

DOMUS NOVA



Cournell Street W2
£4,250,000



Moments from Westbourne Grove, this four-bedroom townhouse enjoys an enviable location and exceptional design.

A vibrant blue door brightens the stucco-fronted façade of this Courtnell Street home. Sitting among a row of traditional yellow-brick townhouses, its period architecture has been simultaneously well preserved and updated for contemporary living.

Functionality comes to the fore across the ground floor, which flows between a dining area, kitchen and family room. There's seamless connectivity between each space courtesy of the colour palette, which leans on gallery-like white walls and classic grey tones.

Proportions are generous, with high, cornicing-trimmed ceilings emphasising the sense of volume. Overlooking the front garden, the dining room's shuttered sash window and inlaid cabinetry set a timeless tone. The adjoining kitchen is more modern in feel, with minimalistic cabinets, integrated Miele appliances and grey stone worksurfaces.

Each successive space becomes progressively more contemporary in feel. In the family room or snug, engineered wood floors give way to large-format grey tiles, textured wallpaper and a sliding wall of glazing that opens onto the west-facing garden. The same flooring is also used for the patio, taking the indoors outdoors. Beyond the integrated bench seating, there's a lawn bordered by mature shrubs.













BANHAM
SECURITY

Upstairs, the bright double reception room benefits from its first-floor vantage point. White walls provide the canvas for artwork collections, while a modern stone fireplace sits in contrast to more traditional features, including sash windows and original cornicing.

Double doors lead into an informal space, which can be closed off to make a cosy TV or reading room. From here, French doors open onto a terrace overlooking the garden. Also on this floor is a sleek shower room elevated with tan coloured Zellige tiles.

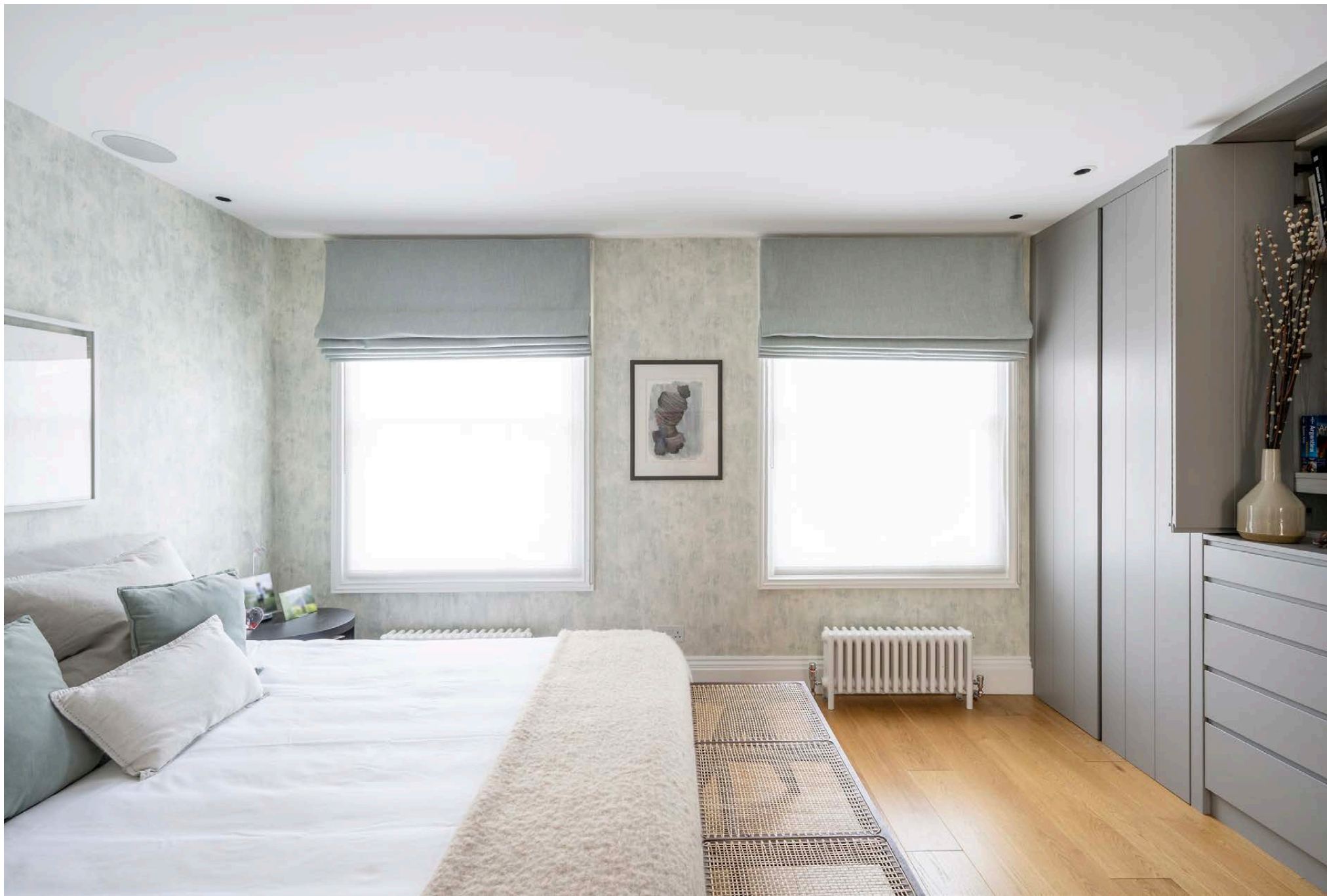
The second floor is almost completely dedicated to the principal bedroom suite. Soft grey, green and blue accents create a thoroughly relaxed feel, while fitted wardrobes and a concealed TV unit keep things clutter free. The considered en suite bathroom features double basins and a large walk-in shower finished with jewel-toned blue tiles. Two further bedrooms, each with an integrated desk positioned under the window, are found on the third floor. Both are served by a streamlined family bathroom brightened with white subway tiles.





















Approx. Gross Internal Area = 1823 sq ft / 169.3 sq m

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

Property Details

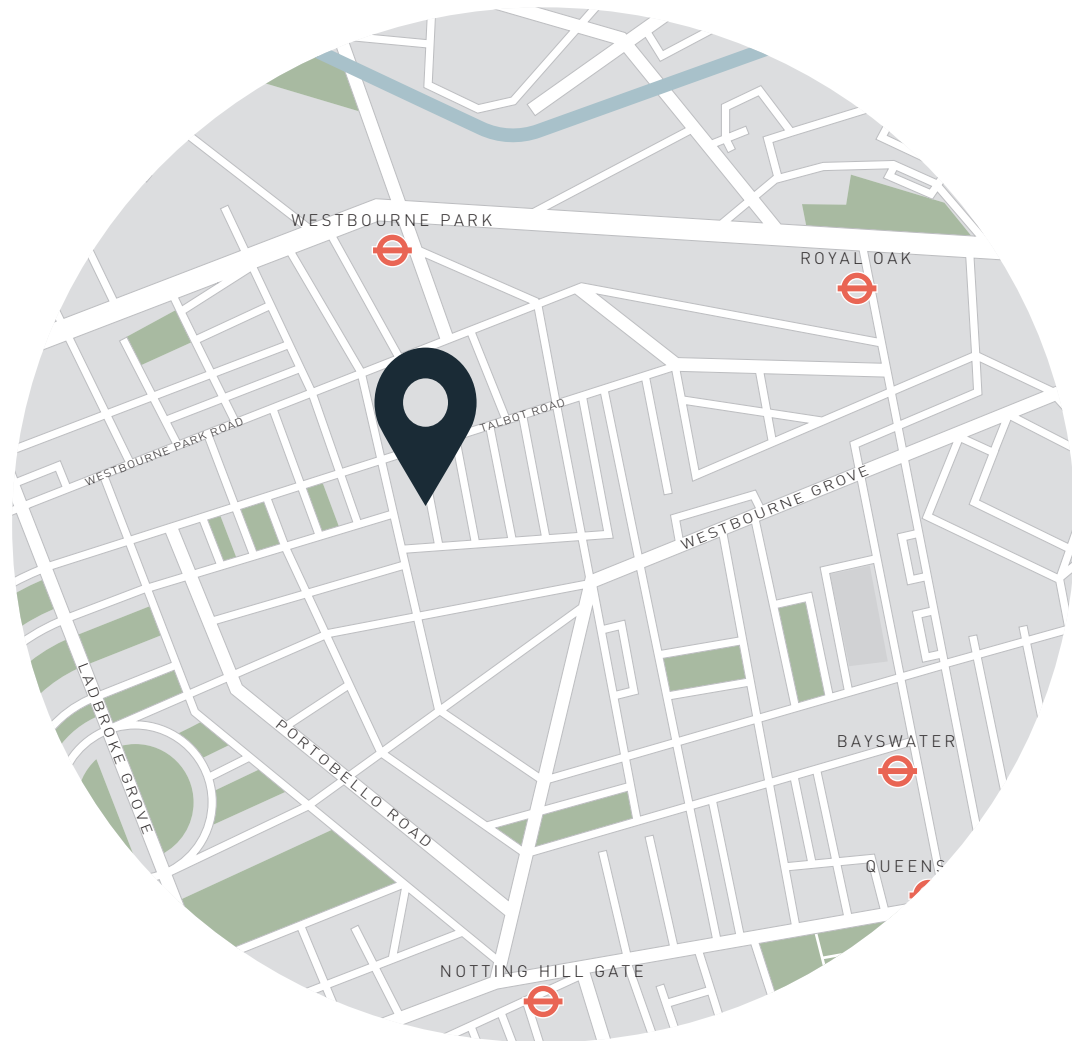
- Open-plan dining room, kitchen and family room
- Double reception room and TV snug
- Principal bedroom suite with custom-made cabinetry
- Three additional bedrooms
- Family bathroom
- Shower room
- West-facing garden and terrace
- The Royal Borough of Kensington & Chelsea

Approx. 1,823 sq ft / 169.3 sq m

EPC - D

Tenure: Freehold

Council Tax Band: G



Location

Sandwiched between Ledbury Road, Westbourne Grove and Talbot Road, Notting Hill is your oyster at Courtnell Street. Pick up groceries from Daylesford Organic or lunch at Ottolenghi. The Walmer Castle is close by for drinks – as is neighbourhood brasserie Dorian. Michelin-starred dining at The Ledbury is also on the doorstep. On the weekends, peruse the market stalls along Portobello Road or enjoy a leisurely brunch at Granger & Co.

Westbourne Park – 10 mins (Circle, Hammersmith & City)

Notting Hill Gate – 12 mins (Central, Circle, District)

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2024. All rights reserved.