

DOMUS NOVA



Alexander Street W2 – £2,150,000

In partnership with **BARNES**
INTERNATIONAL REALTY



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.

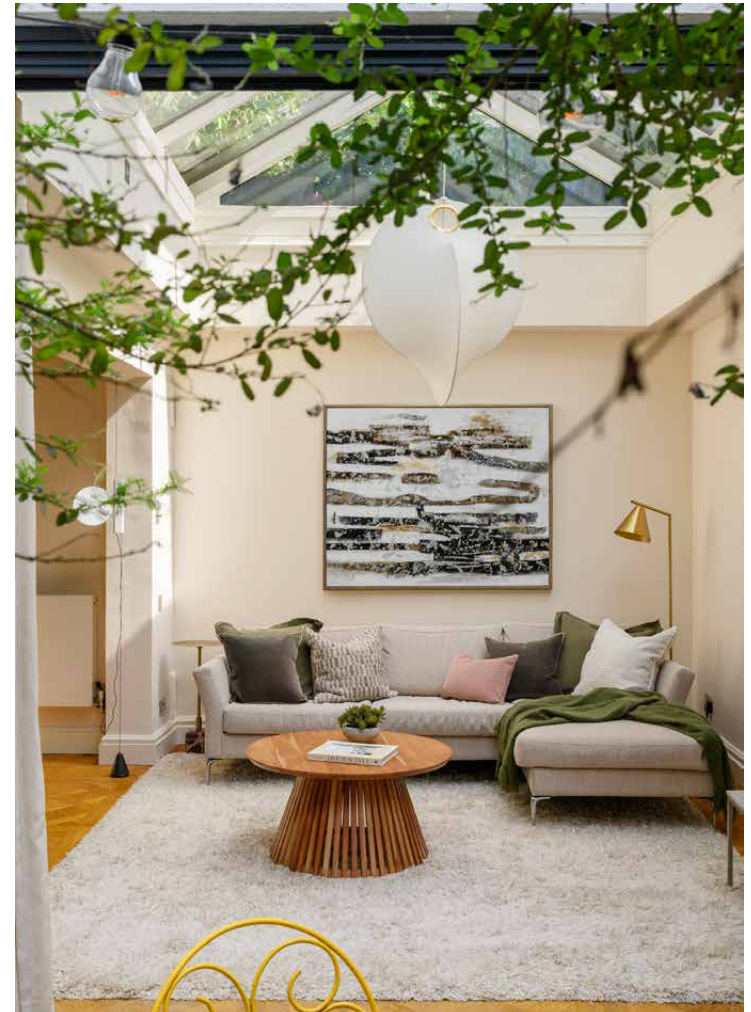
The Mowlem & Co. kitchen is minimalist with smooth worktops, whitewashed cabinets and modern appliances. Beyond the eating area, a living space is complete with a bespoke Silvera television stand and gas fireplace. A glass roof floods the space with sunlight, and full-height sliding doors open onto the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







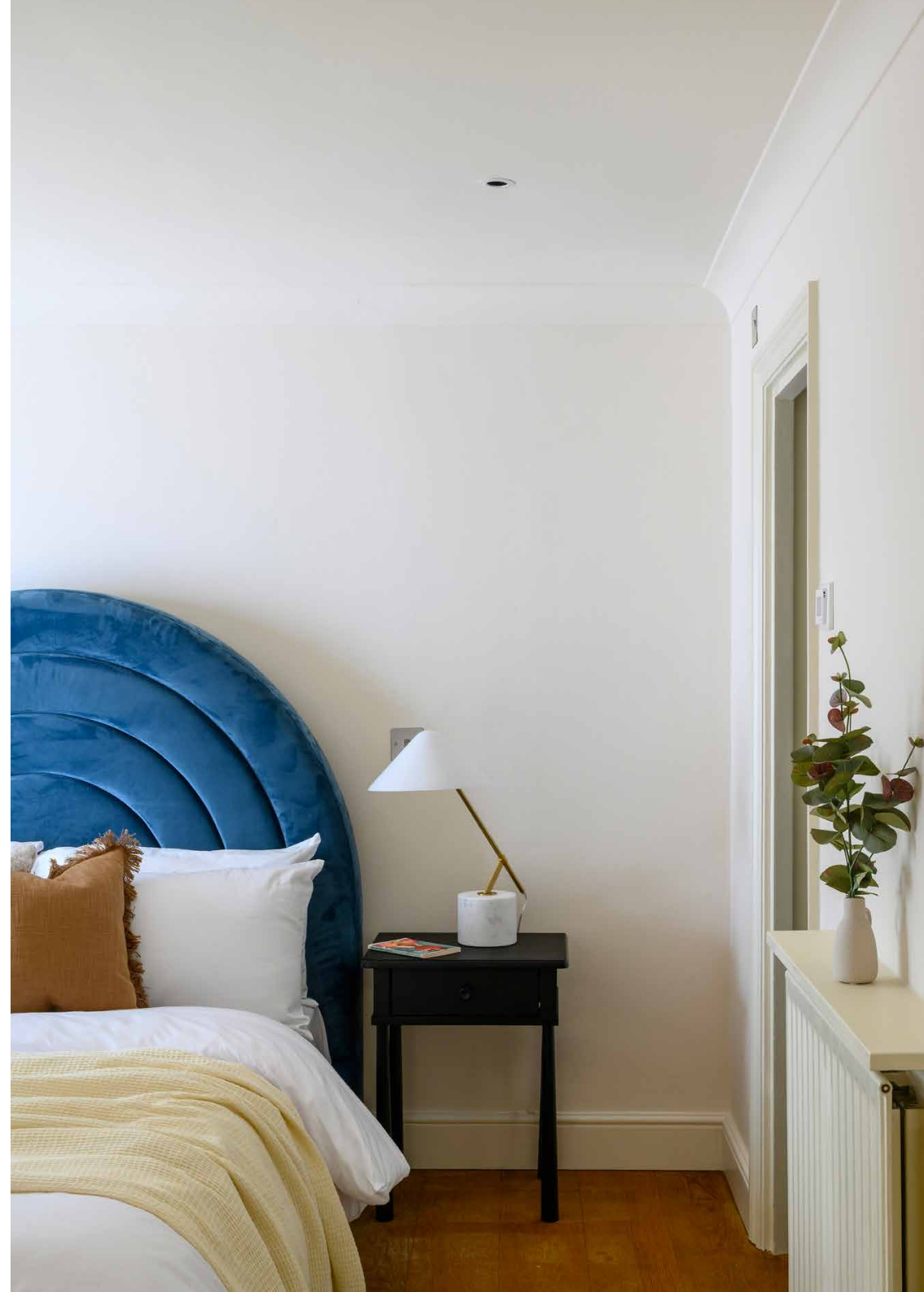






The principal bedroom suite is located upstairs, its tall ceilings accentuated by the cluster of pendant lights. Double doors open into the en suite bathroom, a modish affair with dark wood panelling and dual vanity. From the bedroom, a sliding door opens into a dedicated dressing room complete with 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 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.



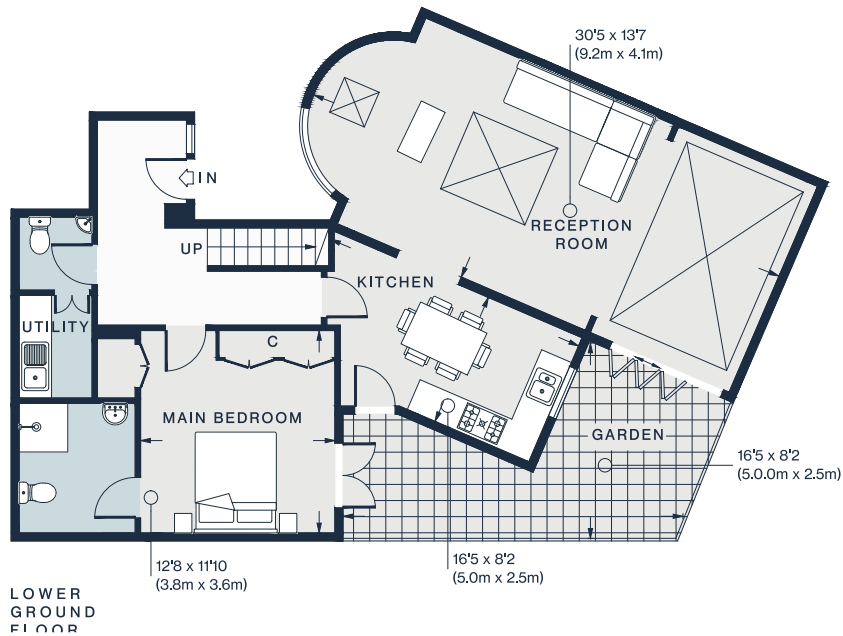
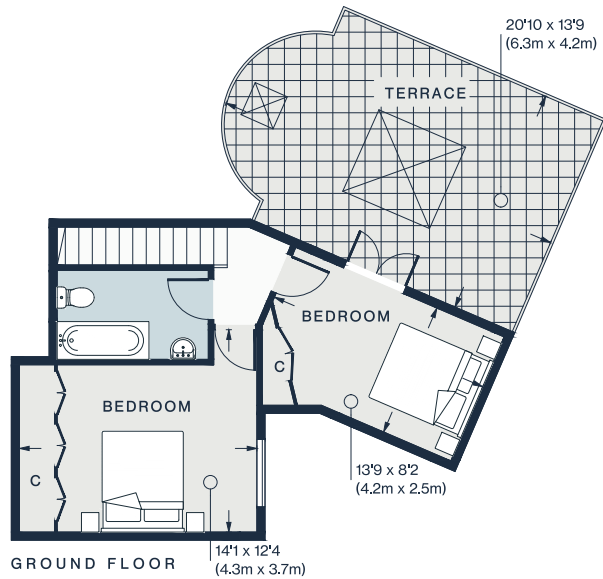










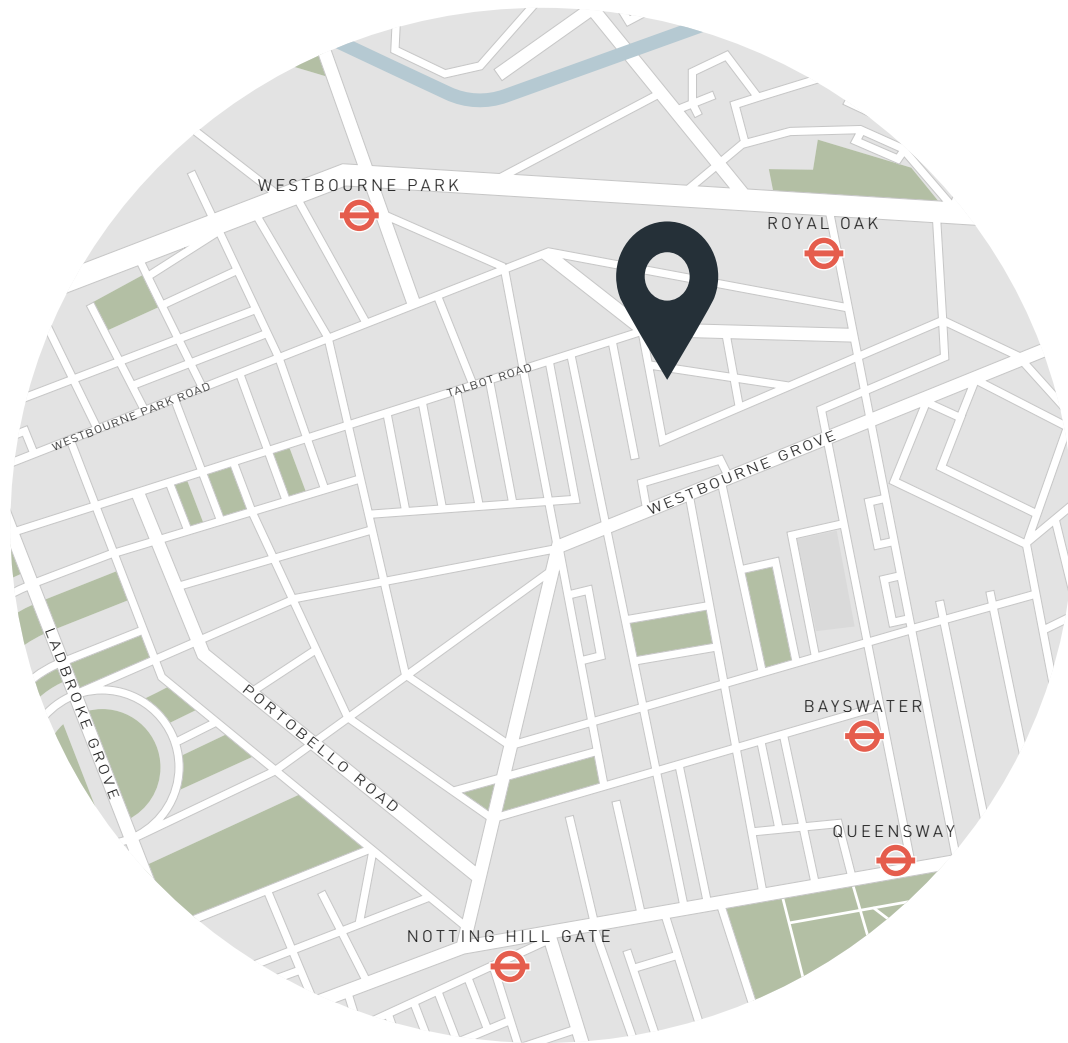


Approx. Gross Internal Area = 1,268 sq ft / 118 sq m

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. 1,268 sq ft / 118 sq m
EPC=D
Tenure: Leasehold
Lease Length: circa 981 years
Annual Service Charge: Approx. £2,500
Council Tax Band: F



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, Farmacy or Granger & Co., or stop by one of the many wellness spots favoured by locals – Psyche 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)



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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