

# DOMUS NOVA



Leinster Gardens W2  
£1,275,000



Outside, a soaring townhouse bears witness to its period heritage with an elegant stucco frontage and portico. Inside, contemporary design fast-forwards this two-bedroom duplex into the 21st century.

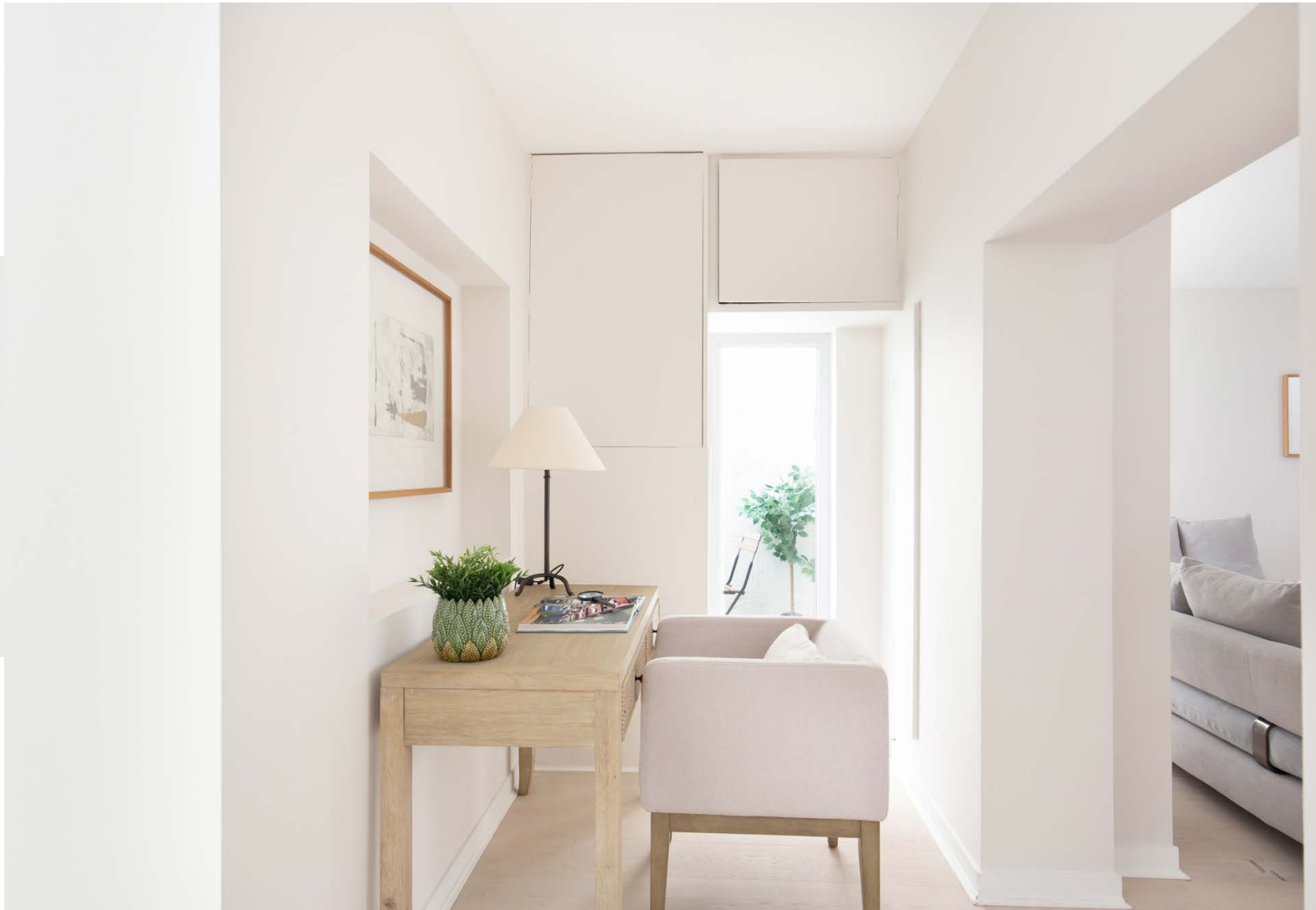
The lower-ground floor has been expertly-imagined for modern living, with a streamlined open-plan layout between culinary, living and dining areas. The kitchen is all smooth whitewashed cabinets and Miele appliances.

Reams of light are diffused through a glass roof, positioned over an inviting breakfast space. Sliding glass doors open to a courtyard – a quiet spot for alfresco drinks. The reception room’s spacious footprint can be delineated into living and dining zones, with desk space for peaceful home working. The pared-back palette is brightened through recessed skylights, affording a thoroughly soothing atmosphere. An integrated speaker system is set for entertaining. Plus, there’s direct lift access from the ground to the lower-ground floor.









Two bedrooms maintain the minimalist appearance and tranquil feel felt in the social heart of the home. The principle bedroom suite is all high ceilings and pale tones, with floor-to-ceiling wardrobes epitomising stylish functionality. Its ensuite bathroom has a hushed palette, enhanced by mahogany-toned mosaic tiles. A light-flooded guest bedroom is served by an additional bathroom with a walk-in shower wrapped in stone-coloured tiles. Balancing an uplifting and serene character across communal and intimate spaces alike, this home is a sophisticated haven for stylish city living.













LOWER GROUND FLOOR

GROUND FLOOR

ATTIC  
(ACCESS VIA LADDER)

RECEPTION  
20'8 x 18'6 (6.3m x 5.6m)

KITCHEN  
18'4 x 12'0 (5.6m x 3.6m)

ATTIC  
15'1 x 7'10 (4.6m x 2.4m)

BEDROOM 1  
15'4 x 15'0 (4.7m x 4.5m)

BEDROOM 2  
13'8 x 7'11 (4.1m x 2.4m)

## Property Details

- Open-plan kitchen and reception room
- Principle bedroom with ensuite bathroom
- Guest bedroom
- Guest bathroom
- Courtyard
- Attic
- Direct lift access
- City of Westminster
- Approx. 1398 sq ft / 129.87 sq m EPC=

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.



## Location

With an exciting development of Queensway's streetscape currently underway – including Parisian-style pavilions, calming greenery and a wealth of boutiques – Leinster Gardens is perfectly positioned to reap all the benefits of this burgeoning community. In five minutes, reach the manicured lawns of Hyde Park, awaiting summertime picnics, early-morning swims or a trip to the Serpentine Gallery. Head to Westbourne Grove for brunches at Beam or Farmacy. Well-connected Paddington links up with the rest of London and beyond. With an exciting reimagining of Queensway's streetscape currently underway, For an evening of entertainment, make your way to the Royal Albert Hall, only 15 minutes away.

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