

DOMUS NOVA



Bridstow Place W2 – £8,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Bridstow Place sits back from the Westbourne Grove bustle – close to the essentials, insulated enough to instill calm. This newly built house is immediately distinct on the street’s cottage-lined row, with tall Crittall glazing and a deep wooden door.

Inside, five meticulously designed floors by architecture studio Moreno Masey are seamlessly connected by a passenger lift. The kitchen sits at ground level – shaker cabinetry in warm greige, marble worktops and a full Miele suite with double ovens. Three glass pendants hang above the integrated breakfast bar; herringbone floors run below.

Descend a floor and the house reveals more intimate social spaces. A panelled reception room centres around a wide inset fireplace, backlit shelving running the full width of the media wall. Next to it, a snug in deep raspberry red offers versatility as a study or occasional guest bedroom. Below, the basement level follows the aesthetic theme. The cinema room is properly kitted out – framed acoustic panels and a large built-in screen – while a gym sits adjacent.

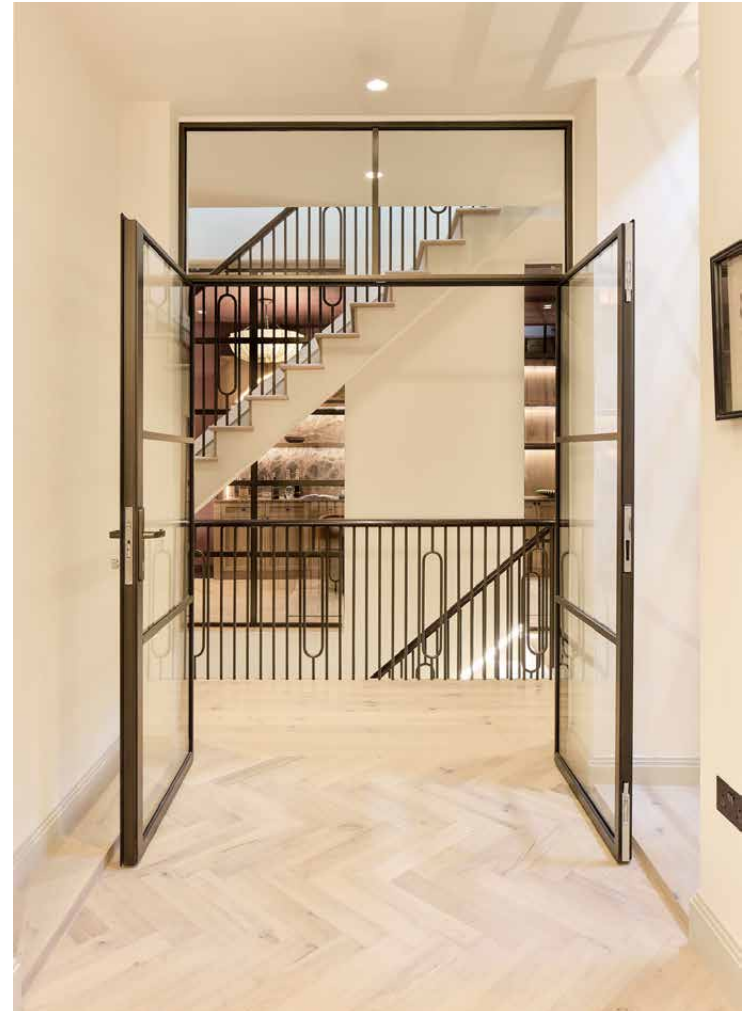




















The cinema room is properly kitted out – featuring framed acoustic panels and a large built-in screen – while a gym sits adjacent.



The first floor holds three bedrooms, two with en suites – the third served by a shower room –and all with thoughtful built-in storage. Above, the entire second floor is occupied by the principal suite. The dressing room sits neatly behind the sleeping space; elsewhere, Crittall doors open the length of the room onto the south-facing roof terrace. The en suite bathroom sits to the opposite side of the level, complete with a freestanding tub and separate shower.

Garage parking is included, with EV charging.







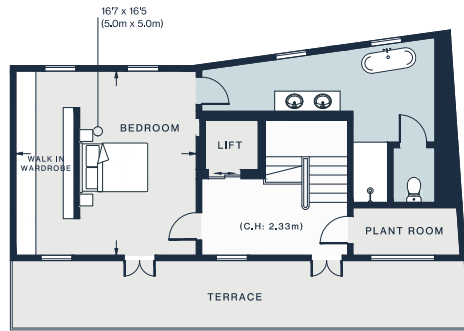




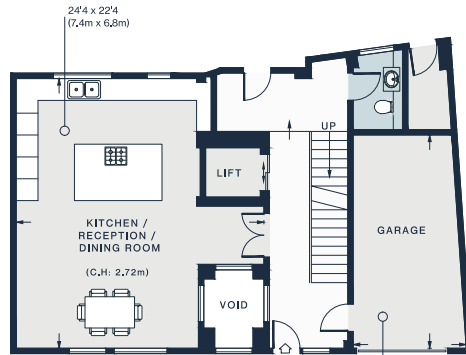




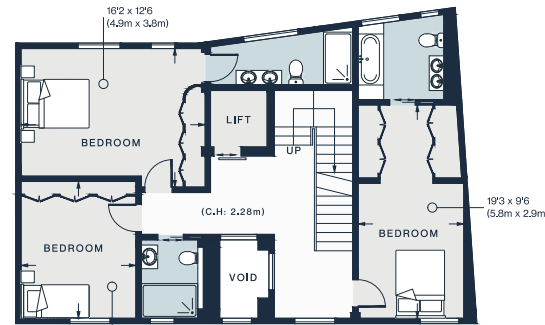




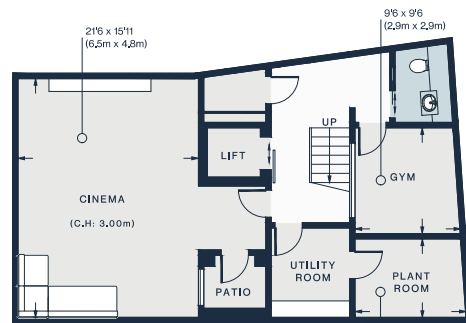
SECOND FLOOR



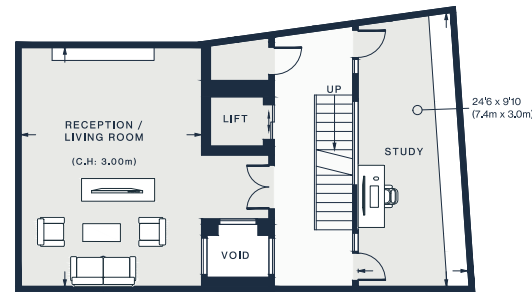
GROUND FLOOR



FIRST FLOOR



BASEMENT



LOWER GROUND FLOOR

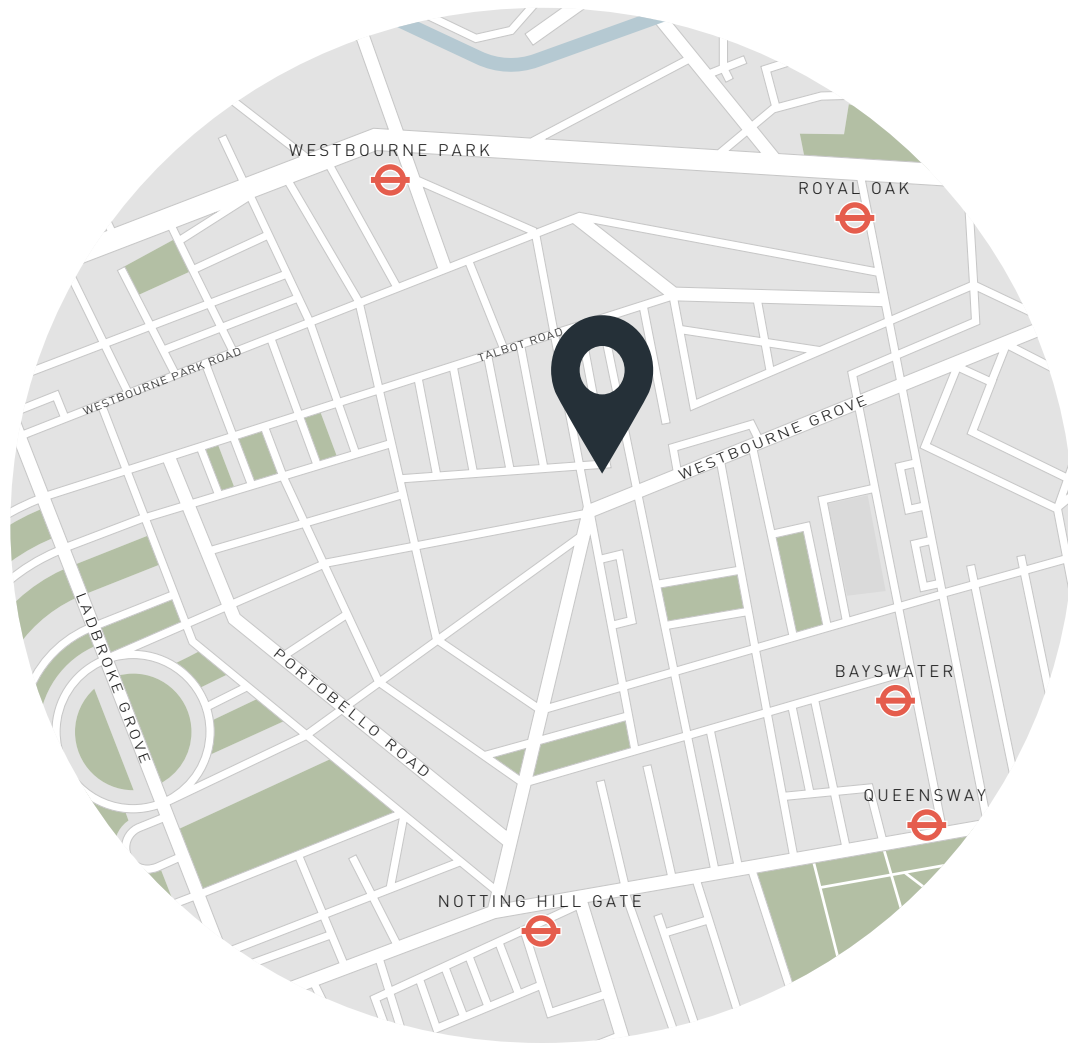
Approx. Gross Internal Area = 4,510 sq ft / 418.99 sq m

Property Details

- New build house
- Architecture and design by Moreno Masey
- Five floors connected by passenger lift
- Open-plan kitchen and dining room
- Reception room with inset fireplace
- Versatile study/snug
- Cinema room with built-in screen and bespoke joinery
- Home gym with mirrored wall
- Principal bedroom suite with walk-in wardrobe and terrace access
- South-facing roof terrace
- Underfloor heating and air conditioning
- Integrated security system
- Garage with 22kW three-phase EV charger
- City of Westminster

Approx. 4,510 sq ft / 418.99 sq m
 EPC=B
 Tenure: Freehold
 Council Tax Band: TBC

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details. Prepared for Domus Nova. Copyright © All Rights Reserved.



Location

Bridstow Place carries a quietness that's rare this close to central London. A short, cottage-lined backstreet off Chepstow Road, it sits at the meeting point of Notting Hill and Westbourne Grove. For relaxation, the Six Senses Spa at the nearby Whiteley's development will be the UK's first. Take a stroll around Kensington Gardens, brunch at Beam, then browse the rails at Reformation and Sézane. Round off the day with dinner at The Barbury or Endo Kazutoshi's sushi hotspot Sumi. For drinks, there's local favourite The Cow or The Westbourne – both just minutes from your door.

Royal Oak - 12 mins

Notting Hill Gate - 12 mins



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

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and Ibiza's design-led homes

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