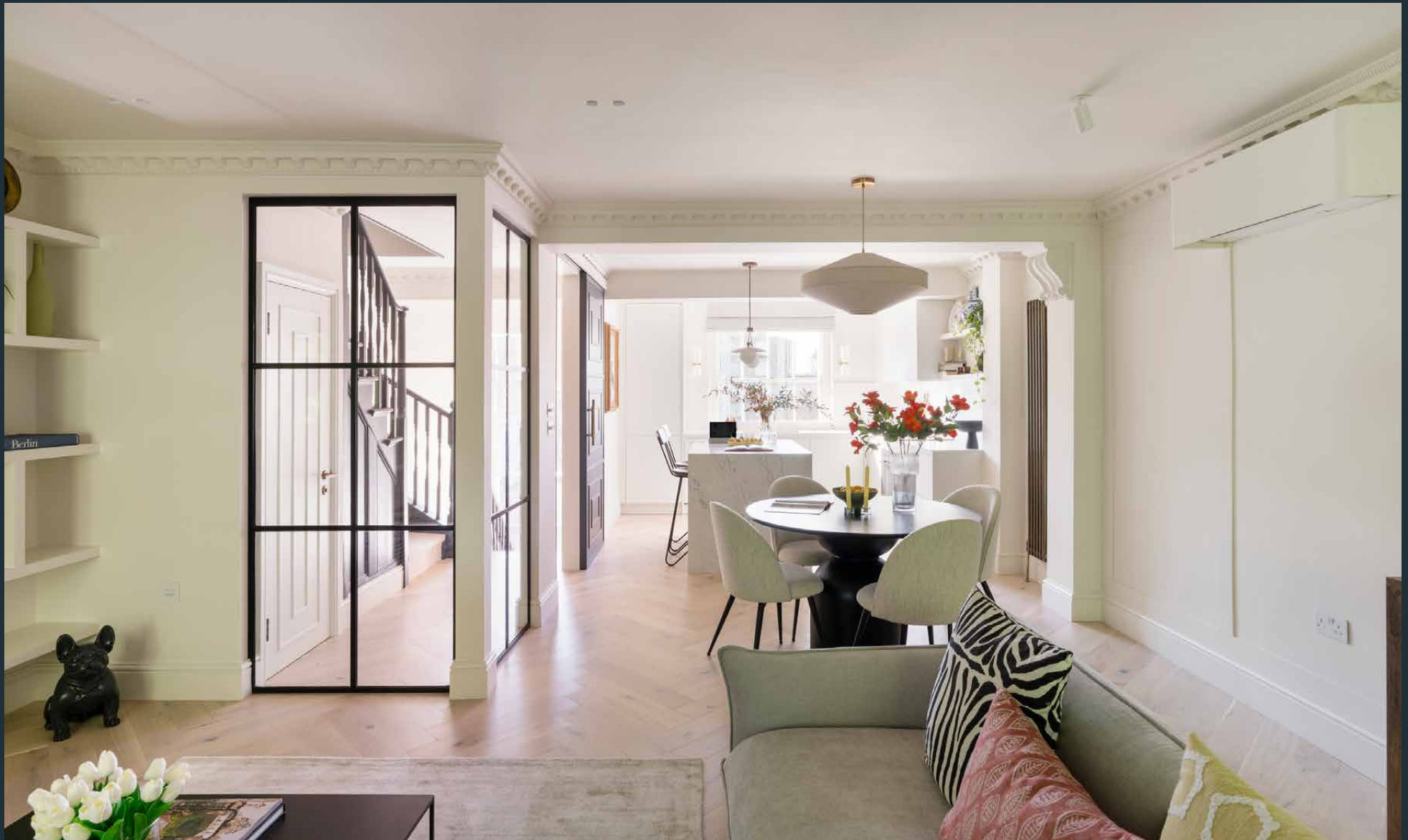


DOMUS NOVA



Westbourne Gardens W2 – £1,600,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Westbourne Gardens is one of Notting Hill's calmer addresses, a white stucco terrace arranged around a garden square. This duplex spans the upper floors, raised into the treetops with tall sash windows that keep the greenery close. Behind the period façade, the building's character has been carefully kept, and met with a contemporary reimagining by designer Zana Maksimovic and Nobelo London.

The main floor unfolds as a single open run, the reception room giving way to kitchen and dining. Black Crittall glazing screens the staircase without closing it off, ensuring light travels easily across the entire level. It sets the tone for a scheme of dark, considered accents – a media wall and steel-framed glass – punctuating a soft palette of Farrow & Ball. The Ashley Ann kitchen is intentionally restrained: handleless cabinetry, marble worktop and splashback, and a waterfall island that anchors it all. Bosch appliances are integrated out of sight, leaving the marble to lead.

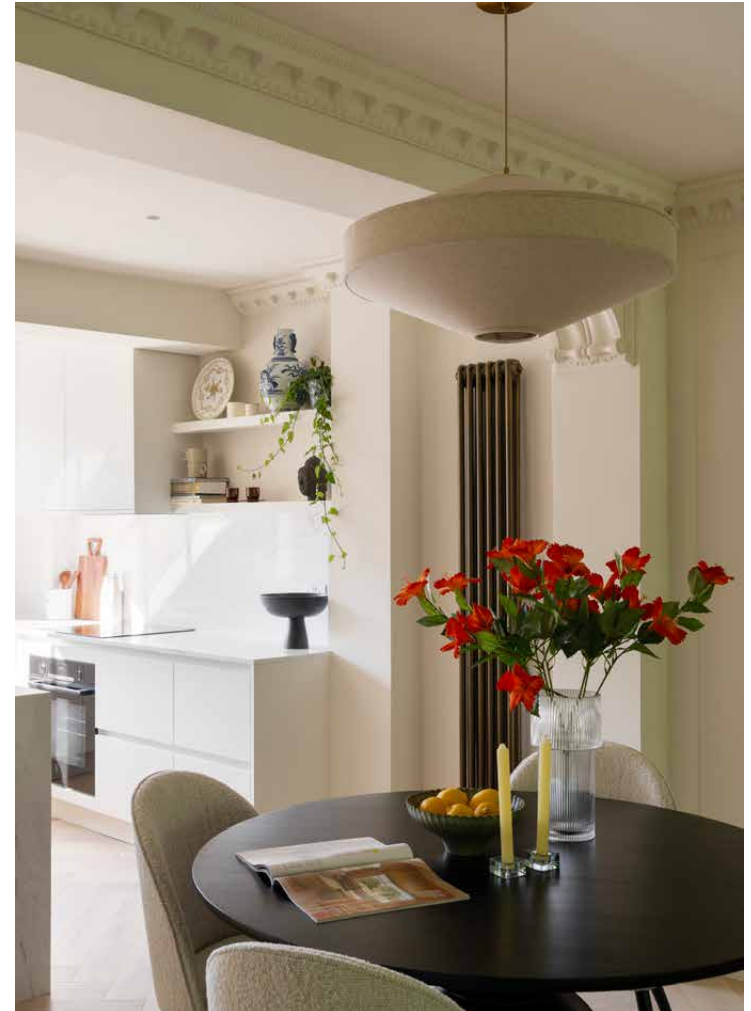
At the centre of the plan, a restored staircase rises in Farrow & Ball Off-Black, softened underfoot with natural wool. Above, a sculptural chandelier celebrates the building's height and an original ceiling rose. Throughout, lighting plays its architectural part – travertine wall lights and soft pendants shifting the mood as the day turns.



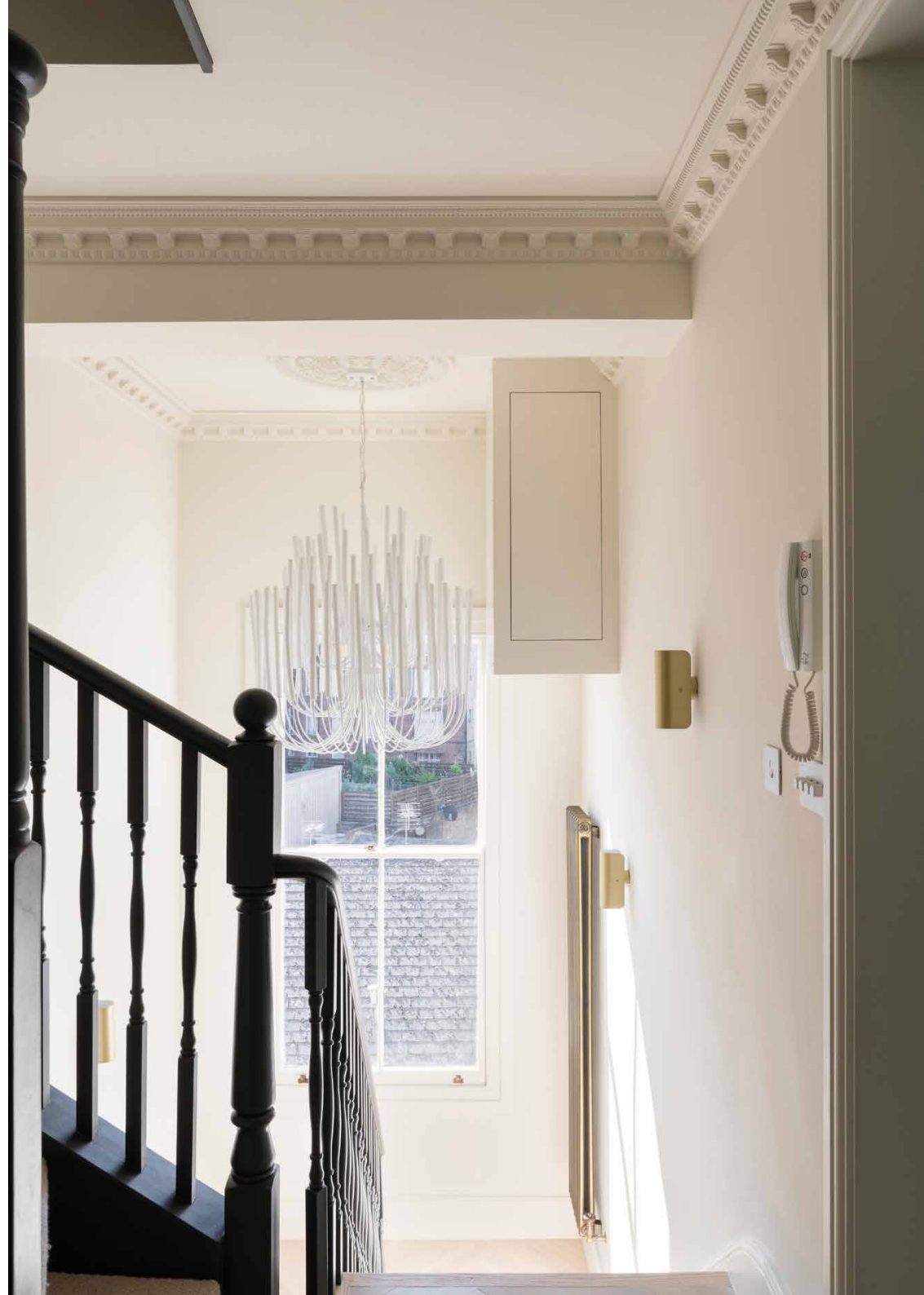






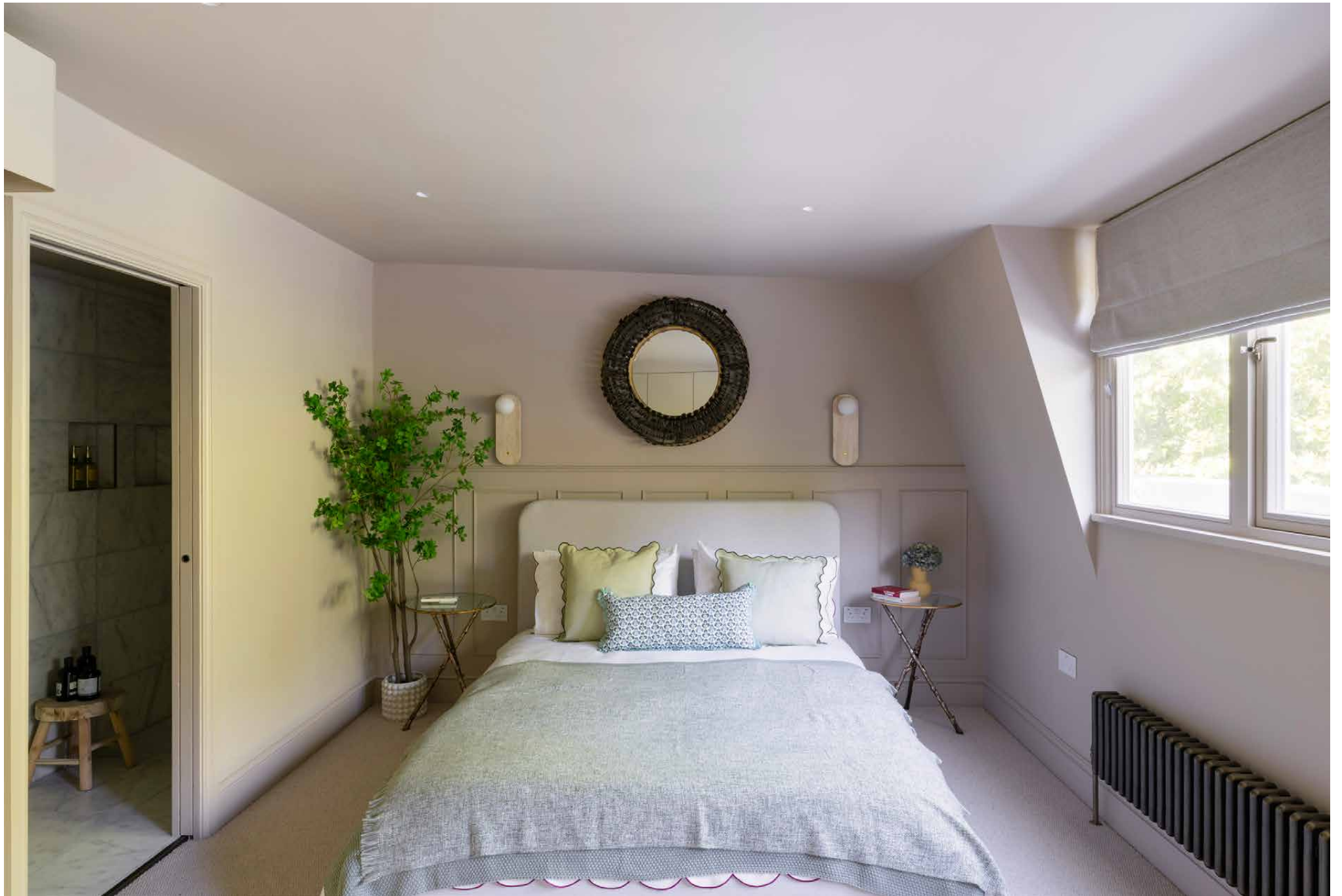






Upstairs, two bedrooms are imagined for rest: soft beige walls, natural wool underfoot and bespoke fitted wardrobes. Each opens to an en suite bathroom, both lined in large-format natural marble with brushed brassware, underfloor heating and soft globe lighting. Considered detailing continues elsewhere: handcrafted panelled doors, old-school column radiators and a Nest thermostat working quietly in the background.



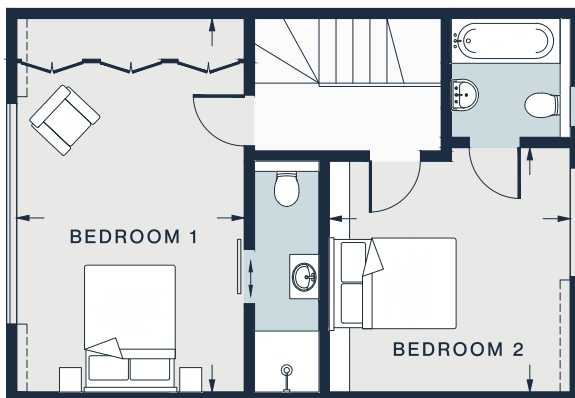




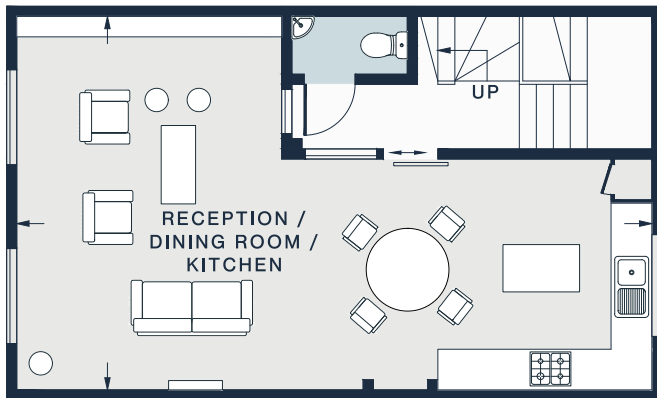
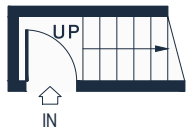




[---] = Reduced head height below 1.5m



FOURTH FLOOR



SECOND FLOOR ENTRANCE THIRD FLOOR

RECEPTION / DINING ROOM /

KITCHEN

30'9 x 18'0 (9.3m x 5.4m)

BEDROOM 1

18'0 x 11'0 (5.4m x 3.3m)

BEDROOM 2

11'9 x 11'8 (3.5m x 3.5m)

Approx. Gross Internal Area = 1140 sq ft / 105.91 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Two-bedroom duplex apartment
Interior design by Zana Maksimovic and Nobelo London
Spacious reception room
Bespoke Ashley Ann kitchen and dining room
Principal bedroom suite with bespoke wardrobes
Guest bedroom suite
Cloakroom
Nest smart thermostat

Approx. 1,140 sq ft / 105.91 sq m

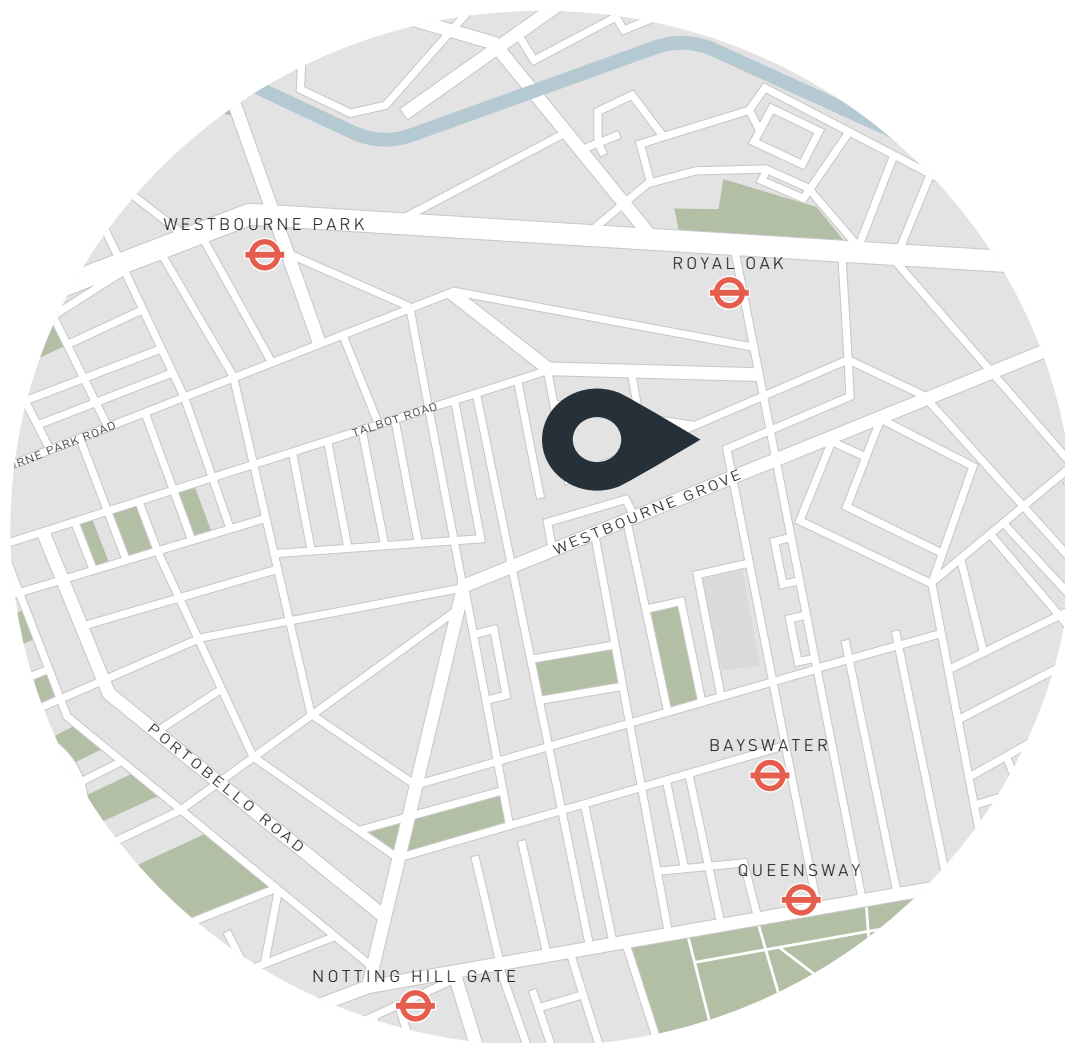
EPC=D

Tenure: Leasehold

Lease Length: circa 125 years

Annual Service Charge: Approx. £2,515

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. 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 – 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 7221 7817
sales@domusnova.com

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