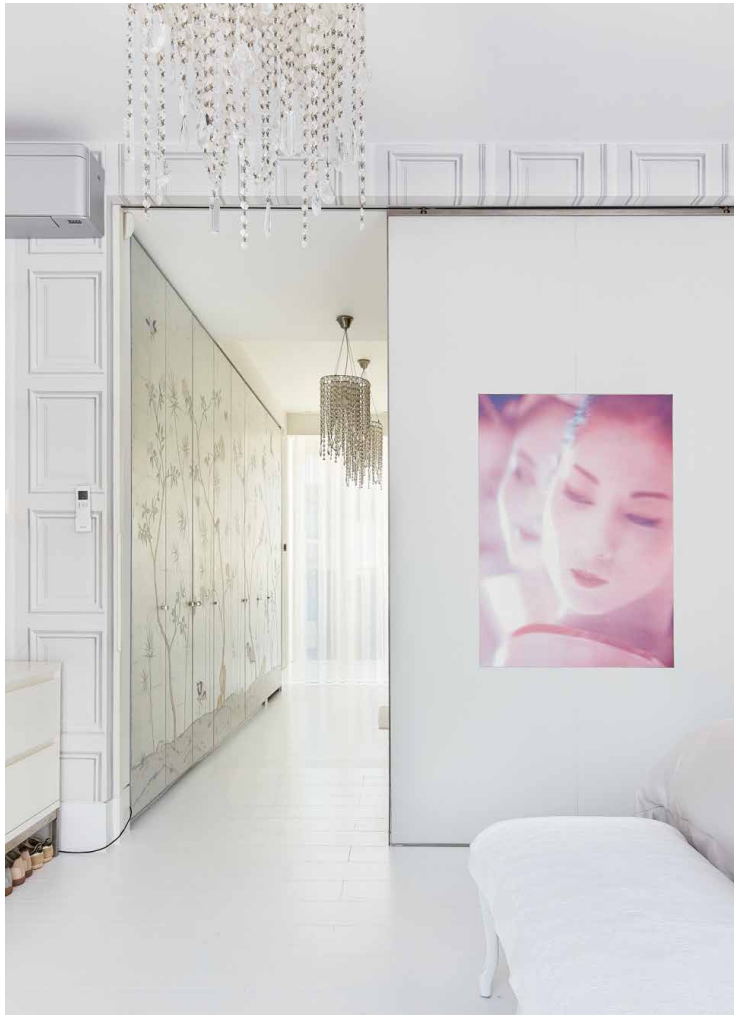


You Loved Me
Like a distant
Star

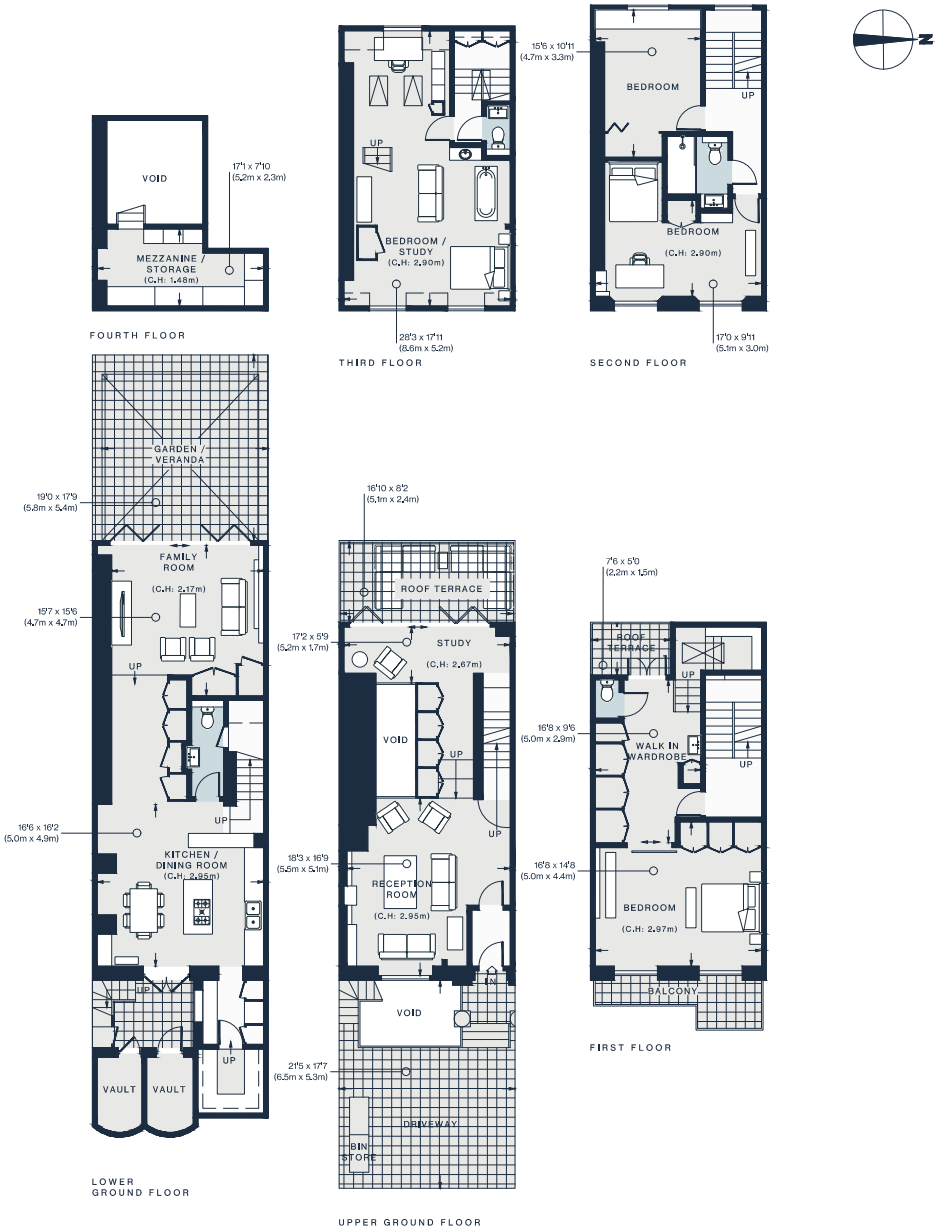
Bedrooms are spread over three floors, lending the sleeping quarters a sense of privacy and calm. The first-floor suite is wrapped in neutral tones and panelled-effect wallpaper, its sash windows opening to a private balcony. Behind sliding doors, a bespoke dressing room incorporates a spa-like en suite – dual vanity and a steam shower that doubles as a bath.

The top-floor suite amplifies the architecture: vaulted ceilings, sunlight from every angle and built-in storage that wraps neatly around a workspace. A mezzanine above adds volume and storage space, while the in-room bathtub offers an indulgent environment to refresh and recharge. On the second floor, a third bedroom pairs moodier tones with a shower room and a dedicated dressing space that also serves as a fourth bedroom.

Smart underfloor heating, a Sonos sound system and discreet security are all seamlessly integrated, while outdoors, off-street parking, an EV charging point and a solar-panelled roof bring practicality to the design.



NEVER DREAM ALONE



Lower Ground Floor = 871 sq ft / 80.9 sq m (INCLUDING VAULT)
Upper Ground Floor = 491 sq ft / 45.6 sq m
First Floor = 553 sq ft / 51.4 sq m
Second Floor = 482 sq ft / 44.8 sq m
Third Floor = 460 sq ft / 42.7 sq m
Fourth Floor = 118 sq ft / 11 sq m
Approx. Gross Internal Area = 2975 sq ft / 276.4 sq m (Excluding Voids)

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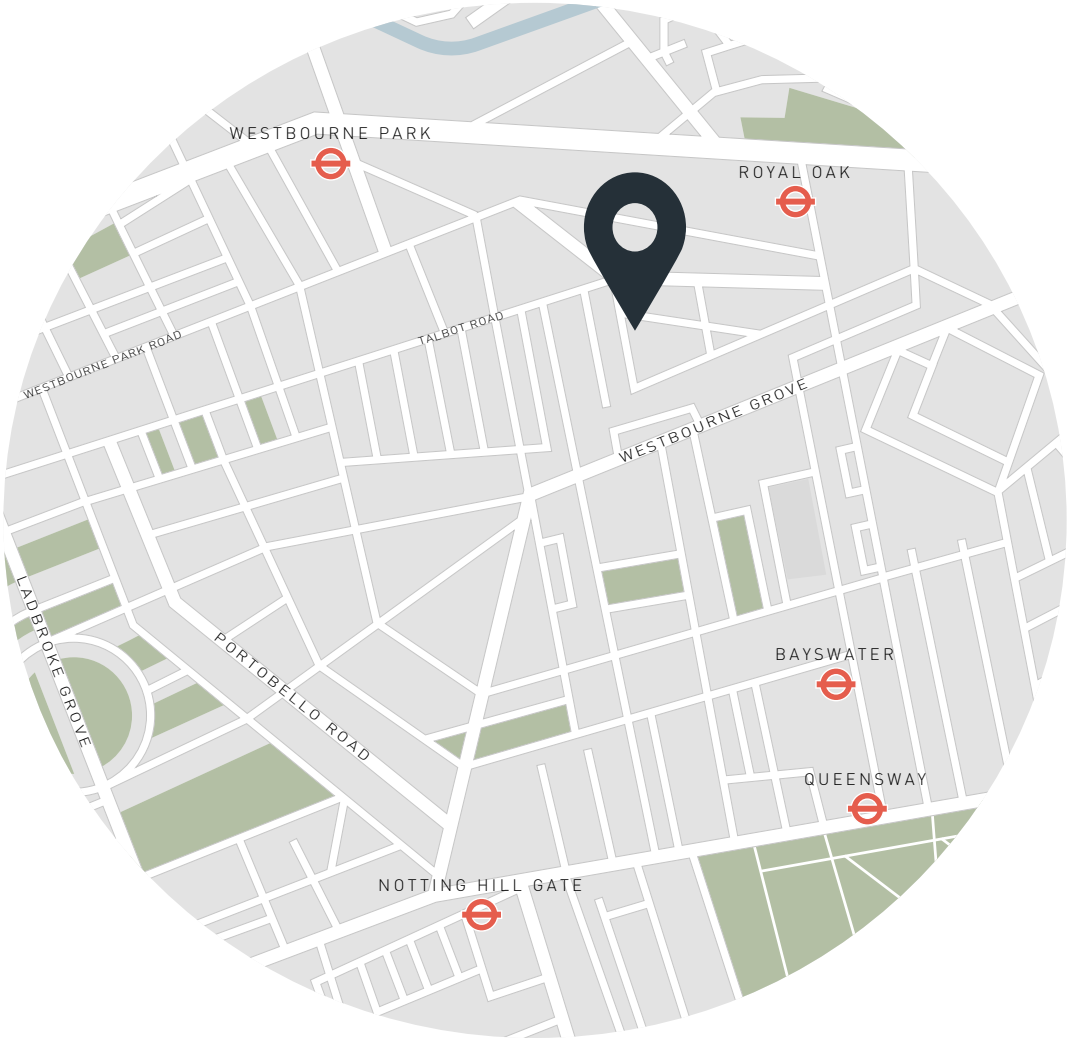
Property Details

Design by Found Associates Architects
Open-plan kitchen and dining room
Two generous reception rooms
Principal bedroom suite with walk-in wardrobe
Guest bedroom suite with mezzanine level
Two further bedrooms
Shower room
Private enclosed garden
Roof terrace
Two balconies
Study

Approx. 2,975 sq ft / 276.4 sq m
EPC=D
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 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)
Bayswater - 13 mins (Circle, District)

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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