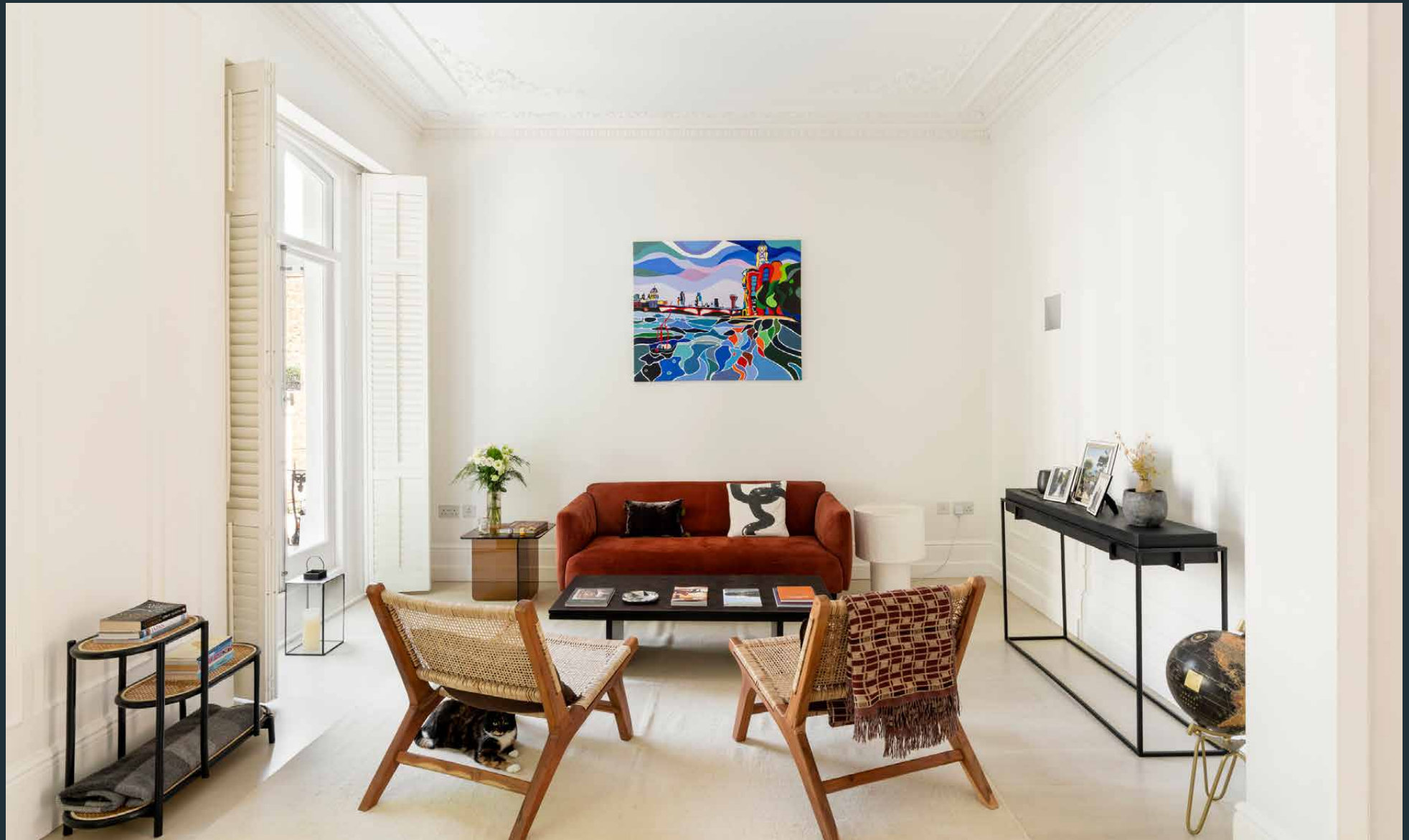


# DOMUS NOVA



Westbourne Gardens, W2 – £2,250 p/w (LL)

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INTERNATIONAL REALTY

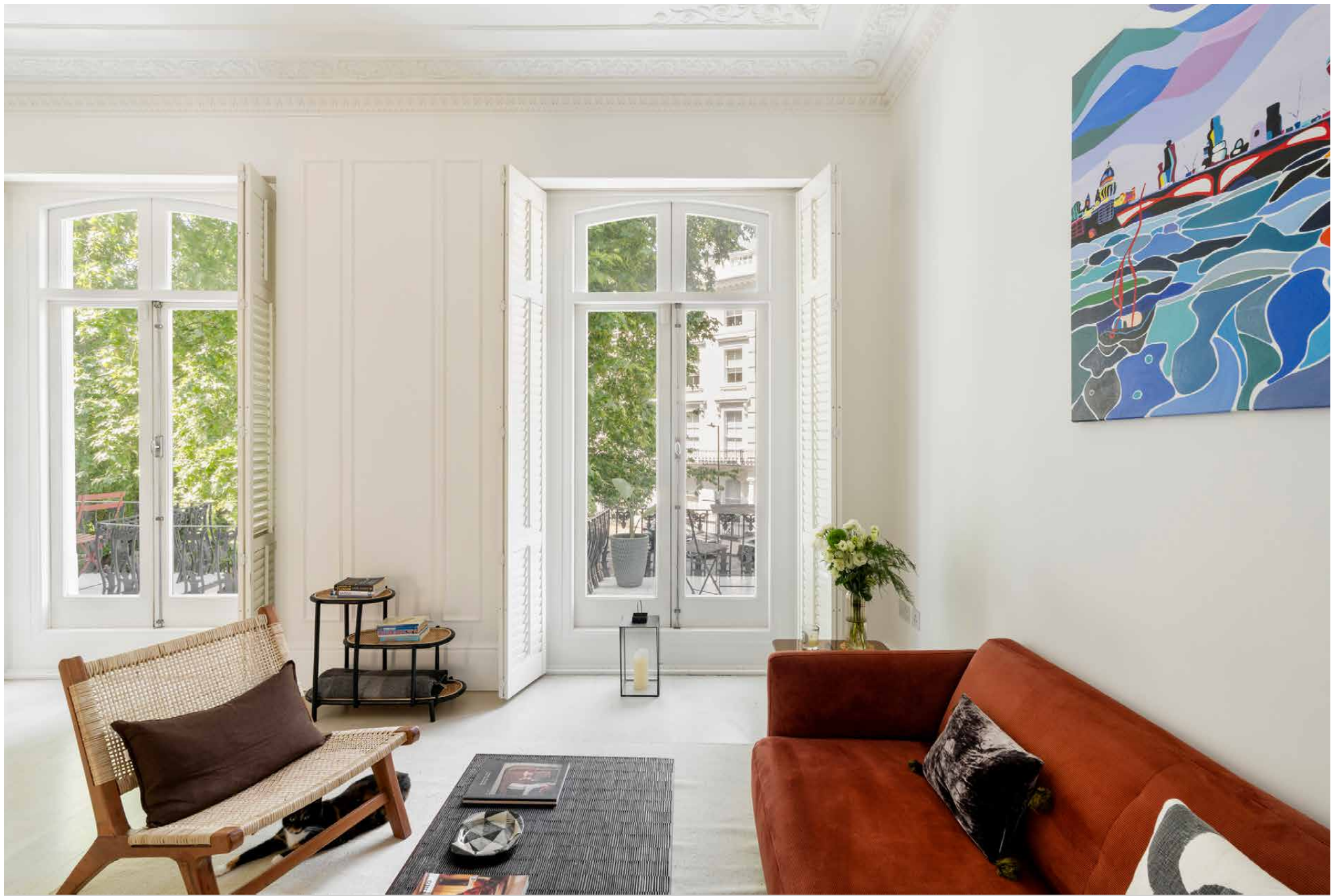


On a quiet, leafy street moments from Westbourne Grove, this first-floor apartment occupies a white stucco terrace. Spanning two adjoining buildings in an unusual lateral layout, the home has been woven together into one continuous run.

At its heart is an open-plan kitchen and reception room. Four tall sets of French doors welcome daylight inside, while a curved dark wood island anchors the kitchen. Integrated appliances, a Gaggenau wine cooler and Zanussi induction hob sit discreetly behind custom cabinetry, ready for quiet weeknights or culinary affairs. The lounge opposite is gallery-like and relaxed, with doors that open to a wrought-iron balcony. Settle in for a front-row view of the turning seasons, or head to the rear decked terrace to catch the afternoon sun.





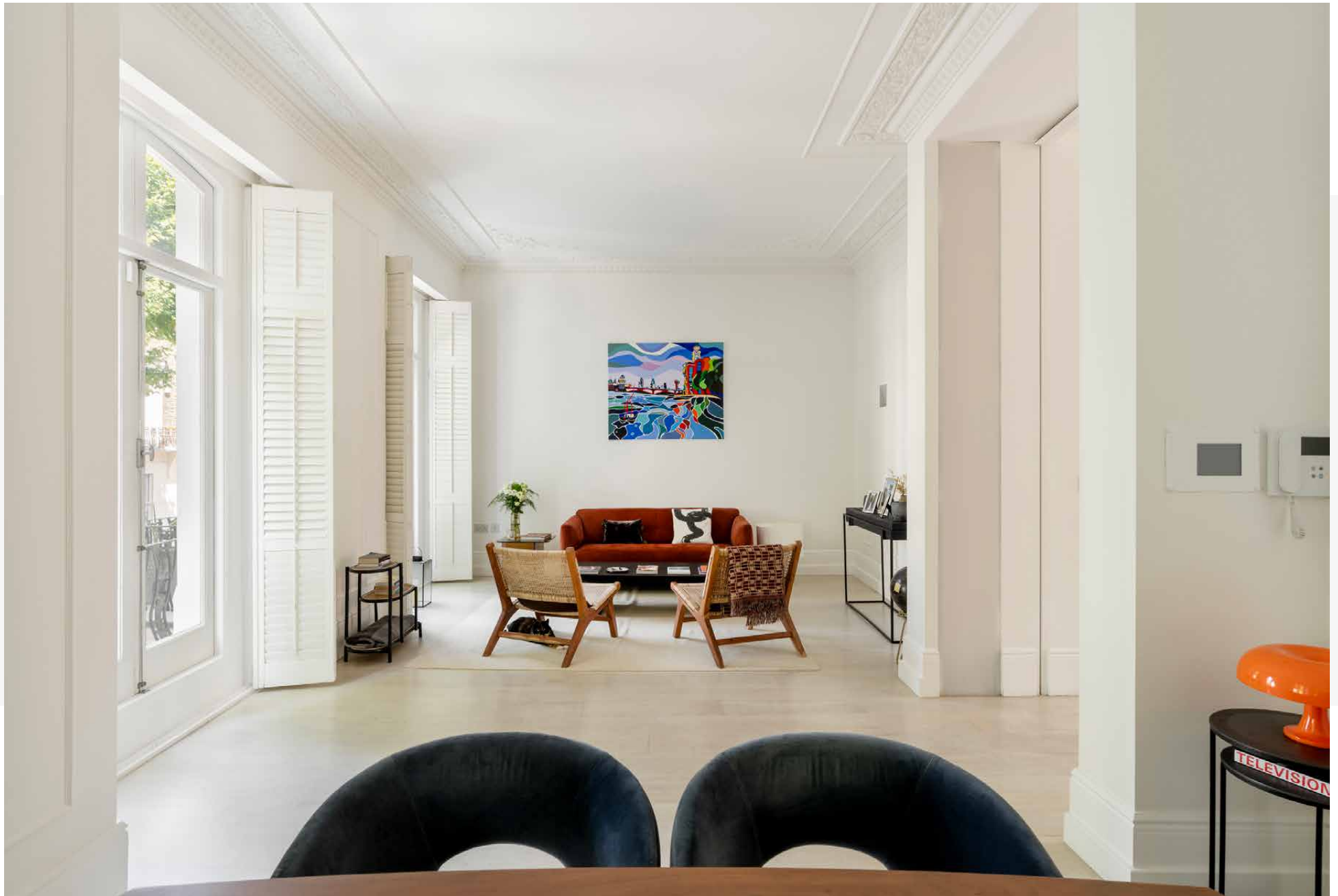




Settle in for a front-row view of the turning seasons, or head to the rear decked terrace to catch the afternoon sun.







Three bedrooms sit tucked away from the main living space, each calm and pared-back. The principal bedroom is fitted with bespoke wardrobes and an en suite family bathroom, plus direct access to a decked terrace. A second bedroom suite lies alongside, while the third – currently dressed as a study – is served by a neighbouring bathroom.

Throughout, the apartment is quietly wired for modern living: underfloor heating runs beneath every room, a SONOS system comes integrated and a smart home panel manages it all.



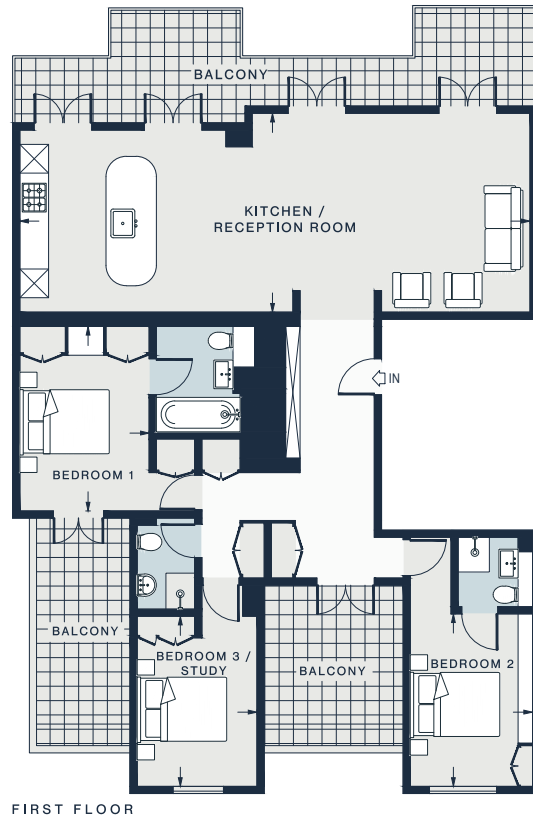












RECEPTION ROOM /  
KITCHEN  
34'11 x 13'6 (10.6m x 4.1m)

BEDROOM 2  
11'10 x 8'5 (3.6m x 2.5m)

BEDROOM 1  
12'8 x 8'11 (3.8m x 2.7m)

BEDROOM 3 /  
STUDY  
11'5 x 8'0 (3.4m x 2.4m)

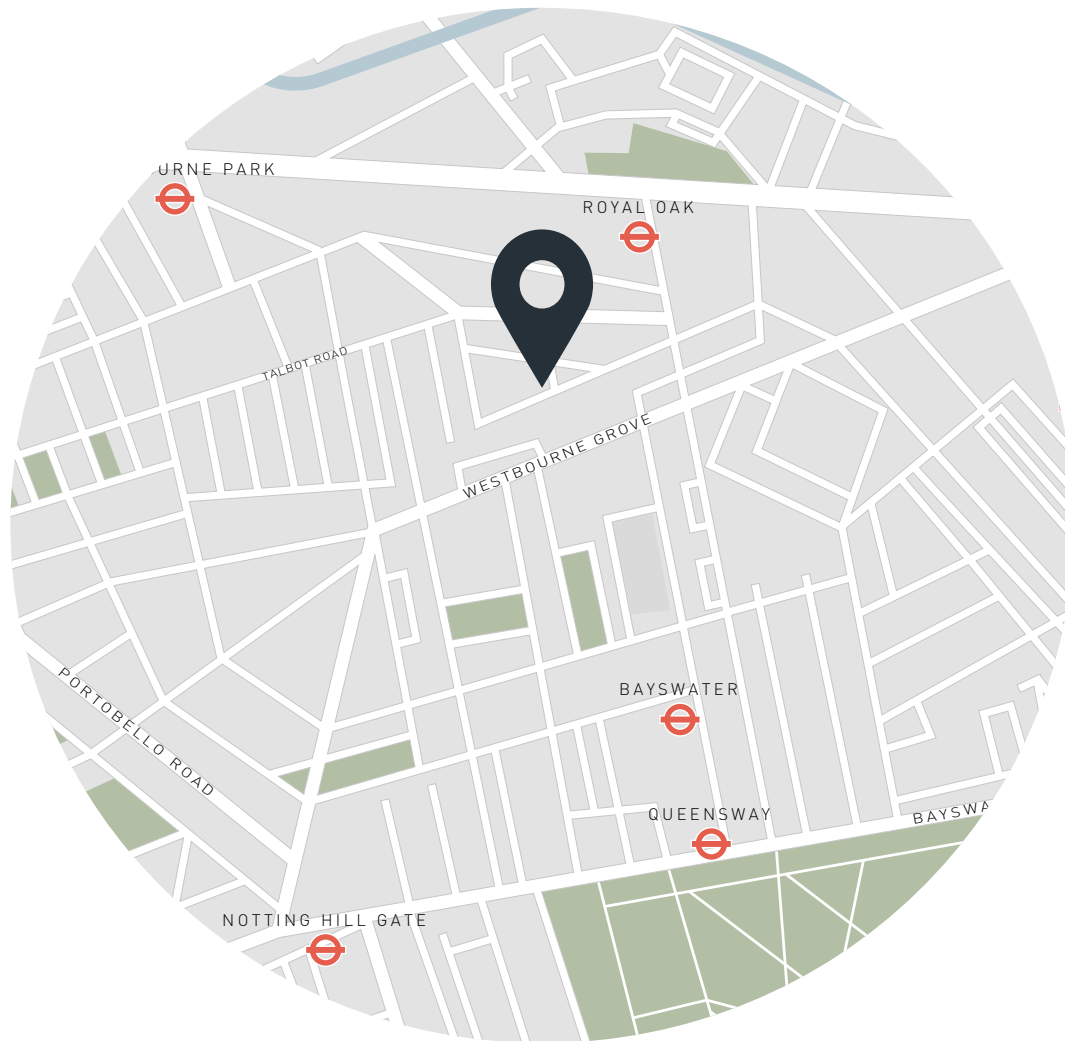
Approx. Gross Internal Area = 1124 sq ft / 104.4 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.  
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## Property Details

- 3 bedrooms, 3 bathrooms
- Rare lateral layout spanning two period buildings
- Open-plan kitchen and reception room with balcony
- Principal bedroom suite with bespoke storage
- Guest bedroom suite
- One further bedroom
- Shower room
- Two decked terraces
- Underfloor heating throughout
- Integrated SONOS sound system and smart home control
- Lift access
- City of Westminster

Approx. 1,124 sq ft / 104.4 sq m  
EPC=C  
Deposit: £13,500  
Council Tax Band: F



## 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. Head towards Hyde Park for stretches of green, stopping at the newly reimagined Whiteley – home to an Everyman Cinema, Third Space gym and Six Senses Spa. Come evening, choose between local favourites The Cow or Cepage[s] Wine Bistro and be home in a matter of minutes.

Royal Oak - 3 mins

Bayswater - 11 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.



# DOMUS NOVA

Specialising in London  
and Ibiza's design-led homes

Let's talk

020 7727 1717

[lettings@domusnova.com](mailto:lettings@domusnova.com)

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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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