

DOMUS NOVA



Westbourne Gardens W2 – £2,950,000

In partnership with **BARNES**
INTERNATIONAL REALTY

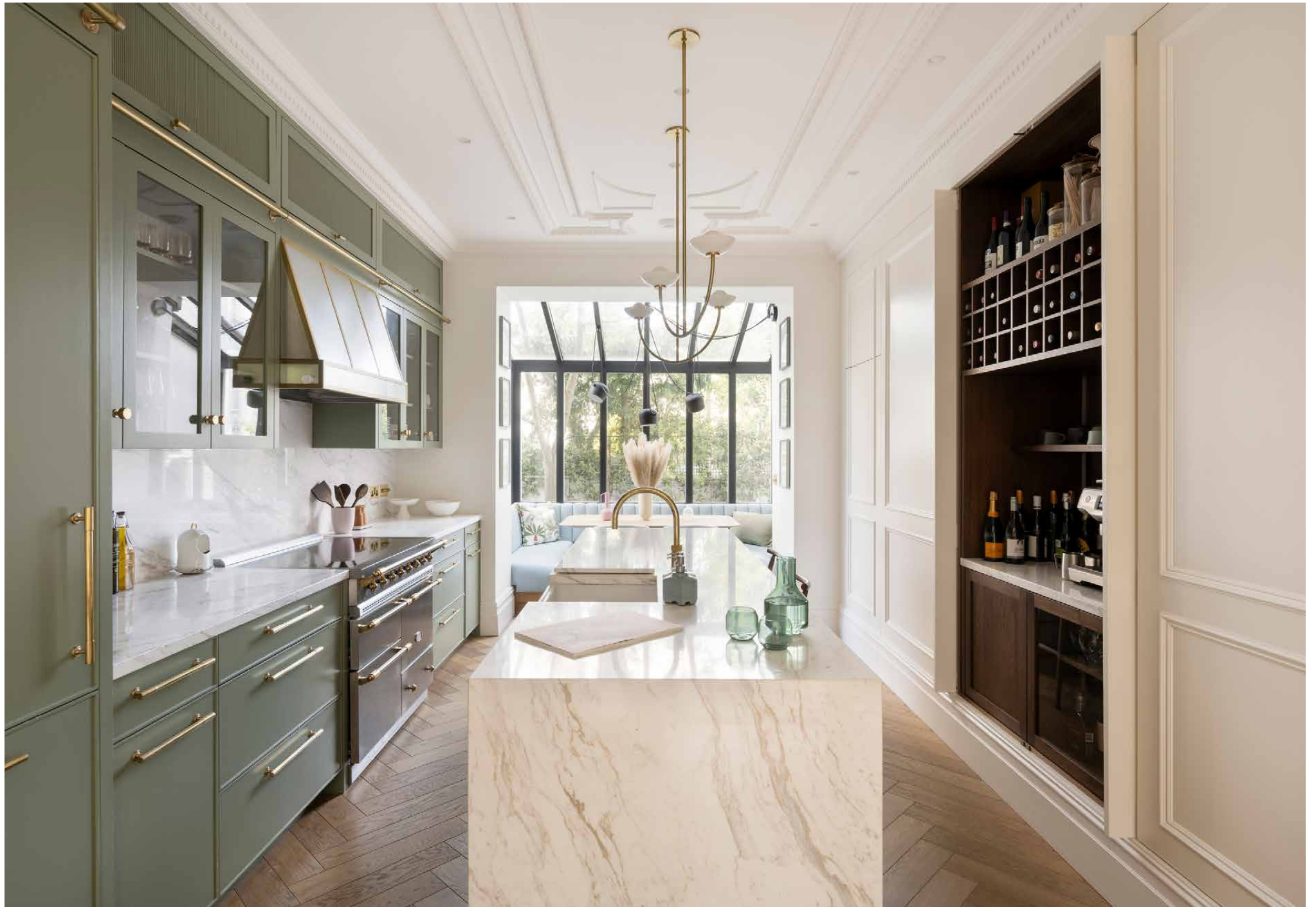


Behind a handsome stucco-fronted façade, this two-bedroom apartment takes a more unexpected turn. Reimagined by Gunter & Co Interiors and winner of the 2022 Home & Gardens Award for Best Residential Project, it balances the building's period character with a fresher, more expressive take.

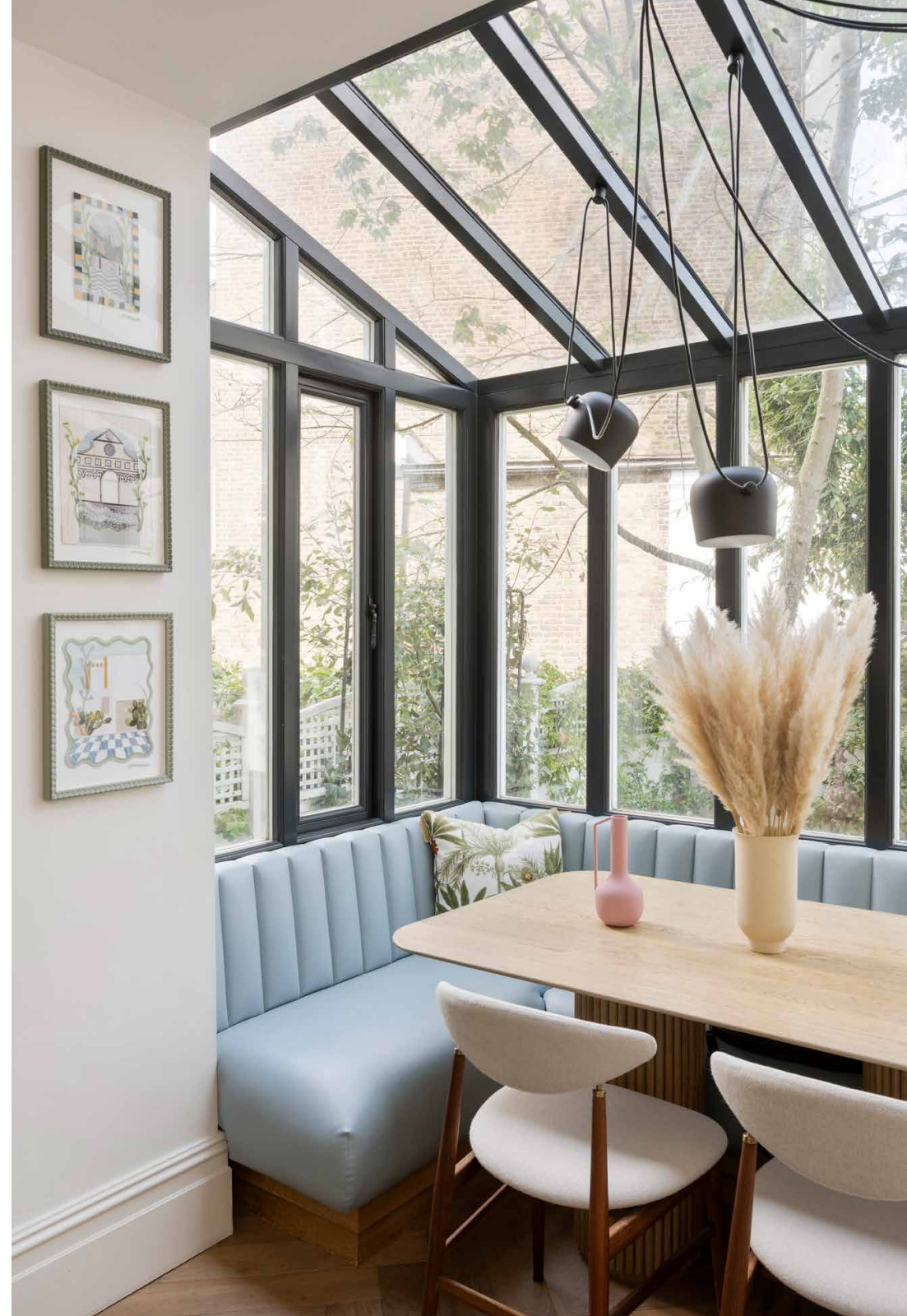
The double-aspect reception room sets the tone. Original detailing has been faithfully reinstated by artisans from Stevensons of Norwich and Orac Decor, from the ceiling rose to the wall mouldings and coving. Against neutral walls and parquet flooring, the effect lets the finer details do the talking. Two bay windows draw in the light and look across tree-lined Westbourne Gardens, with one shaped into a window seat upholstered in white bouclé by La Maison Pierre Frey.







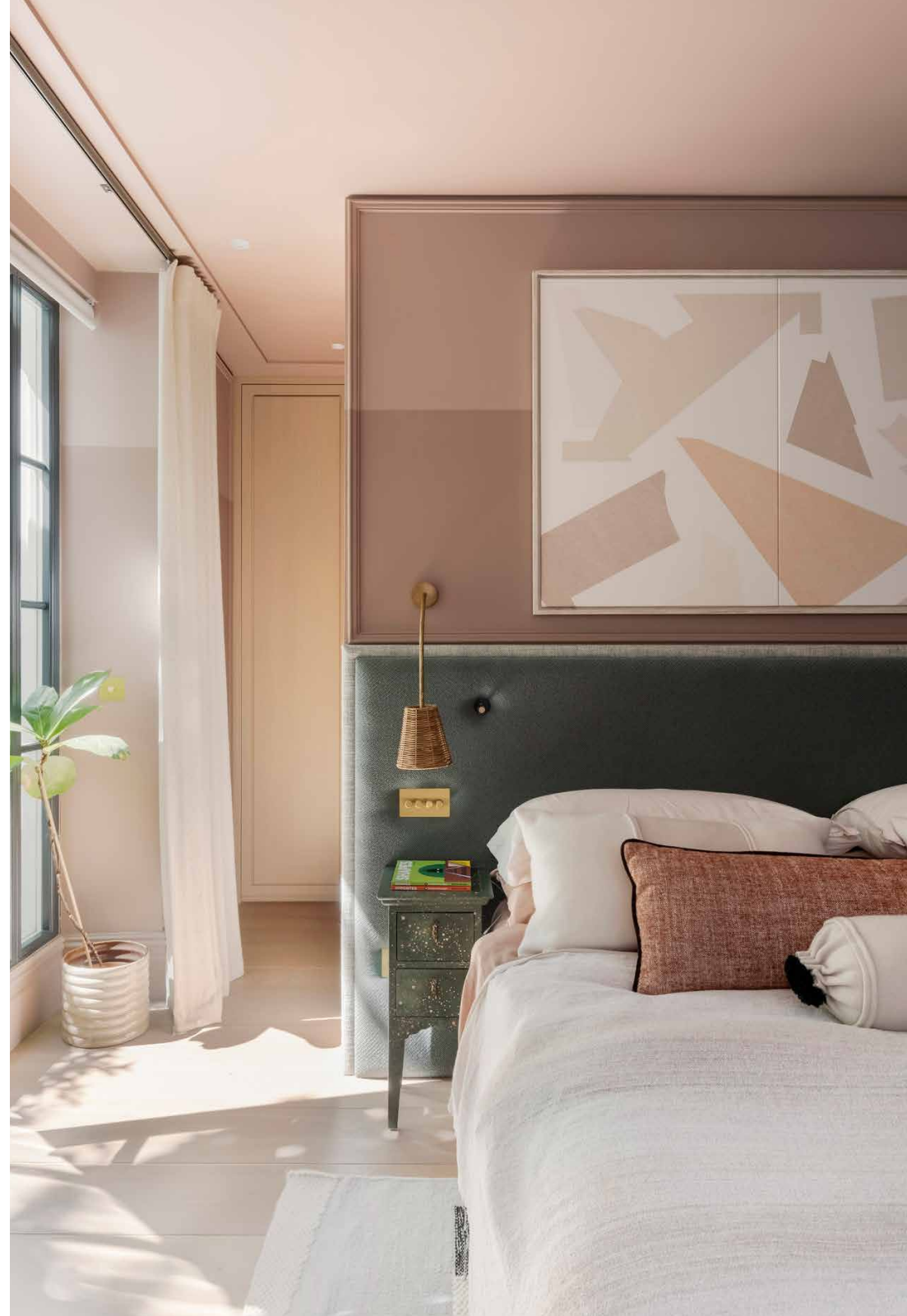
Gently curved oak and glazed doors lead through to the kitchen, where the mood shifts to something more relaxed. Custom-made by 202 Design, sage-green cabinetry climbs to the ceiling, reached by a rolling library ladder, while a breakfast bar, wine rack and coffee station are neatly concealed behind pocket doors. At the far end, a sky-blue banquette sits beneath a glass extension by McGuinness Architects, opening the room up to the sky and creating an easy place to gather.





Design choices become progressively more playful as you move downstairs towards the bedrooms. The guest bedroom is wrapped in pink polka-dot wallpaper and opens onto a small patio, while the family bathroom pairs black Maison Bahia eye-motif tiles with monochrome accents. The principal suite feels calmer by comparison. Soft pink tones wash across the walls and ceiling, with a bathtub positioned beneath the bay window and a walk-in dressing room tucked alongside. In the en suite, orange-flecked terrazzo meets forest-green shiplap, with an archway leading to a generous double shower.

Outside, a paved garden is enclosed by mature hedging and a leafy canopy overhead. There's space for a large dining table and firepit, making it a private extension of the apartment in warmer months.

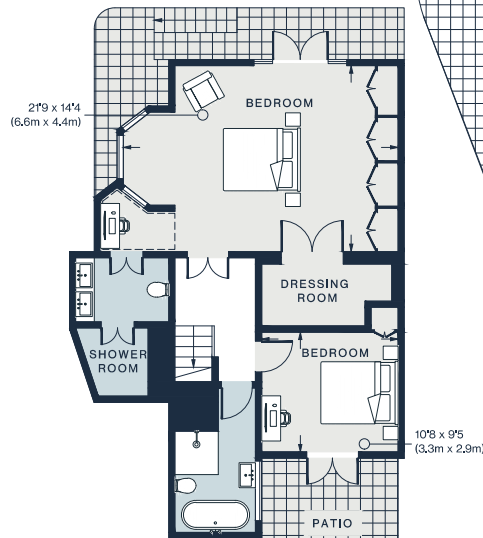




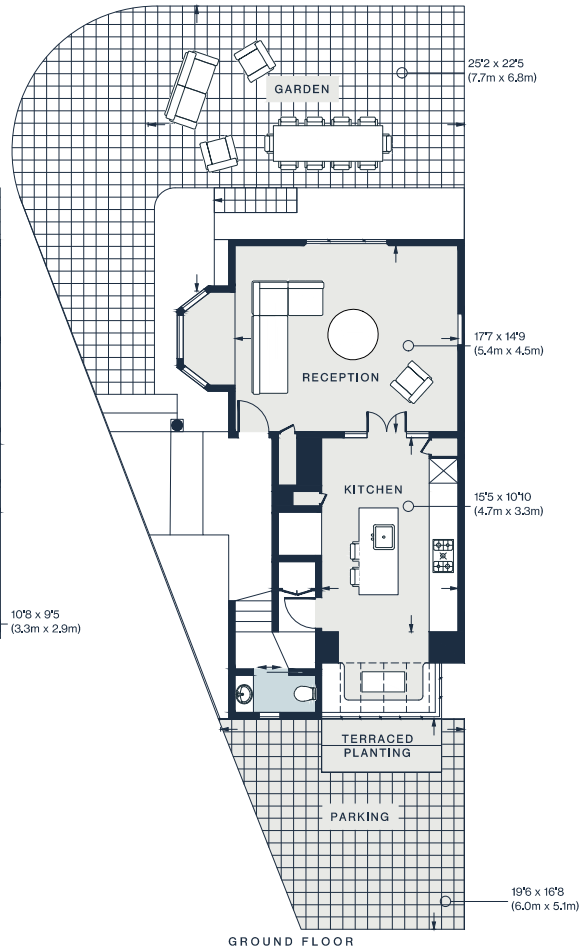








LOWER GROUND FLOOR



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

EPC=D

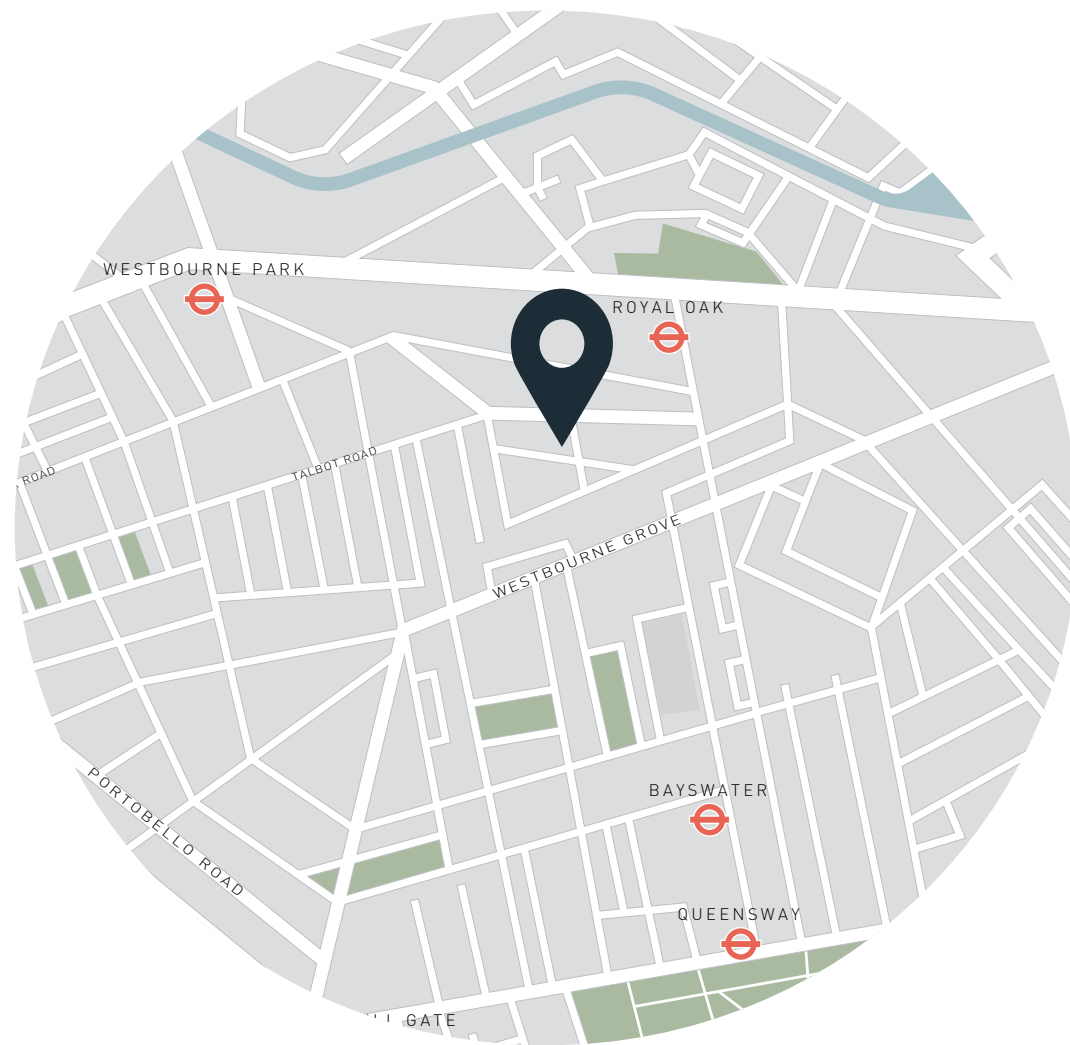
Council Tax Band: F

Tenure: Leasehold

Lease Length: circa 992 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)

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

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