

# DOMUS NOVA



Monmouth Road, W2  
£2,100,000





Set in a stucco-fronted townhouse, this two-floor apartment has been elegantly configured for contemporary living. A sophisticated setting, flawless finishes and a pared-back colour palette embody the calm and character of quiet Monmouth Road outside.

Step into the heart of the home on the ground floor, where a bright open-plan living space is flooded with natural light. A bay window dominates one end of the space, illuminating the reception room's intricate cornicing and period fireplace. Subtly separated by a double doorway, the dining room sits beyond, where heritage features continue to highlight the home's charm. Pale pink cabinetry brings a contemporary twist flowing into the kitchen where a west-facing window frames views over the garden below. A boiling water tap and integrated appliances ensure culinary endeavours come easily. A study can also be found on this floor, perfect for those wanting a homeworking set up.



















Descending to the lower ground floor and the sleeping quarters, a sense of calm continues. In the principal bedroom suite, neutral tones and wooden floors emanate tranquillity, while custom-built cabinetry in the dressing room ensures the space remains practical. A marble-clad en suite features two rainfall shower heads, double vanities and a bathtub. The guest bedroom enjoys views out to the quiet, leafy street, as well as its own shower room.

French doors open out from the principal bedroom onto the west-facing garden. Complete with a deck and astro-turf lawn, it is ideal for summertime hosting. A garden studio occupies a shady corner – the perfect spot for a second office or a home gym.





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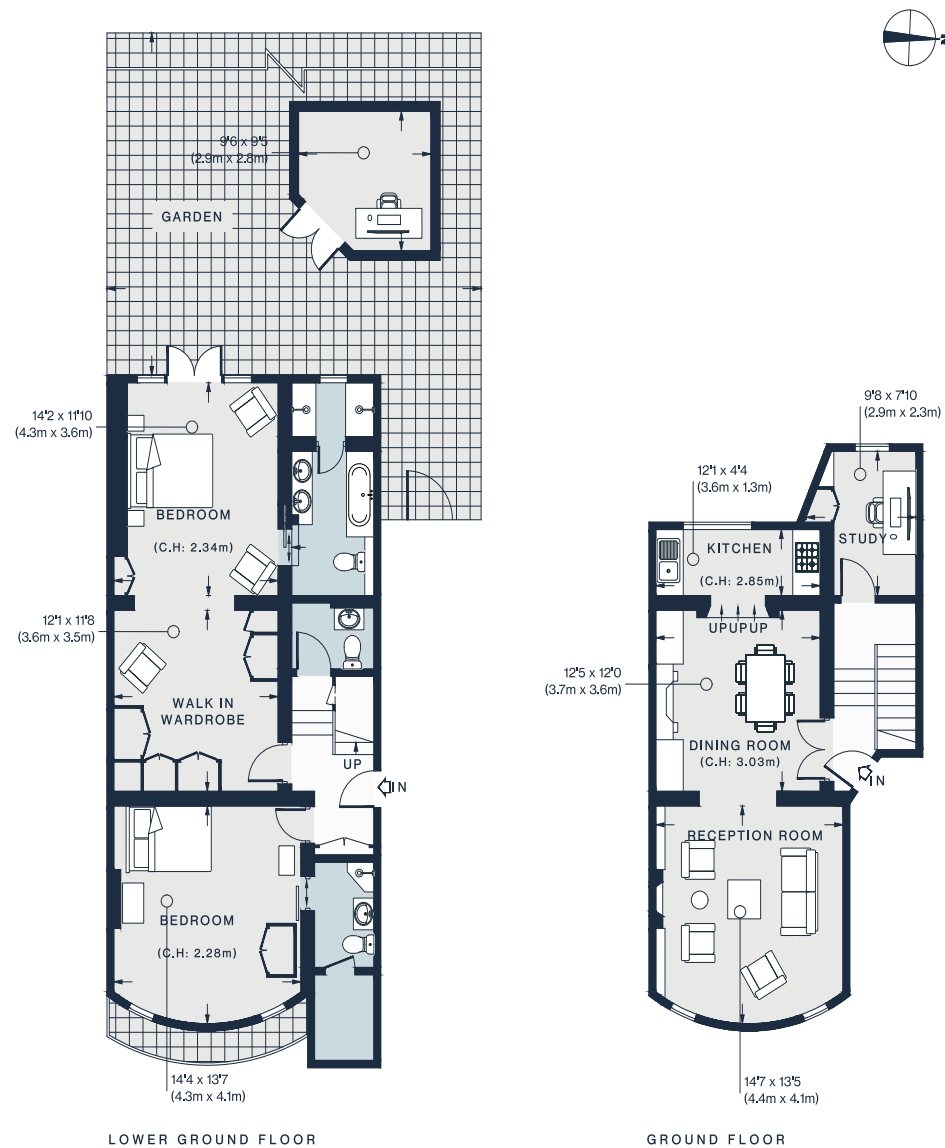












Approx. Gross Internal Area = 1,358 sq ft / 126.2 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 1,440 sq ft / 133.8 sq m

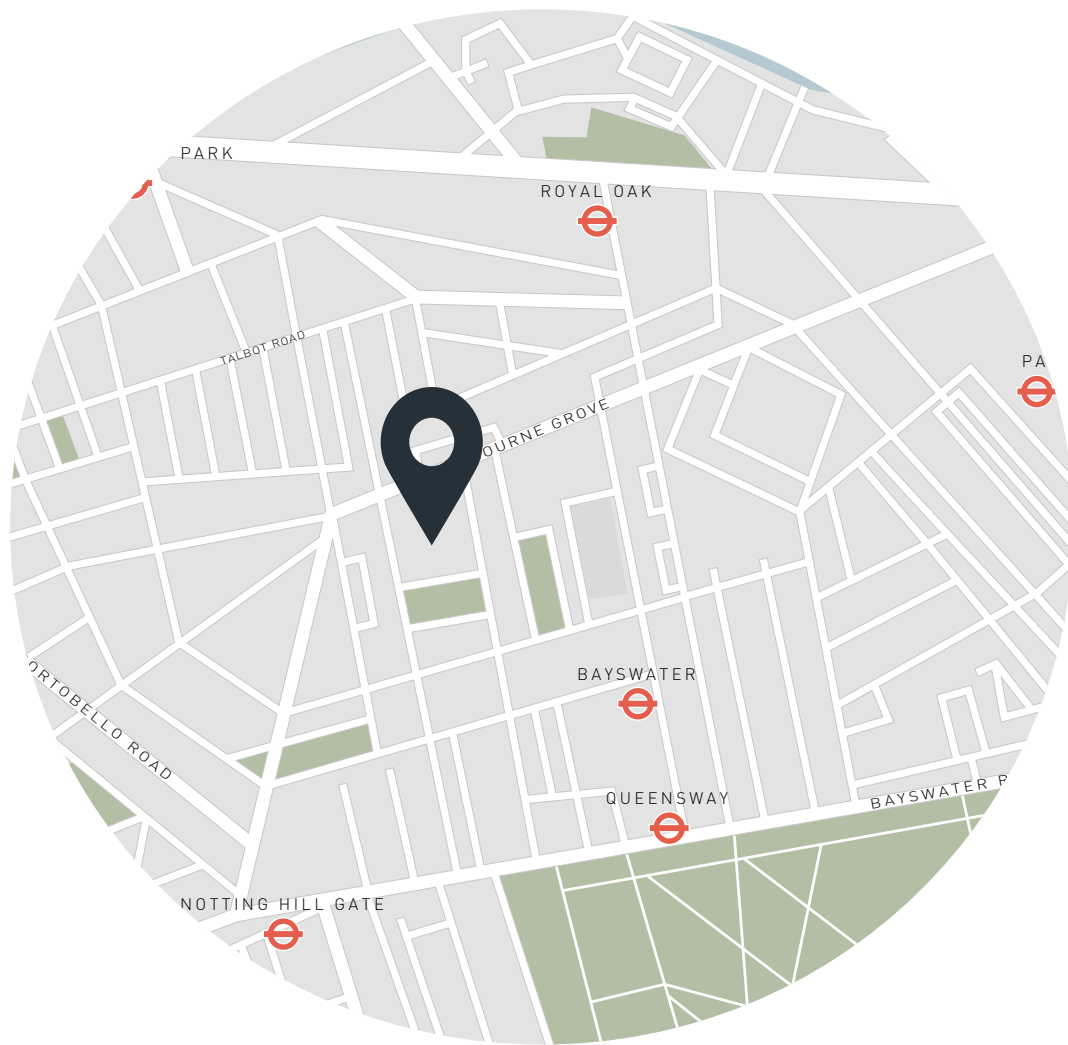
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Open-plan kitchen, dining and reception room  
 Principal bedroom suite with dressing room  
 Guest bedroom suite  
 Cloakroom  
 Study  
 Private garden with studio  
 Royal Borough of Kensington and Chelsea

Approx. 1,440 sq ft / 133.8 sq m  
 EPC=D  
 Tenure: Leasehold  
 Lease Length: circa 103 years  
 Council Tax Band: G  
 Service Charge: £1,982 per annum  
 Ground Rent: £10 per annum





## Location

Just seconds from Westbourne Grove, the beating heart of Notting Hill, the best of the neighbourhood is on your doorstep. Just around the corner, Beam is your go-to for brunch with friends, then pick up groceries from Daylesford Organic or Planet Organic. Dining options are in plentiful supply – among them, there's Ottolenghi, The Ledbury, Dorian, and local favourite, The Princess Royal pub. The market stalls and vintage shops of Portobello Road are also within strolling distance here.

Bayswater – 8 mins (Circle, District)

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

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