

DOMUS NOVA



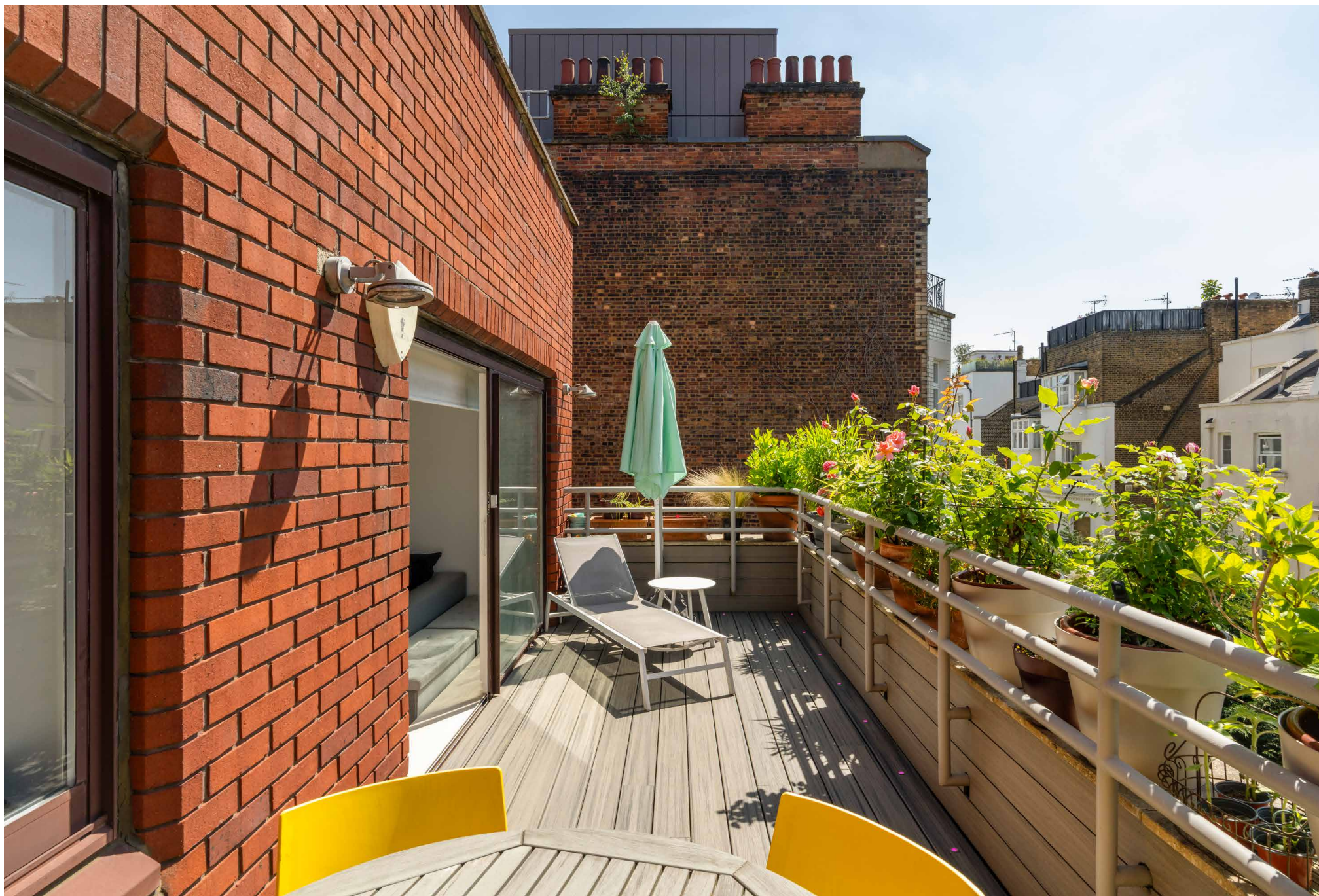
Hereford Road, W2
£1,700,000

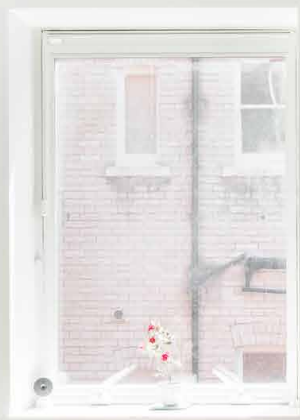




Tucked between the energy of Westbourne Grove and the calm of Kensington Gardens, this two-bedroom apartment on Hereford Road pairs a coveted Hereford Road address with refined, minimalist interiors. Behind its architecturally striking façade, the third-floor home unfolds.

Warm timber floors lead to an open-plan reception and dining area, where soft coving and spotlighting lend understated elegance. Sliding glass doors open to a west-facing terrace – perfect for sunlit dinners and catching the evening light. Back inside, the Miele-equipped kitchen is smart and streamlined, with integrated cabinetry and a veined countertop that balances form with function.











Both bedrooms channel calm with soft carpets and sliding windows. The principal suite features ample storage and a contemporary en suite, while the second bedroom enjoys its own Terrazzo-tiled bathroom with a rainfall shower.

Residents benefit from lift access, secure parking, a porter and, subject to application, entry to the private Princes Square Gardens – a sought-after urban oasis in the heart of Notting Hill.













THIRD FLOOR

RECEPTION ROOM
19'8 x 13'1 (6.0m x 4.0m)

KITCHEN
10'0 x 8'2 (3.0m x 2.5m)

BEDROOM 1
24'4 x 13'0 (7.4m x 3.9m)

BEDROOM 2
12'6 x 9'2 (3.8m x 2.8m)

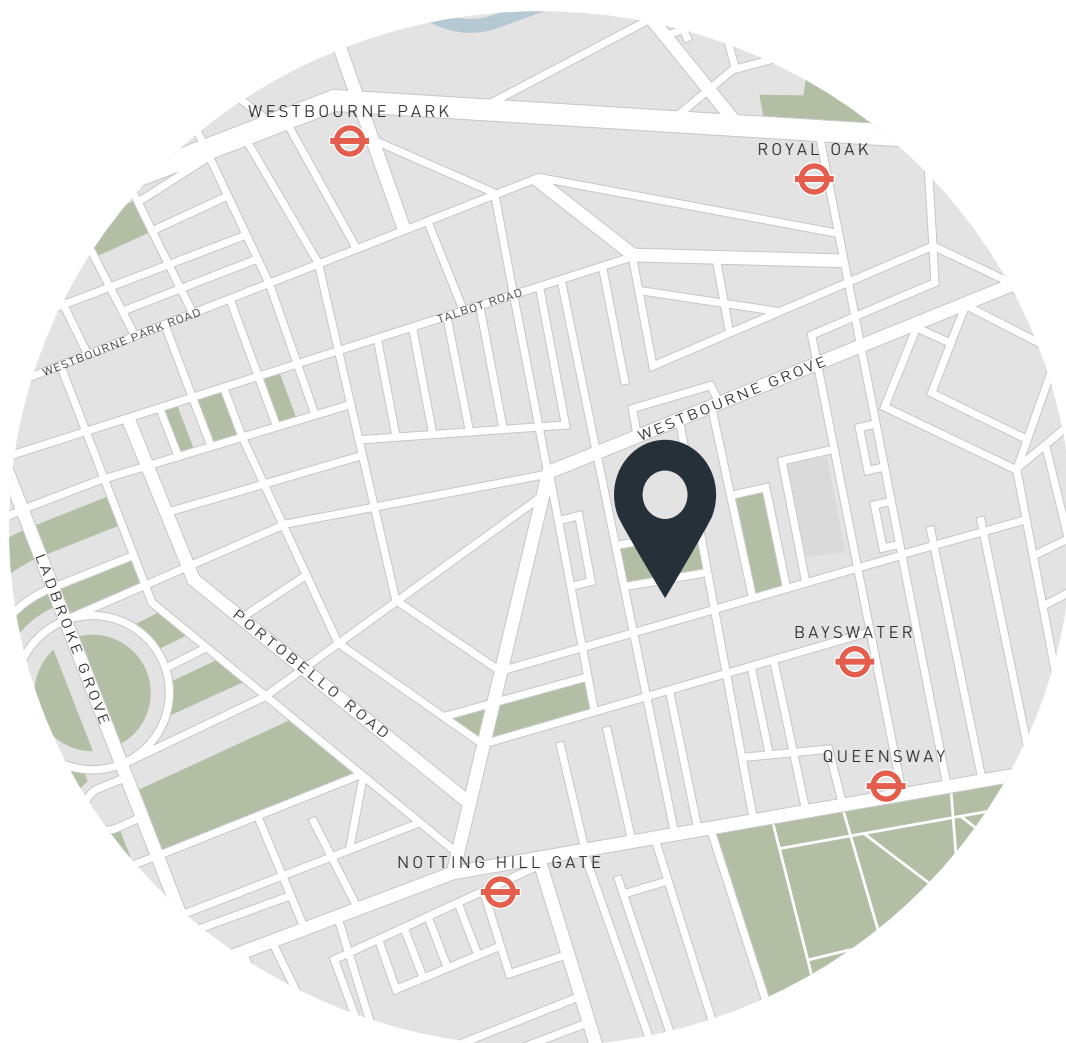
Approx. Gross Internal Area = 1,097 sq ft / 101.9 sq m

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

Open-plan reception and dining room
Contemporary kitchen
Principal bedroom suite
Guest bedroom suite
Cloakroom
Private west-facing terrace
Secure underground parking
Lift and porter
Access to Princes Square Gardens (subject to application)
City of Westminster

Approx. 1,097 sq ft / 101.9 sq m
EPC=B
Tenure: Leasehold
Lease Length: circa. 962 years
Council Tax Band: G



Location

Just minutes from Westbourne Grove, the beating heart of Notting Hill, the best of the neighbourhood is on your doorstep. Pick up an early coffee from Beam or sit down for a late morning brunch at Granger & Co. The lively thrum of nearby Portobello Road is home to antique stalls and vintage shops; the luxury boutiques along Westbourne Grove line your walk there. Siegfried Contemporary and Ross Lovegrove are must-visit art showrooms, followed by lunch at three Michelin-star restaurant Core by Clare Smyth. In the other direction, Hyde Park is just moments away for your fresh air fix. Make The Princess Royal pub down the road your local.

Bayswater – 6 mins (Circle and District)

Notting Hill Gate – 8 mins (Central, Circle and District)

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