

DOMUS NOVA



Cleveland Square W2
£3,750,000



Timeless elegance meets contemporary flair. This three-bedroom duplex apartment in Notting Hill marries palatial proportions with considered design.

A single terrace of period homes looks over the manicured lawns of Cleveland Square. Typifying this style of early Victorian architecture, a voluminous duplex draws together classic materials, poised interventions and an abundance of natural light.

Complete with a pillared porch, a stucco façade makes for an apt welcome. The shared entranceway leads up to a generous semi-private landing. Double doors reveal a striking home with four-metre ceilings.

A dark fireplace grounds the voluminous reception room. Above, the ceiling is framed by an oversized frieze. An intricate ceiling rose and a sculptural orb chandelier crown the living space. Throughout the home, soaring French doors frame verdant views and open onto compact balconies with stone balustrades. The reception room features enviable views over the greenery of Cleveland Square.

Hardwood flooring flows into the eat-in kitchen. A vast window frames leafy views while intricate cornicing and Corinthian columns create a sense of opulence. Shaker cabinetry, stone worktops and an American-style fridge characterise this space.

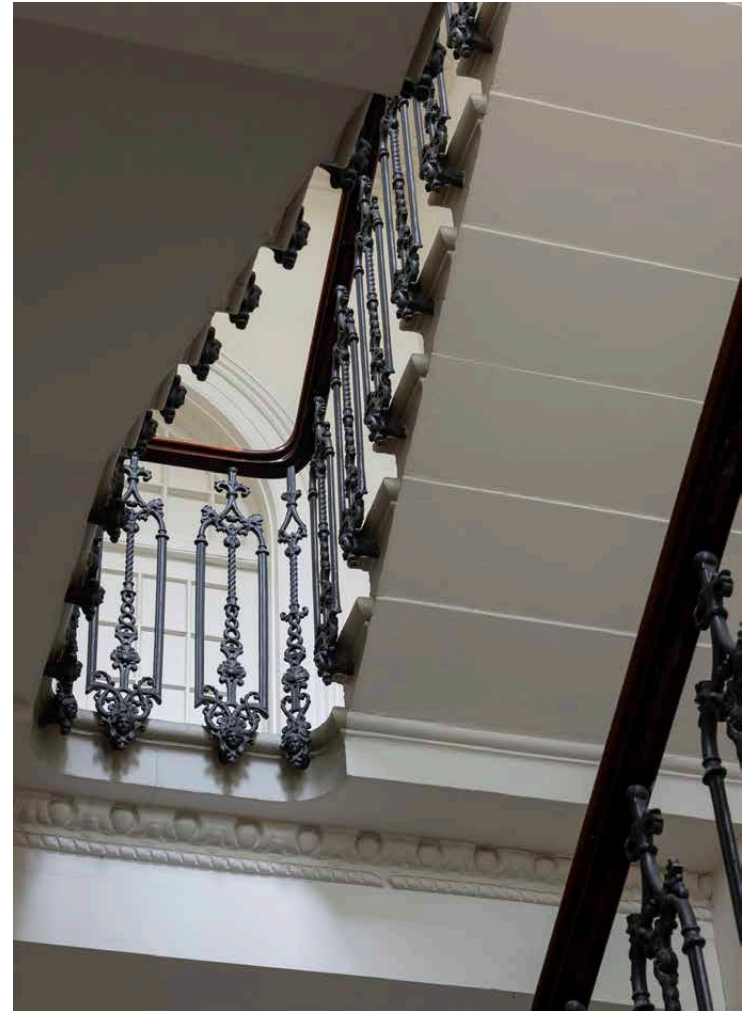












A powder-blue staircase makes for a playful accent and leads up the bedrooms. The principal bedroom suite enjoys neutral tones and a wall of bespoke joinery. South-facing French doors trace the arc of the sun, imbuing the space with an uplifting atmosphere. A stylish en suite bathroom features brass fixtures and a frameless walk-in shower.

Two further bedrooms benefit from high ceilings, French doors and fitted storage. A family bathroom combines oversized tiles, a bathtub and a walk-in rainfall shower. At the top of the home, an alcove space provides a small study or storage area.



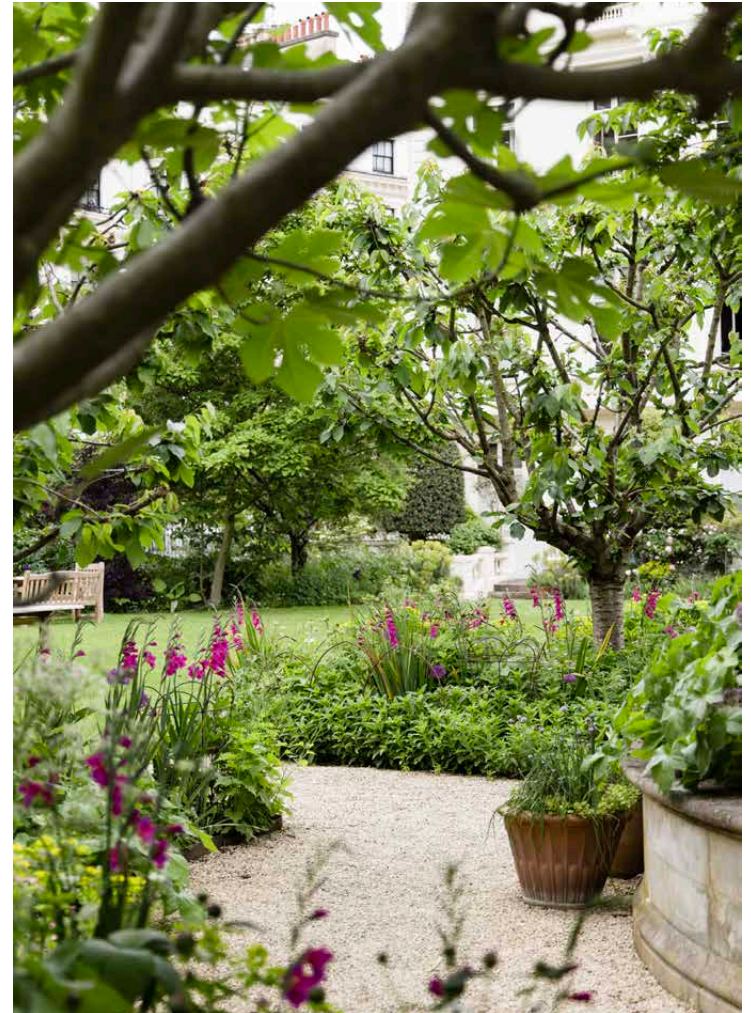


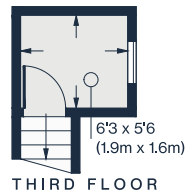




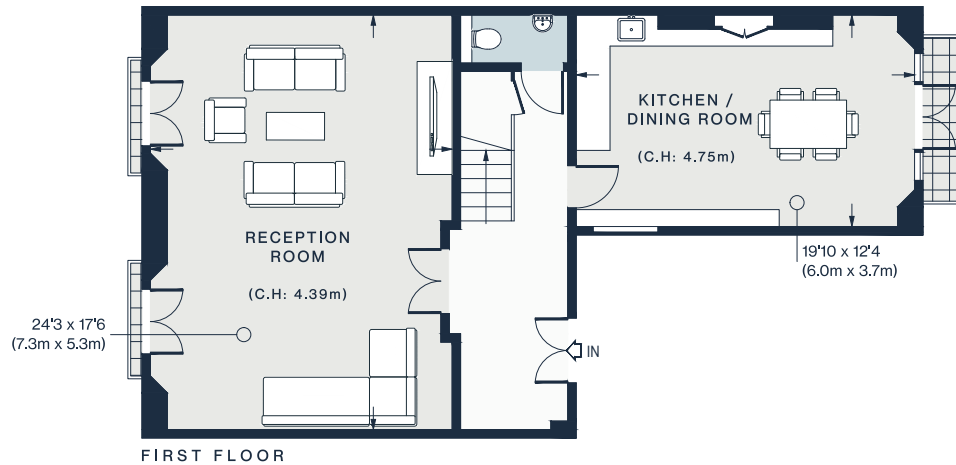
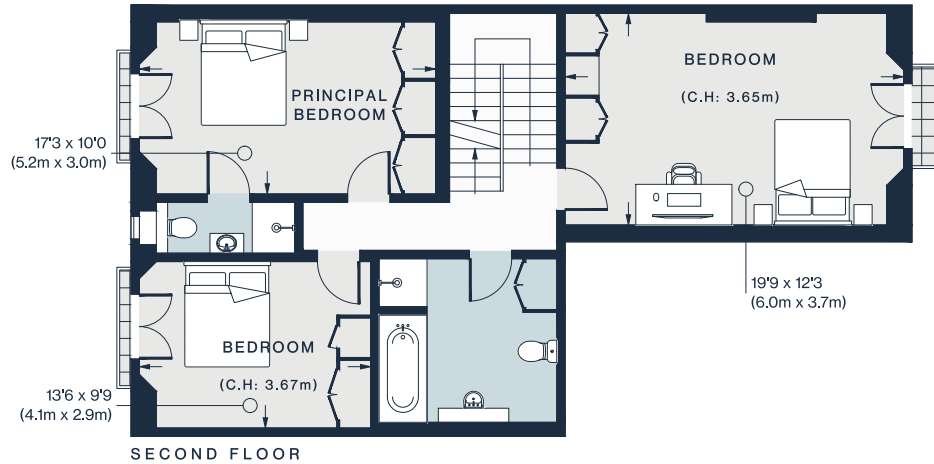








THIRD FLOOR



Approx. Gross Internal Area = 1675 sq ft / 155.6 sq m

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

Property Details

- Generous reception room
- Separate kitchen
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- Alcove workspace
- Four-metre ceilings
- Several balconies
- Integrated storage throughout
- Communal garden access
- City Of Westminster

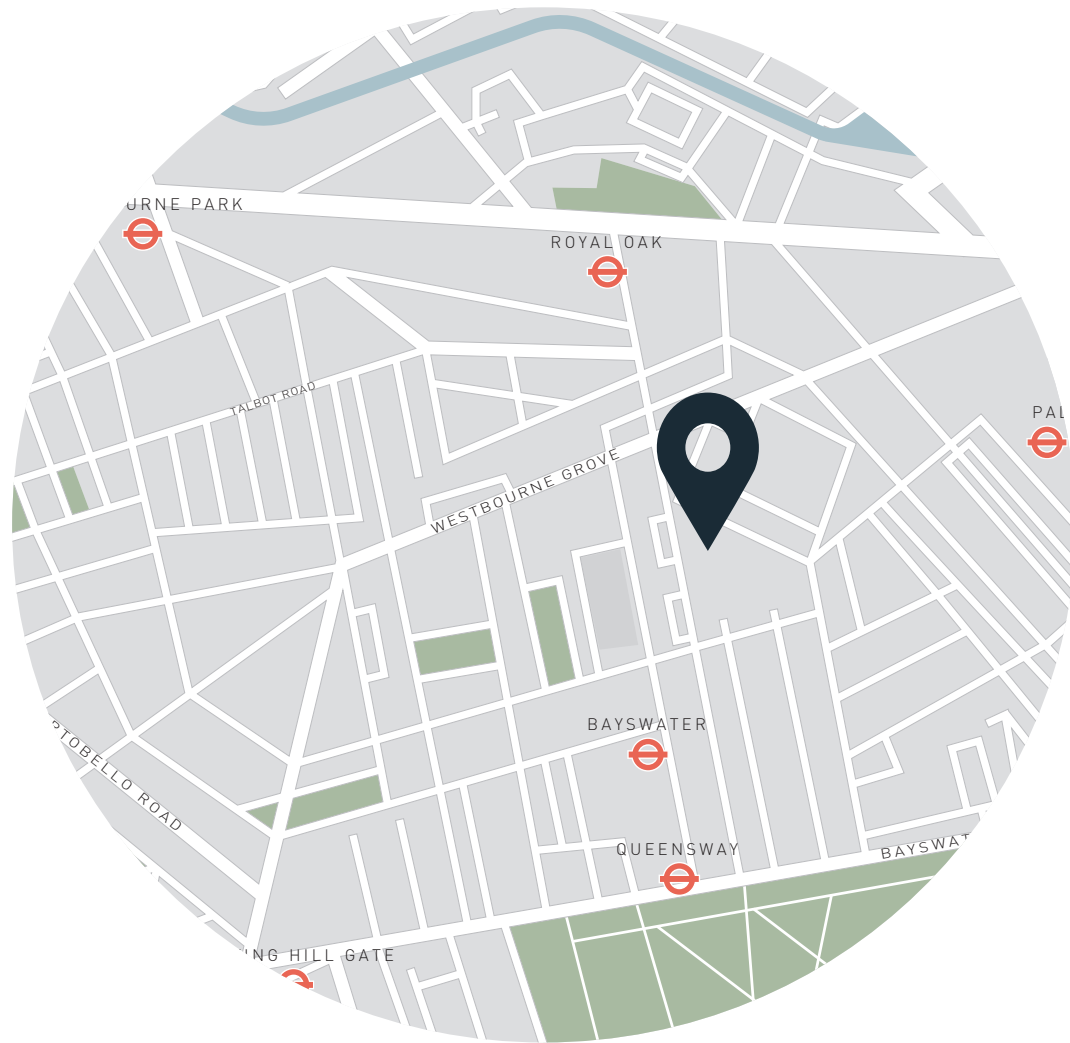
Approx. 1,675 sq ft / 155.6 sq m

EPC - E

Tenure: Share of Freehold

Service charge: £3,200 pa

Ground Rent: £1,600 pa



Location

Built in the mid-1800s, Cleveland Square is one of London's most sought-after gated gardens. Bordered on three sides by mature trees, this peaceful space is a stone's throw from some of the area's best offerings. For relaxation, the Six Senses Spa at the nearby Whiteley's development will be the UK's first. For dining and retail therapy, head to Westbourne Grove. Brunch at Sunday in Brooklyn or Granger & Co. Browse the rails at Reformation and Sézane then round off the day with dinner at Mediterranean restaurant Wild or Endo Kazutoshi's sushi hotspot Sumi. Paddington Station is also just five minutes from your front door, allowing for quick access to the city and beyond.

Paddington – 5 mins (Circle, Hammersmith & City, Elizabeth)
Bayswater – 8 mins (District, Circle)
Queensway – 11 mins (Central)

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