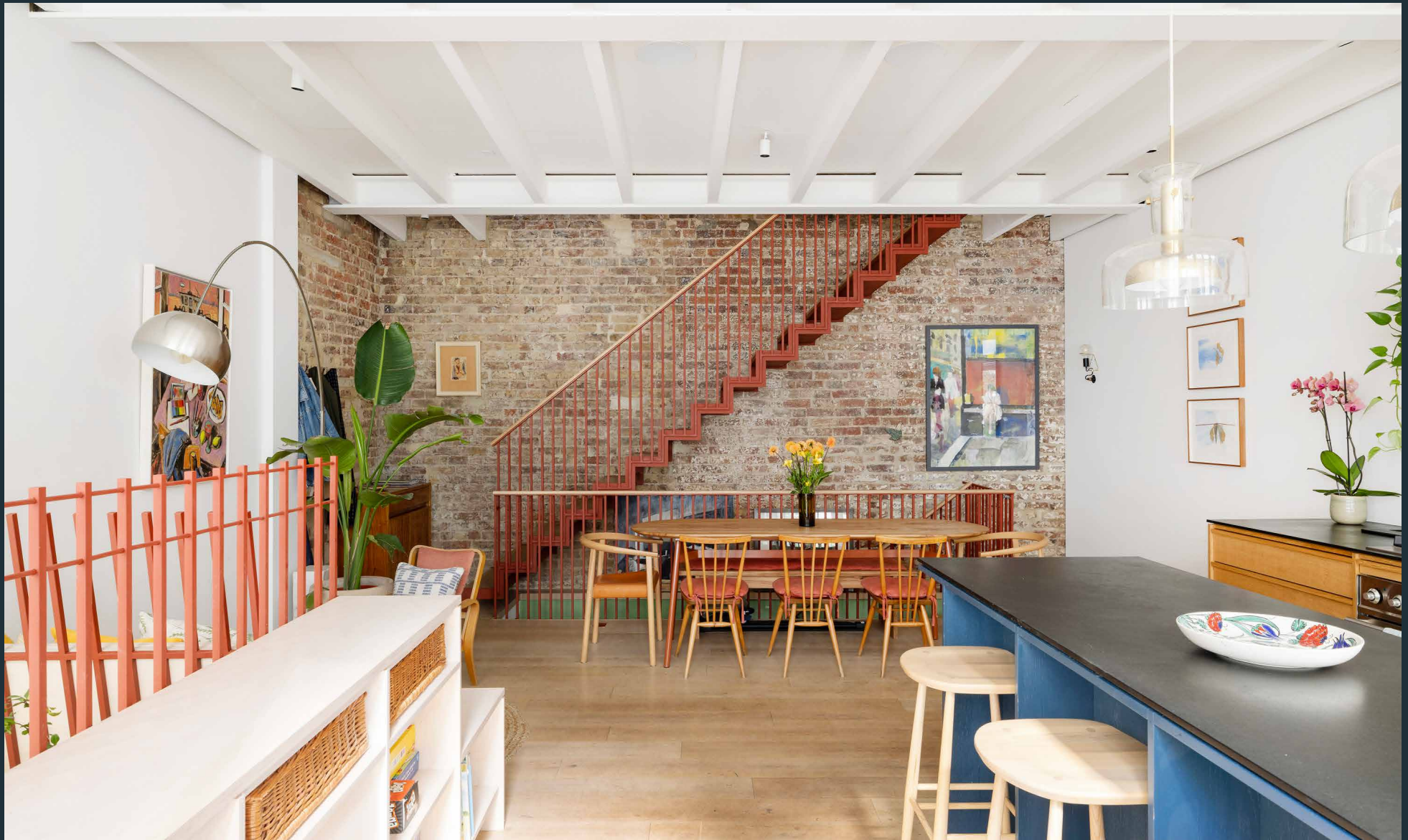


DOMUS NOVA



Princes Mews W2 – £3,250,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Behind a Victorian brick façade, this newly refurbished four-storey home unites period architecture with a contemporary edge. Tucked away in a tranquil spot, it offers an escape from the bustle of Notting Hill and Hyde Park, where cobbles and plant-covered terraces are the norm.

Inside, warm oak floors meet exposed timber joists and an open-plan layout, fostering a serene ambience. An original exposed brick wall runs like a spine throughout, uniting all four levels to dramatic effect. The interiors – designed by Valerie von Bechtolsheim – begin with a bespoke Ashbourne kitchen: rough-sawn oak cabinets topped with black Richlite recycled paper countertops, open shelving floating against gallery-white walls, and integrated appliances including a Fohen hot water tap and Ilve oven. A deep blue island anchors the space, complemented by Bowers & Wilkins speakers, making it an ideal setting for entertaining. Tall French doors, replacing the original stable entrance, open onto the front patio, while a light well illuminates the lower ground floor below.

A bespoke red steel staircase leads down to the family room, where tall ceilings and vibrant, green-washed walls warm a poured concrete floor and wooden joinery. Cleverly concealed beneath the stairs, a bookshelf swings open to reveal a built-in bar with yellow cabinetry, a sink and minifridge, set against Adam Ellis Studio's playful 'Hector & Andromache' baboon wallpaper. Another hidden bookcase conceals a cloakroom, keeping the living space streamlined. A double-height ceiling cut-out bathes the room in natural light, spotlighting a four-metre olive tree.







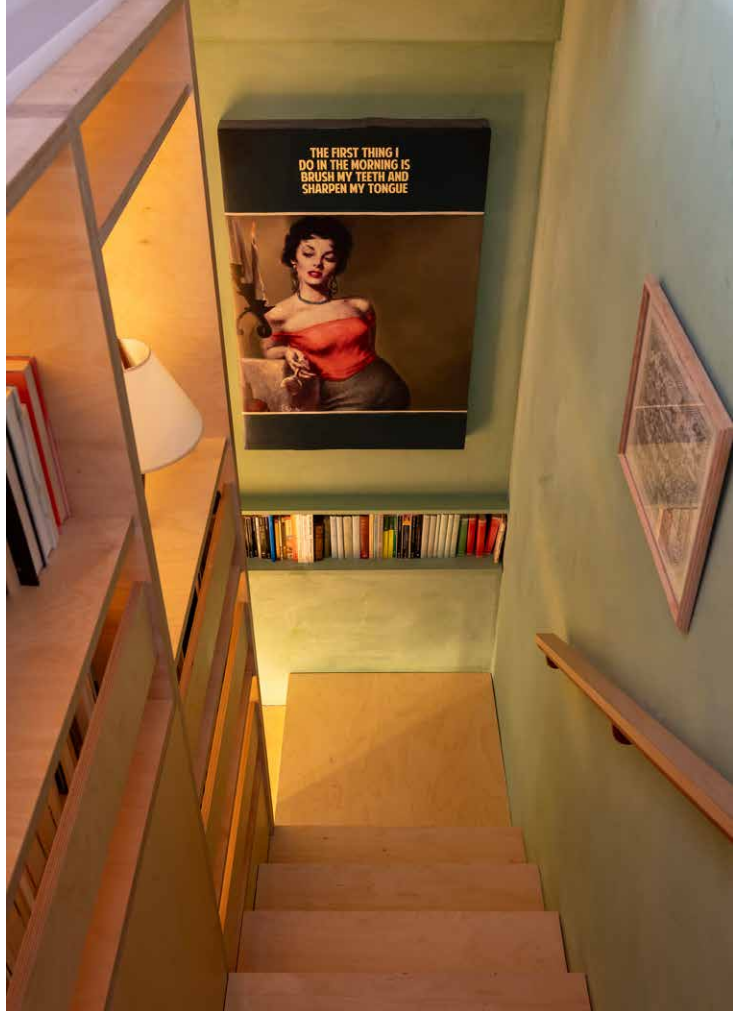




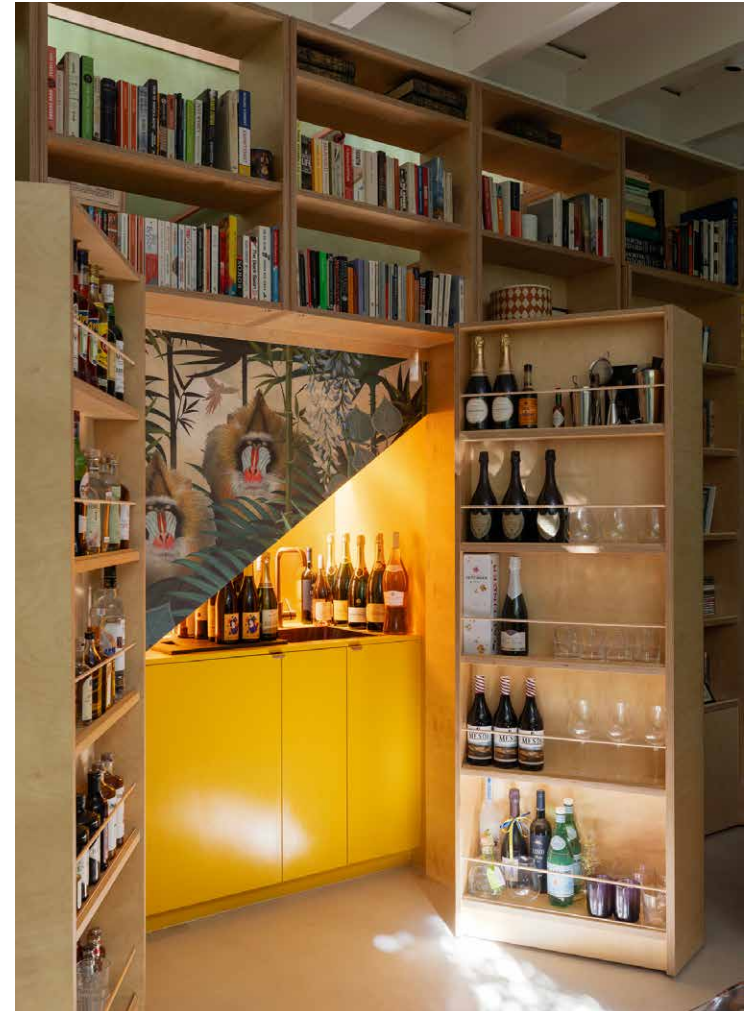




A deep blue island anchors the space, complemented by Bowers & Wilkins speakers, making it an ideal setting for entertaining.







The staircase continues back up to the first floor, where natural light cascades in through skylights that crown the voluminous double-height landing. The principal bedroom suite awaits on this floor. Oak floors extend into a light-filled room with French doors opening onto Juliet balconies overlooking the peaceful mews below. A navy-hued walk-in wardrobe balances the bedroom's pale terracotta limewash walls, white beams and bespoke rattan-fronted cabinetry. The ensuite bathroom is considered but characterful: green Bert & May Santona porcelain and skinny subway tiles, a bright red shower frame, and a vintage dark wood cabinet beneath a double basin.

On the second floor, two further bedrooms offer havens of calm, with pastel tones and more bespoke cabinetry. They share a canary-yellow family bathroom, enlivened by blue Bert & May Alalpardo porcelain tiles, illuminated by an over-bath skylight.

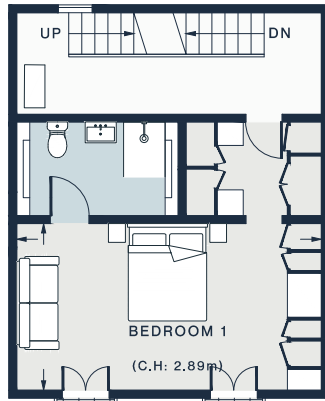




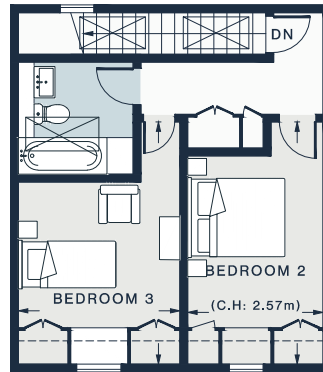




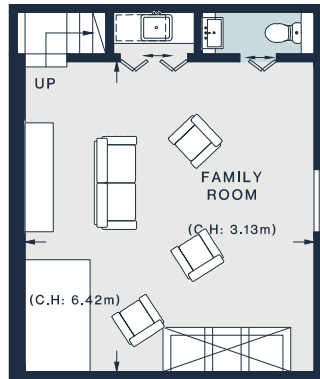




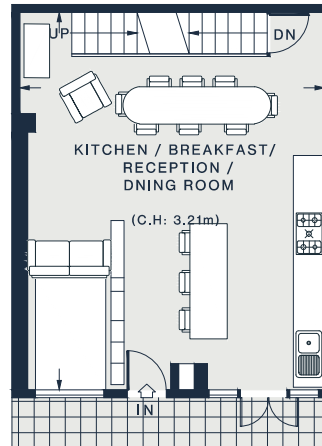
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

FAMILY ROOM

12'5 x 18'4 (6.8m x 5.5m)

BEDROOM 2

15'7 x 9'0 (4.7m x 2.7m)

**KITCHEN / BREAKFAST /
RECEPTION /
DINING ROOM**

23'9 x 19'3 (7.2m x 5.8m)

BEDROOM 1

19'3 x 10'9 (5.8m x 3.2m)

BEDROOM 3

15'7 x 9'4 (4.7m x 2.8m)

Lower Ground Floor = 413 sq ft / 38.4 sq m

Ground Floor = 447 sq ft / 41.5 sq m

First Floor = 453 sq ft / 42.1 sq m

Second Floor = 425 sq ft / 39.5 sq m

Approx. Gross Internal Area = 1738 sq ft / 161.5 sq m

Property Details

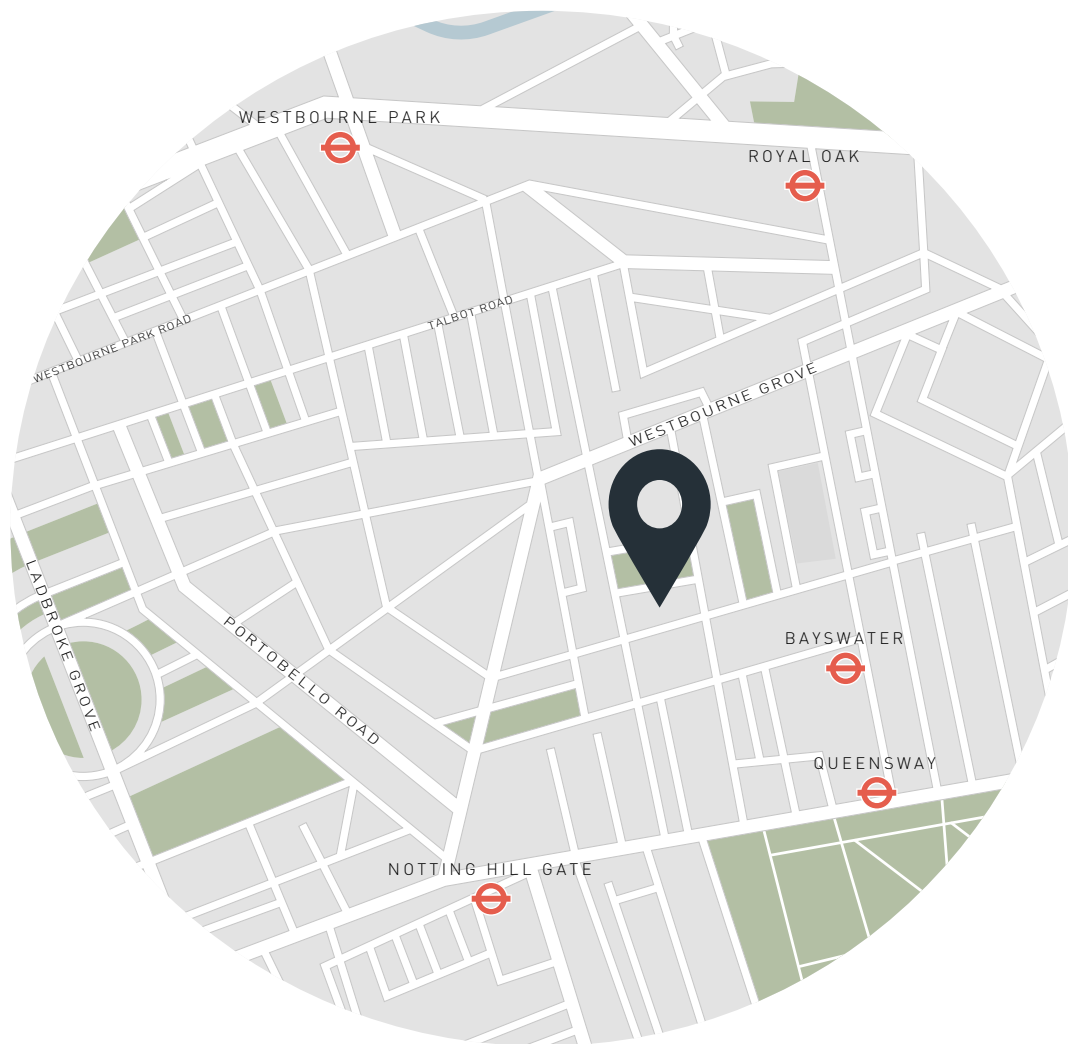
- Interior design by Valerie von Bechtolsheim
- Open-plan kitchen, dining and reception room
- Family room with a hidden bar
- Principal bedroom suite with a walk-in wardrobe
- Two further bedrooms
- Family bathroom
- Cloakroom
- Juliet balconies
- Underfloor and NEST Smart heating
- SONOS in living areas and principal bedroom
- Access to communal gardens
- City of Westminster

Approx. 1,738sq ft / 161.5 sq m

EPC=D

Tenure: Freehold

Council Tax Band: G



Location

Caught between the buzz of Notting Hill and Bayswater, the highly sought-after Princes Mews offers a quiet reprieve from the hustle and bustle of the city. Head to the lawns and gardens of Hyde Park or take a short stroll up to Westbourne Grove to browse boutiques. For relaxation, the Six Senses Spa at the nearby Whiteley's development will be the UK's first. Grab brunch from Granger & Co or head to Aphrodite Taverna for homely Greek-Cypriot bites. Round off the day with dinner at The Park. Queensway station is less than 10 minutes' walk from your door, offering easy access into central London.

Bayswater - 6 mins (Circle and District)

Queensway - 8 mins (Central)

Notting Hill Gate - 10 mins (Central, Circle and District)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

020 7221 7817

sales@domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY