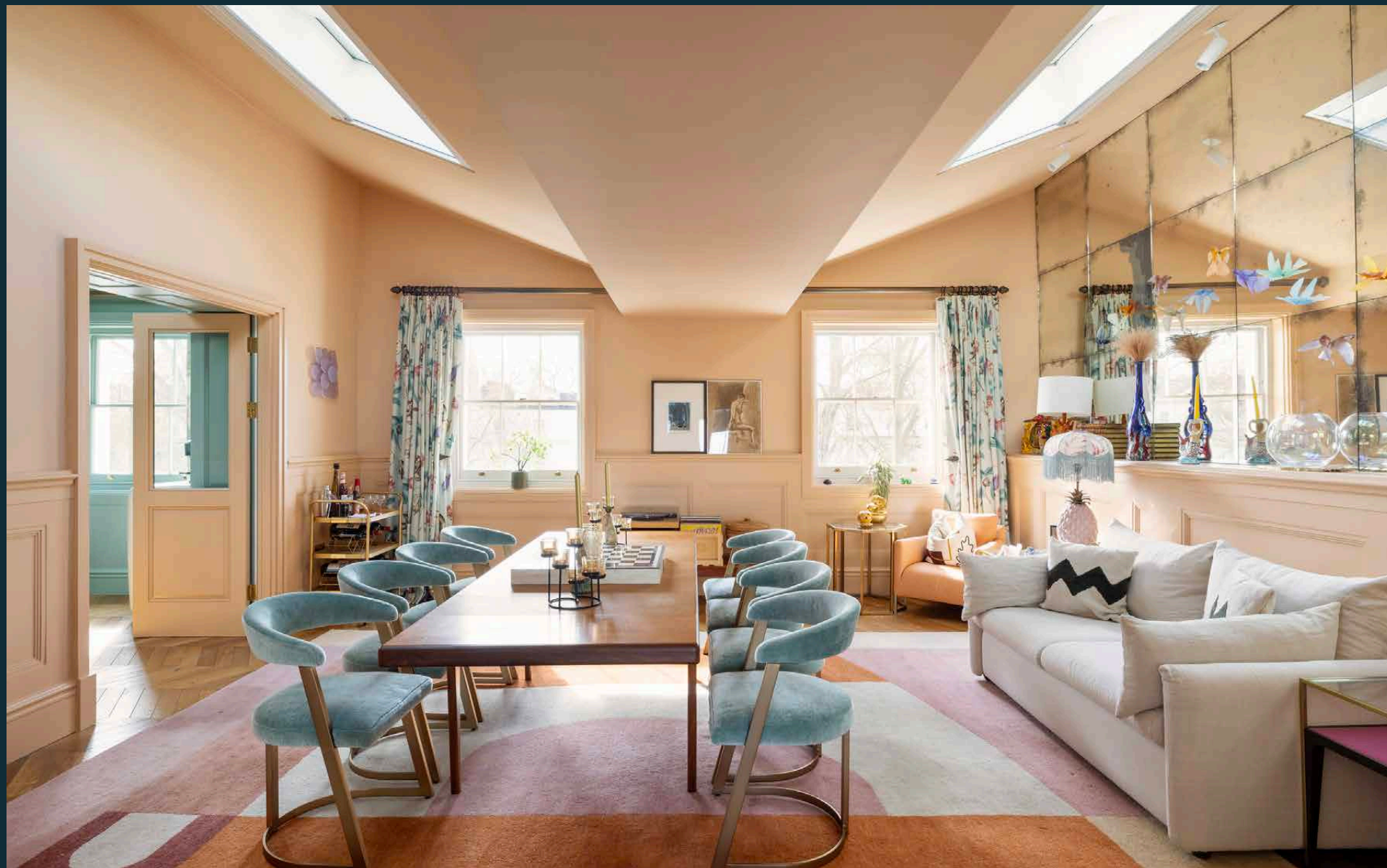


DOMUS NOVA



Leinster Square W2
£5,600,000



A kaleidoscope of colour unravels across this three-bedroom penthouse apartment for sale, a lateral conversion revived with daring design.

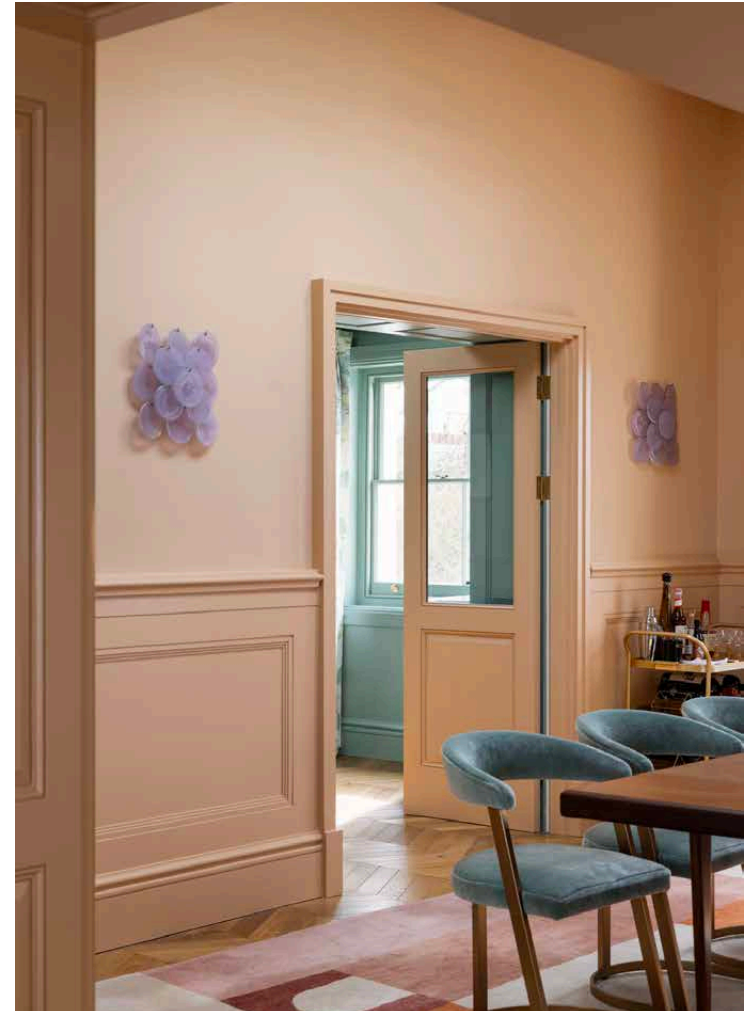
On a serene garden square between Bayswater and Notting Hill, Leinster Square's pristine Grade II listed façade offers little insight into the eclecticism that awaits beyond. Formerly registered on Historic England's "heritage at risk", this imaginative lateral conversion pairs heritage architecture with striking design.

Ascending via lift to the fourth floor, grand lateral spaces uplift with extensive channels of light. Immaculately laid herringbone floors lead into a bright contemporary kitchen, where a soaring butterfly vaulted ceiling establishes an inspiring culinary backdrop. Pristine shaker cabinetry and Miele appliances line either side of the space, while a marble-topped island takes centre stage.

Colour and character converge in the adjoining dining room, drenched in a bright peach hue. Expansive skylights above flood light through the space, while a distressed mirrored wall captivates with colourful adornments. Saturated in a washed teal tone, the reception room takes on a calming ambiance. Contemporary elements – from light fittings to furnishings – sit in harmony with period design. From here, admire views of the award-winning communal garden square from a row of south-facing sash windows.













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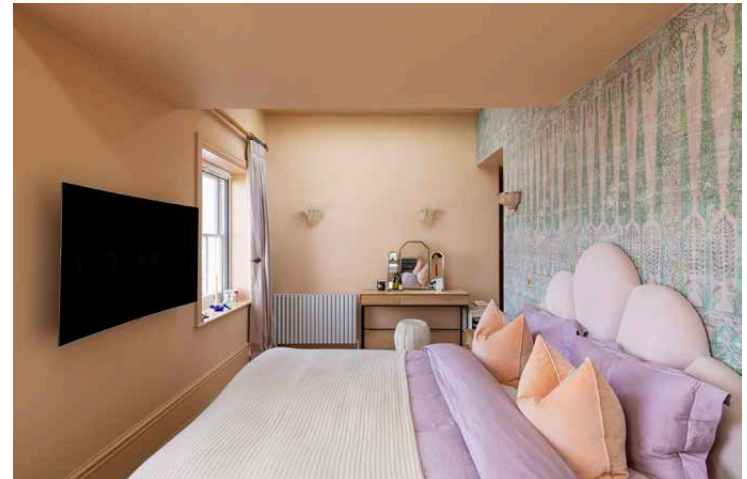
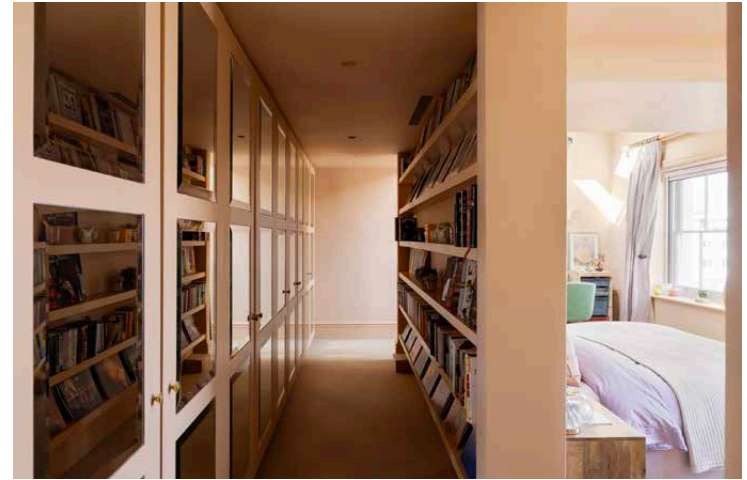
Filled to the brim with warming tones and textures, a spacious principal bedroom suite invites effortless relaxation. Zoned by a partition wall of floor-to-ceiling storage, a walk-in wardrobe sits to one side, while sash windows illuminate sleeping quarters to the other. Playful print envelops the en suite bathroom, indulgently fitted with a freestanding bathtub, rainfall shower and dual vanity. Two further bedroom suites are whimsical in feel; one simple and serene, the other with a bucolic charm.

For a breath of fresh air or summer picnic, the home additionally benefits from access to Leinster Square garden, just a stone's throw away.



















RECEPTION ROOM 18'4 x 12'8 (5,6m x 3,8m)	BEDROOM 1 18'5 x 8'11 (5,6m x 2,7m)	DINING ROOM 18'8 x 17'11 (5,7m x 5,4m)
KITCHEN / DINING ROOM 18'8 x 14'1 (5,7m x 4,3m)	BEDROOM 2 15'11 x 9'3 (4,8m x 2,8m)	BEDROOM 3 14'4 x 10'9 (4,3m x 3,3m)

Approx. Gross Internal Area = 2,115 sq ft / 196.5 sq m

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

Property Details

- Open-plan kitchen and dining room
- Dining room
- Reception room
- Principal bedroom suite with walk-in wardrobe
- Two guest bedroom suites
- Porter services
- Communal garden access
- Lift
- City of Westminster

Approx. 2,115 sq ft / 196.5 sq m

EPC=C

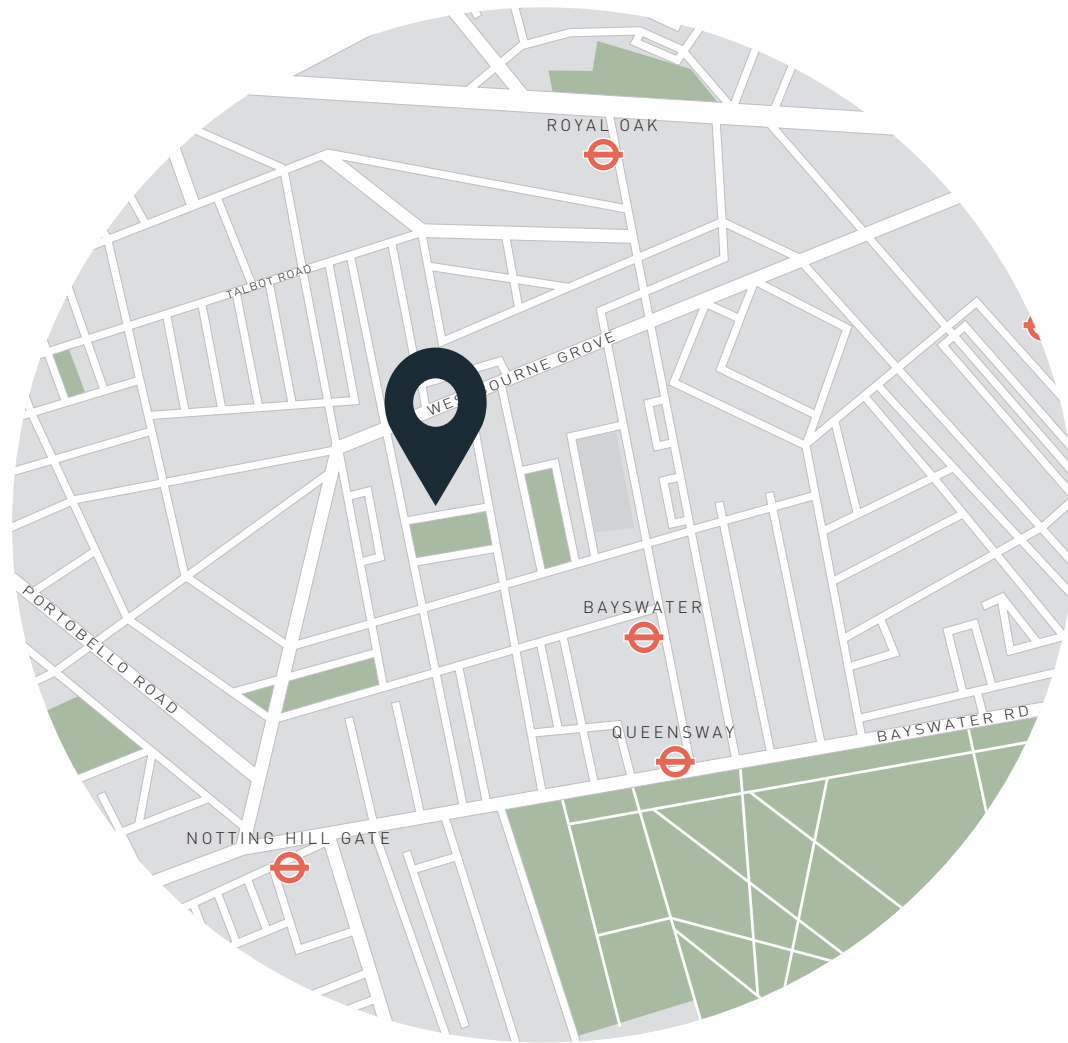
Tenure: Leasehold

Lease Length: 997 years

Council Tax Band: G

Service charge: £11,475 per half year

Ground Rent: £1,000



Location

With an exciting development of Queensway's streetscape currently underway – including Parisian-style pavilions, calming greenery and a wealth of boutiques – Leinster Square is perfectly positioned to reap all the benefits of this burgeoning community. In ten minutes, reach the manicured lawns of Hyde Park, awaiting summertime picnics, early-morning swims or a trip to the Serpentine Gallery. Notting Hill's most fashionable street Westbourne Grove is also on your doorstep. Brunches are best at Beam or Farmacy, and grocery essentials sourced from Daylesford and Planet Organic. There's a host of transport options available, linking up to the rest of London and beyond.

Bayswater – 7 mins (Circle, District)

Queensway – 10 mins (Central)

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

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