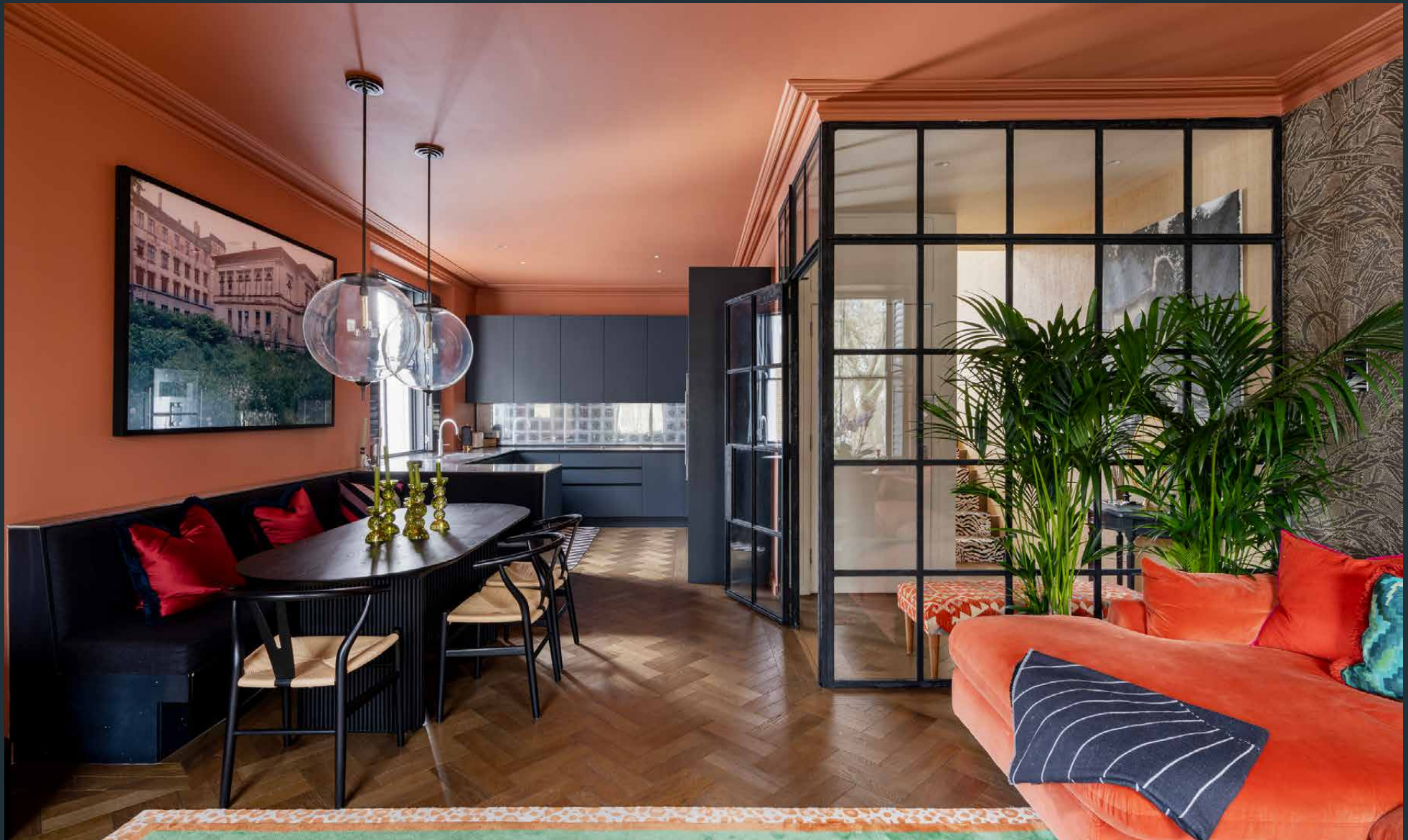


DOMUS NOVA



Westbourne Gardens, W2 – £4,000 p/w (SL)

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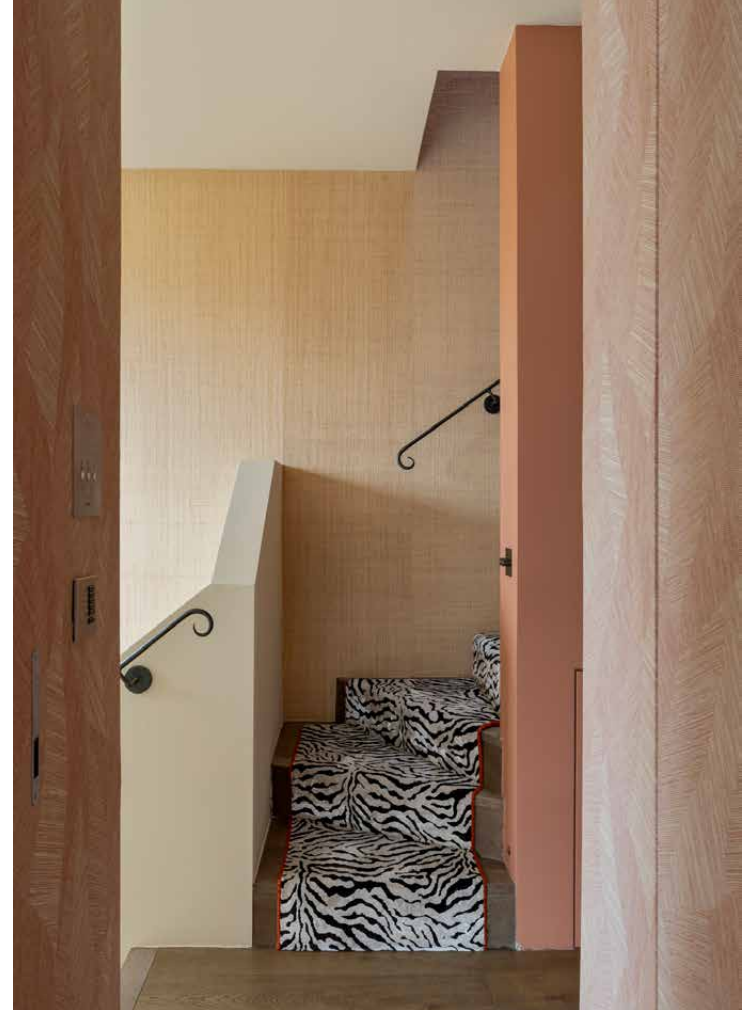


A striking contrast to its refined and regal façade, interiors by Bettina Pesci bring warmth and character to this Westbourne Gardens apartment.

Accessed from the second floor, terracotta hues inspire a relaxed ambiance. Beyond a wall of Crittall glass, a spacious open-plan living area has been envisaged with entertaining in mind. Rich navy cabinetry wraps around the rear of the room, forming a space to seamlessly cook and socialise. Designed with culinary enthusiasts in mind – stainless steel countertops, Gaggenau appliances and glass lamps custom-made in Cornwall complete the set up. Banquette seating forms a seamless link to the lounge, an informal setting for dinner or drinks. Note the bespoke bookshelf – lined with paperbacks and integrated lighting. On the third floor, a decked terrace invites alfresco occasions come summer.

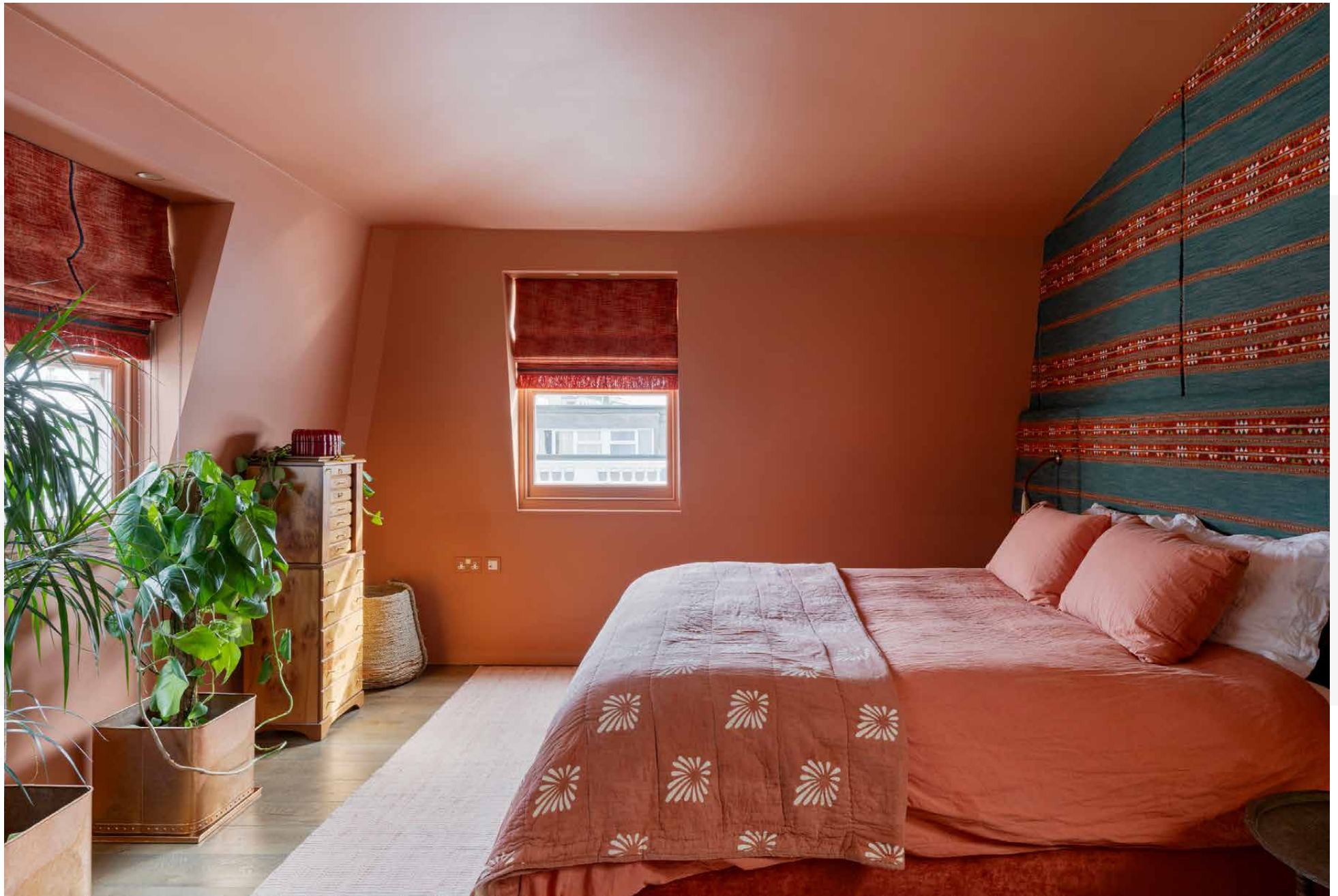






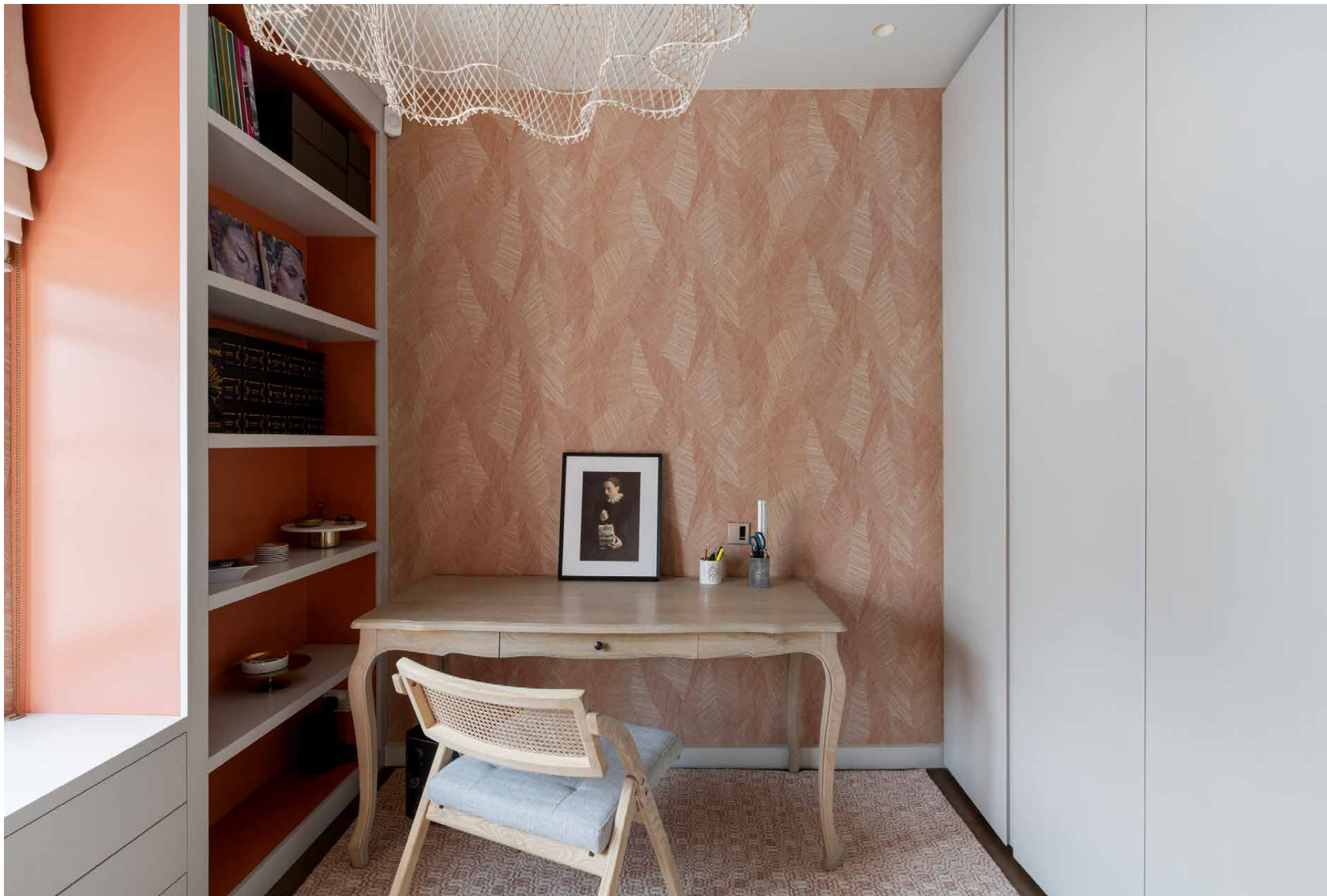
Two tranquil bedrooms await on the third floor. One is spacious and serene with an en suite shower room; the other offers versatility as a study or home office. Unfurling across the fourth floor, a generous principal bedroom has a transportive feel. To one side, a dedicated area for rest features Moroccan influence and a FURL bed with Porta Romana reading lights and storage space. To the other, a walk-in wardrobe and generous en suite. Sky-lit and soothing, the bathroom is complete with a freestanding Victoria bathtub and walk-in rainfall shower.







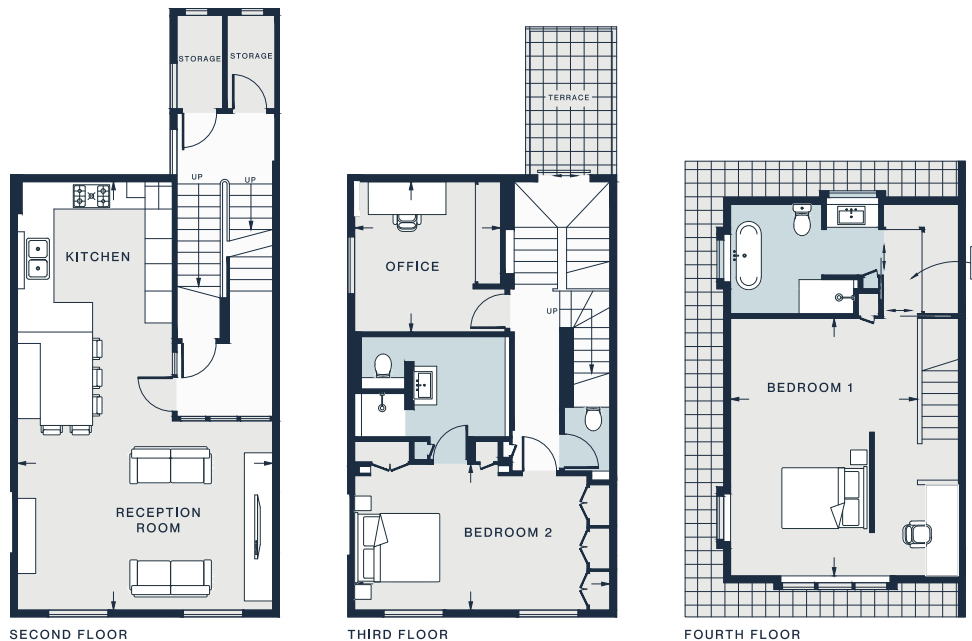












Property Details

2 Bedrooms, 2 Bathrooms
 Design by Bettina Pesci
 Open-plan kitchen, dining and reception
 Principal bedroom suite with walk-in wardrobe
 Guest bedroom suite
 One further bedroom
 Cloakroom
 Terrace
 Sonos sound system
 Hive smart-home system
 Access to communal gardens
 City of Westminster

RECEPTION ROOM / KITCHEN

30'10 x 18'4 (9.4m x 5.6m)

BEDROOM 1

18'6 x 13'7 (5.6m x 4.1m)

BEDROOM 2

18'4 x 10'6 (5.6m x 3.2m)

STUDY

10'10 x 10'6 (3.3m x 3.2m)

Approx. Gross Internal Area = 1523 sq ft / 141.5 sq m

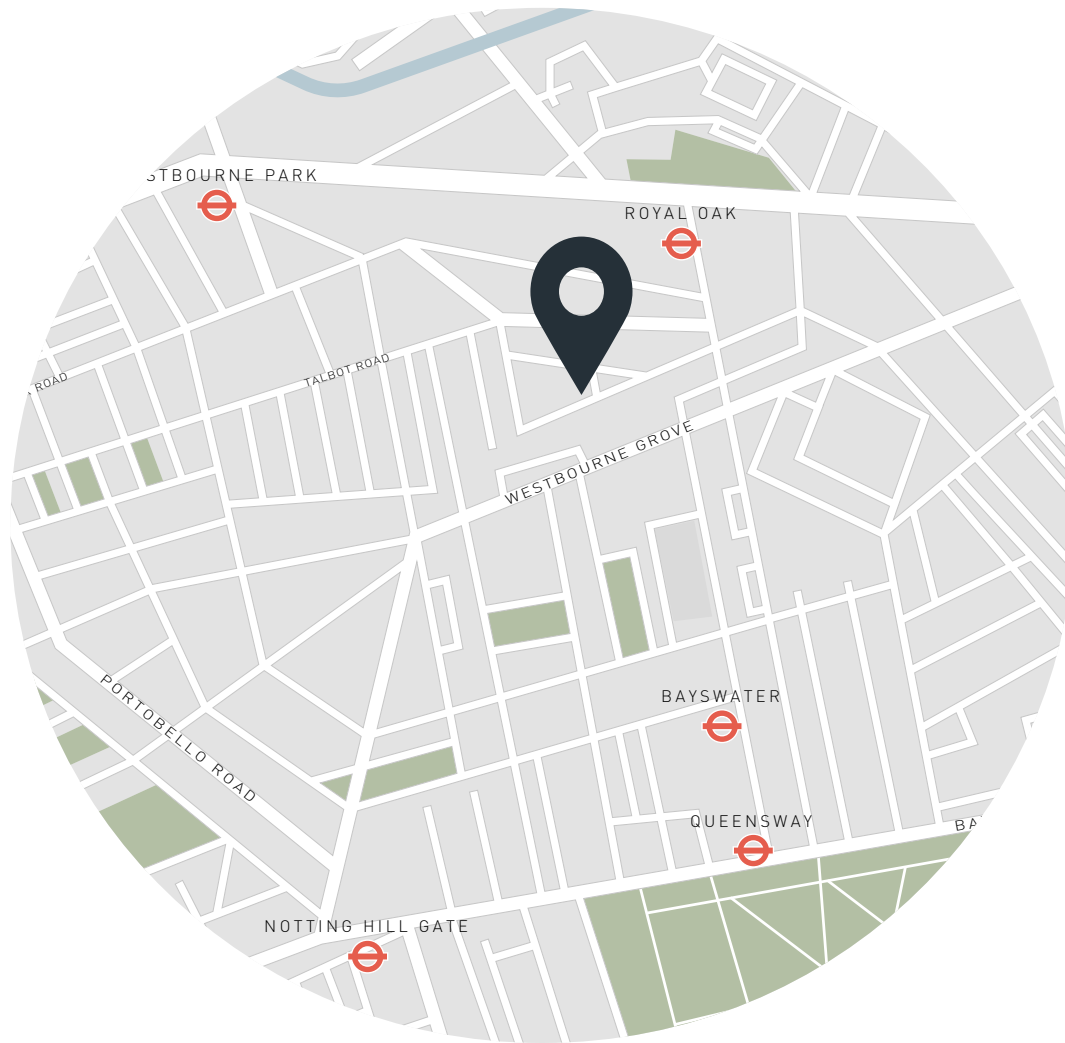
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Approx. 1,523 sq ft / 141.5 sq m

EPC=D

Deposit: £16,000

Council Tax Band: G



Location

Nestled between the brunch spots and boutiques of Westbourne Grove and the thrum of Paddington, Westbourne Gardens enjoys an enviable west London location. Pick up freshly baked bagels from 101 West Deli or start the day slowly with brunch at Beam. On Saturdays, peruse the market stalls on Portobello Road, then stroll along the picturesque streets of 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

Paddington – 15 mins



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.



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and Ibiza's design-led homes

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