

# DOMUS NOVA



Monmouth Place W2  
£2,600,000



Down a quiet cobbled mews off Westbourne Grove, this three-bedroom home's voluminous proportions are emphasised by organic textures and sunlight.

Tucked away in a gated courtyard just moments from Westbourne Grove, a three-bedroom home is configured with an architecturally creative eye. Ceiling voids and an abundance of glazing unites the three storeys, designed with contemporary living in mind.

A stock brick facade is punctuated with an oversized glass door, opening into the voluminous reception room. Its tall proportions — almost four metre-high ceilings — are accentuated with a pair of grey columns that add an industrial edge to the space. Full-height fenestration welcomes in natural light and opens onto a secluded balcony.

A cantilevered staircase, finished with glass balustrades and metal edges, descends to the lower-ground kitchen area. Two bookshelves have been neatly carved into the stairwell wall, while storage is discreetly contained within the base of the stairway. The culinary setting is voluminous in feel, courtesy of the double-height void from the level above. Its inky-blue cabinets are paired with a stainless steel splashback and marble worktops. Sliding pocket doors reveal a skylit dining room beyond.





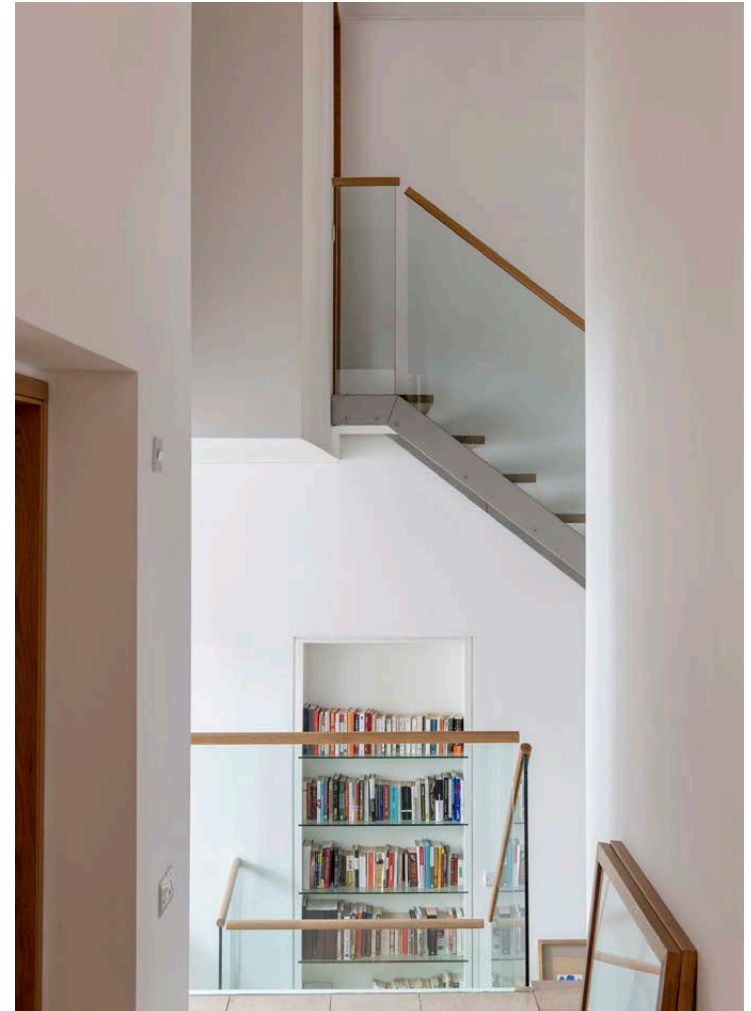




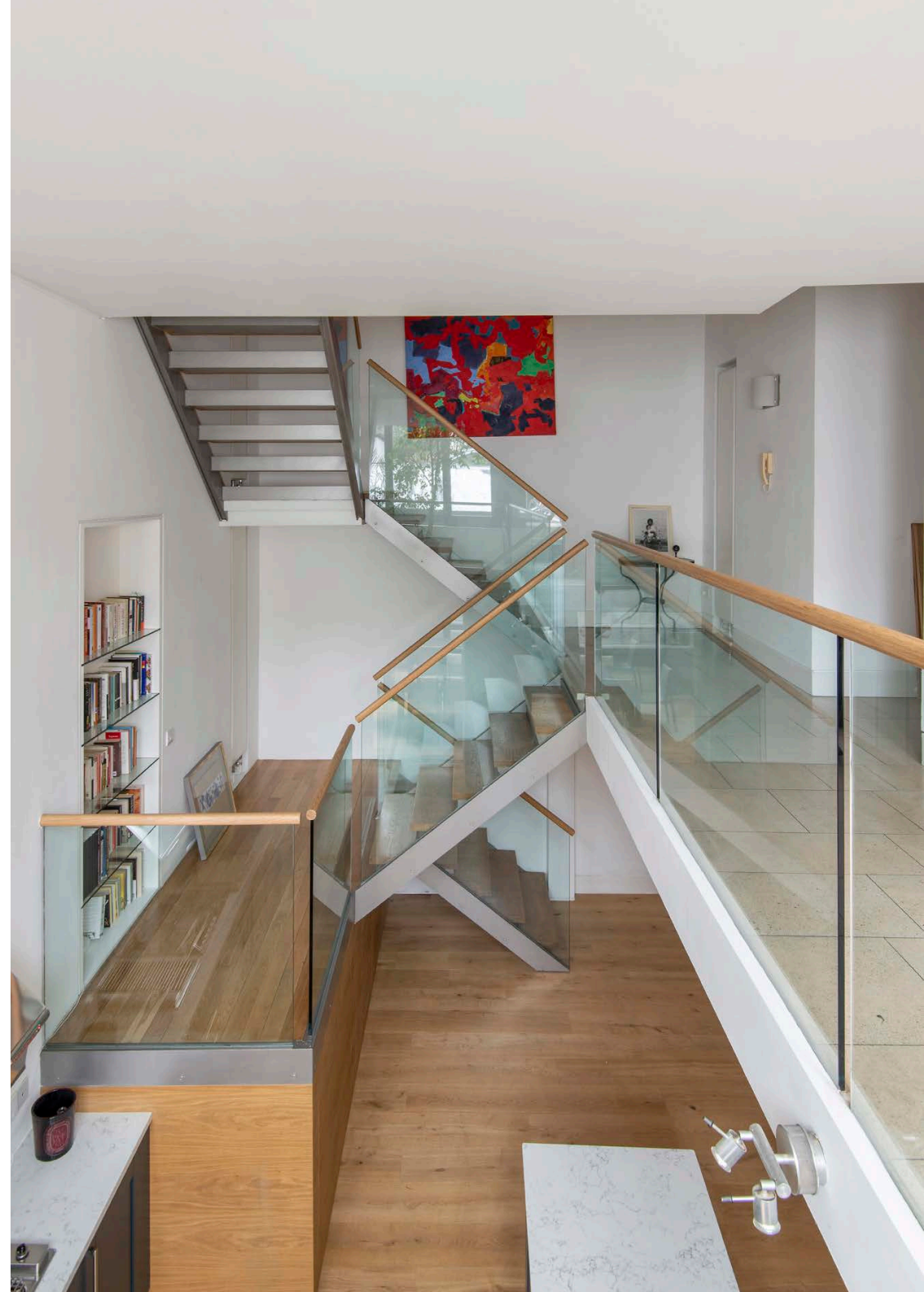








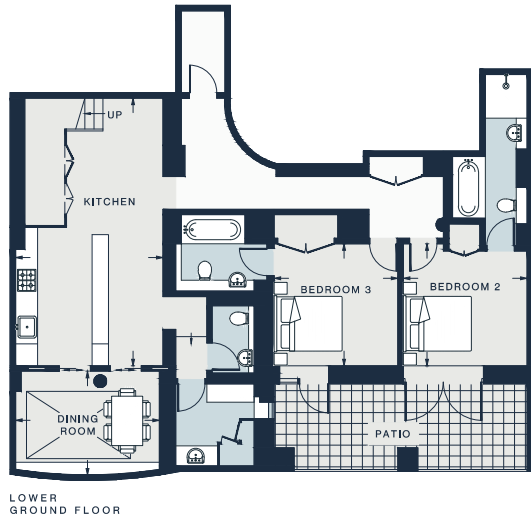
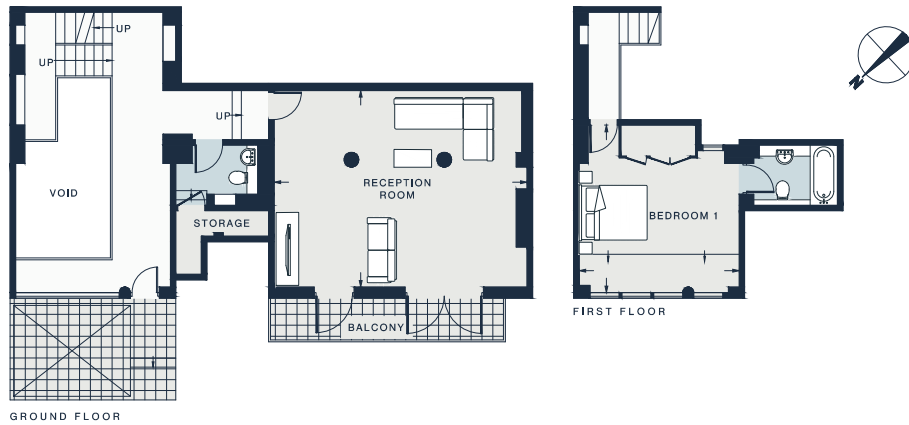
The principal bedroom is located on the first floor, which maintains the home's characteristic minimalism. It's served by a marble-wrapped en suite bathroom, complete with a bathtub. Two guest suites are kept on the lower-ground level, both which have direct access to the private paved patio. Completing the home is an additional WC and utility room.











DINING ROOM  
13'0 x 9'7 (4.0m x 2.9m)

RECEPTION ROOM  
22'11 x 17'9 (7.0m x 5.4m)

BEDROOM 2  
11'0 x 10'11 (3.3m x 3.3m)

KITCHEN  
24'2 x 13'5 (7.4m x 4.1m)

BEDROOM 1  
15'3 x 14'4 (4.6m x 4.4m)

BEDROOM 3  
11'0 x 11'0 (3.3m x 3.3m)

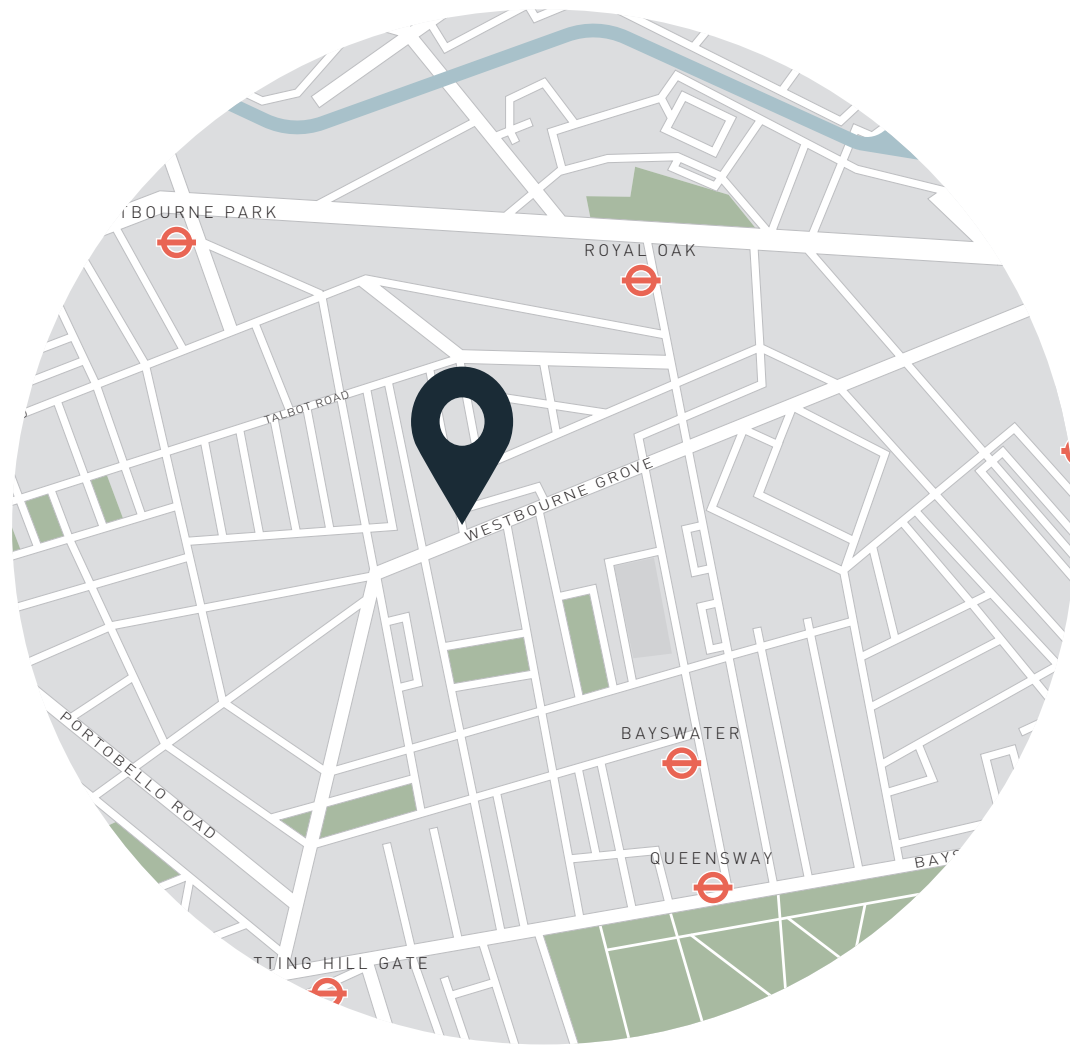
Approx. Gross Internal Area = 2,269 sq ft / 210.8 sq m

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

## Property Details

Reception room  
Kitchen  
Dining room  
Principal bedroom suite  
Two guest bedroom suites  
Additional WC  
Utility room  
Private patio  
Off-street parking  
City of Westminster

Approx. 2,269 sq ft / 210.8 sq m  
EPC - D  
Tenure: Leasehold  
Lease Length: Circa 95 years  
Council Tax Band: F  
Annual Service charge: £4,000



## Location

Monmouth Place has a best-of-both-worlds appeal, enjoying the quiet serenity of its mews location, but with fantastic proximity to some of west London's best offerings. Notting Hill's best nurseries and primary schools are all close by, including Strawberry Fields, Weatherby School and Pembridge Hall. Just around the corner, Beam is your go-to for brunch with friends. Stroll down Westbourne Grove and treat yourself in one of the many fashionable boutiques. Groceries from Daylesford Organic Farm or Planet Organic. Dinner at Gold or the Ledbury and be home in a matter of moments.

Royal Oak - 10 mins (Circle, Hammersmith & City)



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