

DOMUS NOVA



Westbourne Gardens W2
£2,950,000



An award-winning duplex apartment with an infectious sense of fun. Playful design and daring colour combinations by Gunter & Co Interiors channel joy across considered living spaces.

Mirroring the elegance of its stucco-fronted façade but with an unexpected twist, this two-bedroom apartment is a masterstroke of reinvention. Winner of the 2022 Home & Gardens Award for Best Residential Project, it makes a resounding impression.

Completely transformed by Gunter & Co Interiors, the space both defies expectation and stays in dialogue with the architecture of the building.

Step into the double aspect reception room and the eye is immediately drawn upwards. Working in collaboration with artisans from Stevensons of Norwich and Orac Decor, heritage details – from the intricate ceiling rose to the coving and wall mouldings – have been faithfully reinstated. Given the ornate canvas, colour palettes are pared back; neutral-toned walls and parquet floors let the finer design details do the talking. Two large bay windows – one with an inviting window seat wrapped in La Maison Pierre Frey white boucle – flood the room with light and frame leafy views over tree-lined Westbourne Gardens.

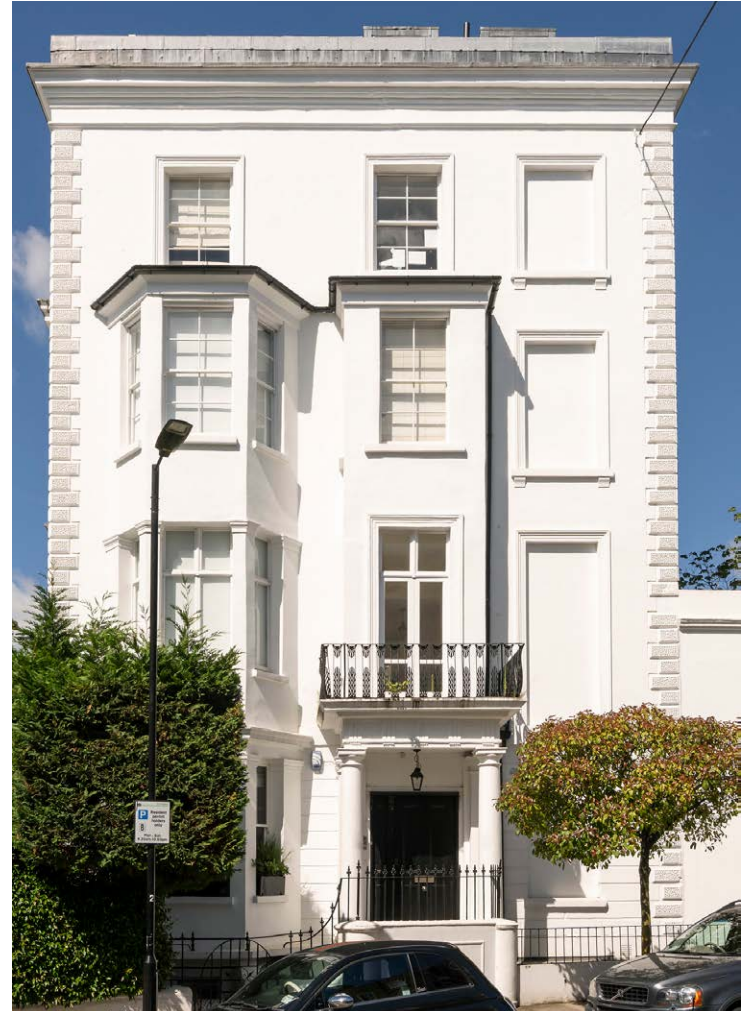






Separating the living space from the rest of the apartment, gently curved oak glazed doors lead the way to a classic-meets-contemporary kitchen. Custom-made by 202 Design, sage-green cabinets stretch all the way to the lofty ceiling (a rolling library ladder provides access), optimising the footprint available. No detail has been overlooked; glass-fronted cupboards reveal tactile ribbed panelling, while a breakfast bar featuring a wine rack and coffee station is concealed behind sliding pocket doors. At one end of the room, a sky-blue banquet dining area seats eight. It sits beneath a glass extension by McGuinness Architects that simultaneously makes a statement while remaining coherent with the rest of the space.





Design choices become progressively bolder as you move downstairs towards the bedrooms. Pink polka dot wallpaper injects a dose of fun into the guest bedroom, which features French doors out to a small patio. Black Maison Bahia tiles with playful eye motifs lend a cinematic finish to the family bathroom next door, complete with a freestanding bathtub, shower and monochrome accents.

The pièce de resistance, however, is the flawless principal bedroom suite. A gradient of pink hues covers the walls and ceiling, evoking a soothing atmosphere. Positioned beneath the bay window, a bathtub accentuates the sense of calm, together with a walk-in dressing room that keeps the space clutter-free. The adjoining en suite bathroom is just as striking. Terrazzo tiles flecked with orange give way to forest-green shiplap panels, while an archway leads through to an impressive double shower.

Accessed via the bedroom, hedges enclose a paved garden that's generous enough to accommodate a large dining table and firepit. A tree canopy overhead brings an additional layer of privacy and peace.



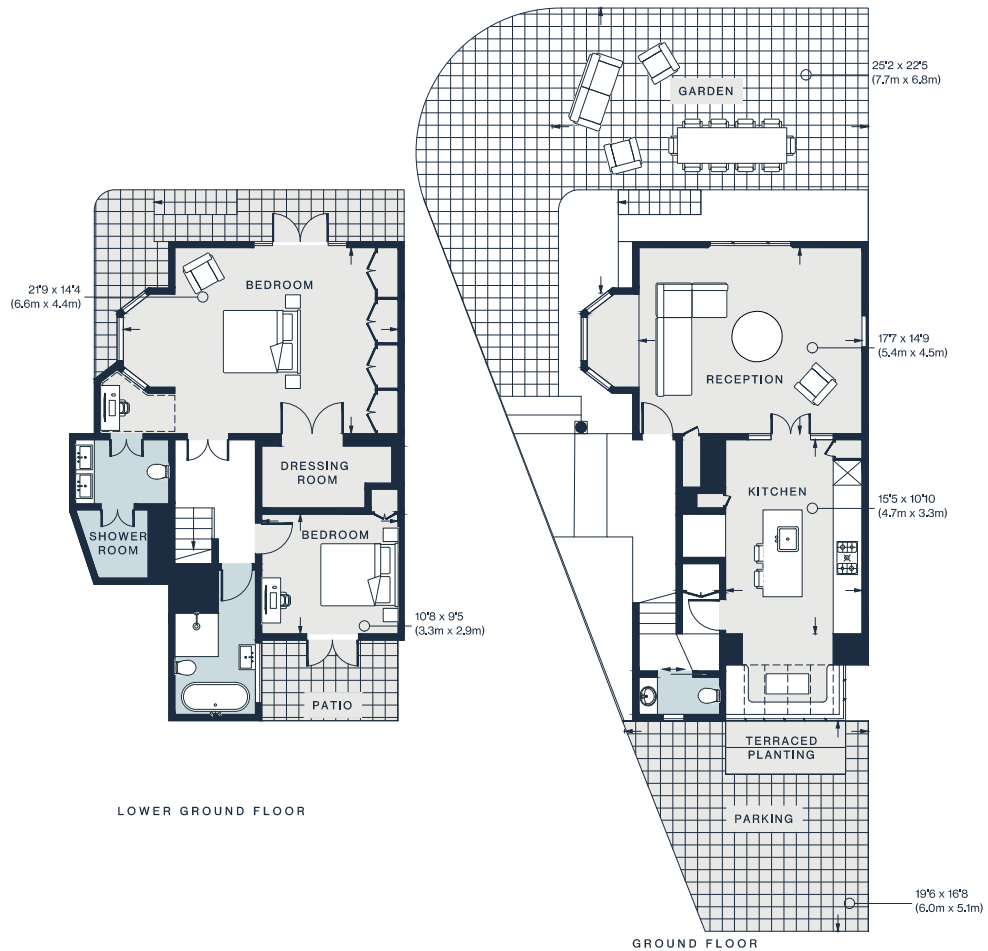












LOWER GROUND FLOOR

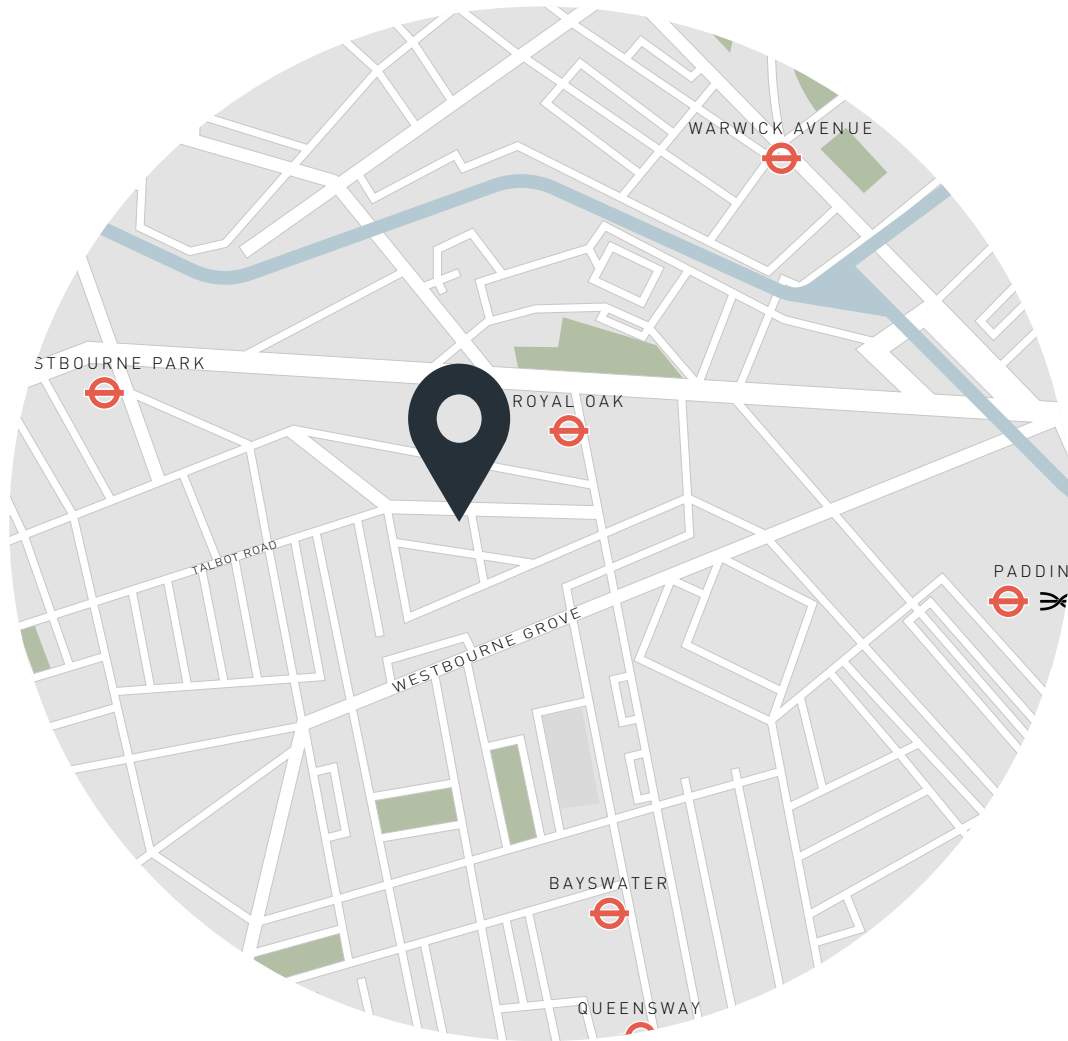
GROUND FLOOR

Approx. Gross Internal Area = 1349 sq ft / 125.4 sq m

Property Details

Design by Gunter & Co Interiors
Reception room with reinstated period features
Contemporary kitchen and dining room
Principal bedroom suite
Guest bedroom suite
Cloakroom
Private garden
Off-street parking
City of Westminster

Approx. 1,349 sq ft / 125.4 sq m
Council tax - F
Leasehold - circa 995 years
Ground rent - £250 per annum
Annual service charge - approx £1,900



Location

Situated between the brunch spots and boutiques of Westbourne Grove and the thrum of Paddington, Westbourne Gardens occupies an enviable position. Pick up freshly baked bagels from 101 West Deli and organic groceries from Bens, or ease into the day with brunch at Beam. Spend the weekends browsing the market stalls on Portobello Road, before stretching your legs with a walk along Paddington Basin towards Little Venice. Come evening, choose between local favourites The Cow or Cépage[s] Wine Bistro and be home in a matter of minutes.

Royal Oak – 4 mins (Circle, Hammersmith & City)

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