

# DOMUS NOVA



Alexander Street, W2  
£5,350,000





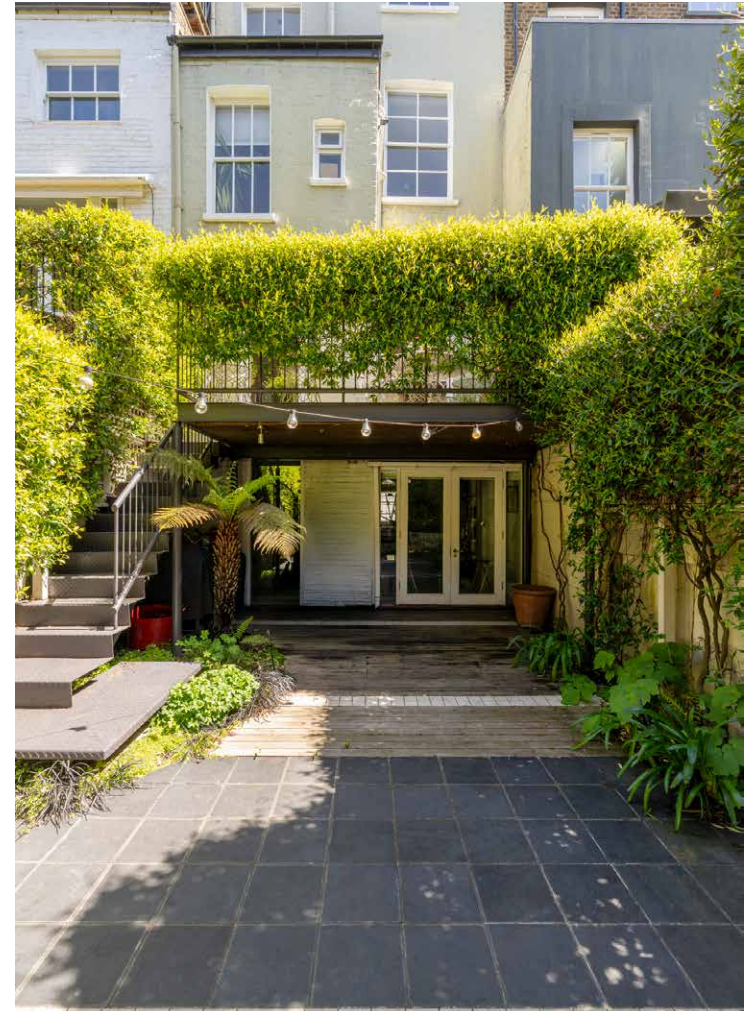


Tucked behind a blonde-brick and white-stucco façade, this five-storey townhouse unfolds with poise and purpose. Beyond a private driveway and pillared porch, a series of well-balanced living spaces marry classical proportions with modern interventions.

The ground floor is designed for social flow. Sunlight filters in through tall sash windows, illuminating an open-plan reception space that invites everyday gatherings. A marble fireplace brings a sense of heritage, while a bespoke bookshelf serves as a thoughtful partition between a contemporary Boffi kitchen to the rear. Here, glossy white cabinetry, integrated Gaggenau appliances and streamlined surfaces offer clean simplicity, framed by leafy views through floor-to-ceiling glazing. Step out from here to a decked balcony – a secluded pocket for morning coffees or weekend brunches – before descending to the private southwest-facing garden below. Partially tiled with built-in bench seating, it's a tranquil escape from city life.























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On the first floor, two reception rooms offer versatility and volume. Twin sash windows stretch to the ceiling in the front reception, opening to an intimate balcony overlooking the streetscape. Double doors lead to a second reception space – ideal as a study or library – where floating shelves create a characterful backdrop.

Ascending to the second floor, the principal bedroom enjoys the privacy of a level to itself. Generous in scale and soothing in palette, it's fitted with bespoke wardrobes and open shelving. The en suite bathroom is thoughtfully arranged, with a raised roll top bath, walk-in rainfall shower and geometric marble tiles lending grandeur to everyday rituals. Two further bedrooms crown the top floor, both serene in tone and served by a smart monochrome family bathroom.

The lower ground floor brings modernist flair to the home's heritage framework. Stone floors flow through a versatile media or games room, where minimalist cabinetry frames a sleek entertainment set-up. A versatile additional room lies adjacent, offering flexibility as a guest bedroom, home gym or creative studio, with direct access to the garden.



















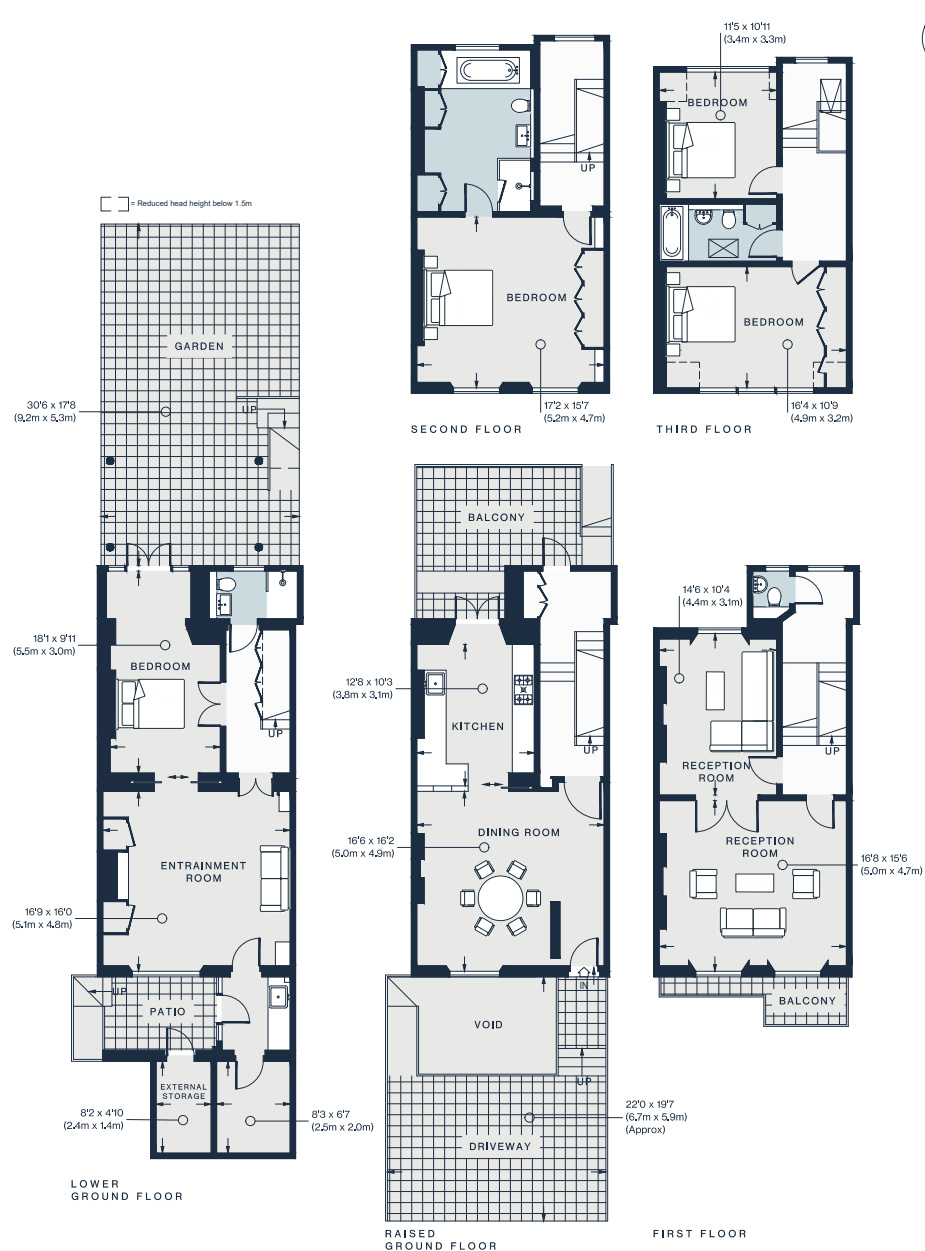












## Property Details

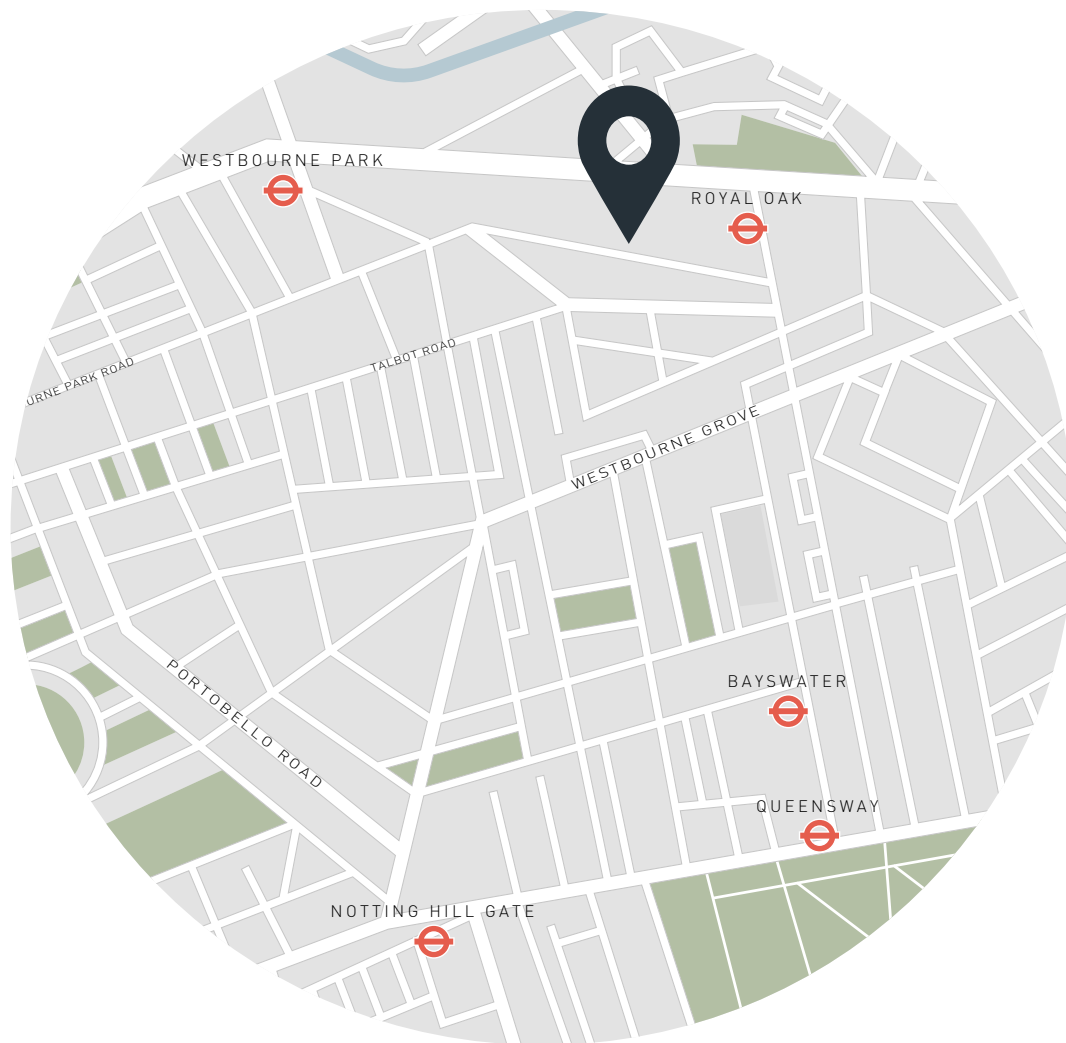
Open-plan kitchen and dining room  
 Two reception rooms  
 Entertainment room  
 Principal bedroom suite  
 Three further bedrooms  
 Family bathroom  
 Shower room  
 Cloakroom  
 Two balconies  
 Private garden  
 Patio with external storage  
 Driveway with parking space

Approx. 2,837 sq ft / 263.6 sq m

EPC=C

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 - 6 mins (Circle, Hammersmith & City)



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020 7221 7817  
sales@domusnova.com  
domusnova.com

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