

DOMUS NOVA



Westbourne Gardens W2 – £1,450,000

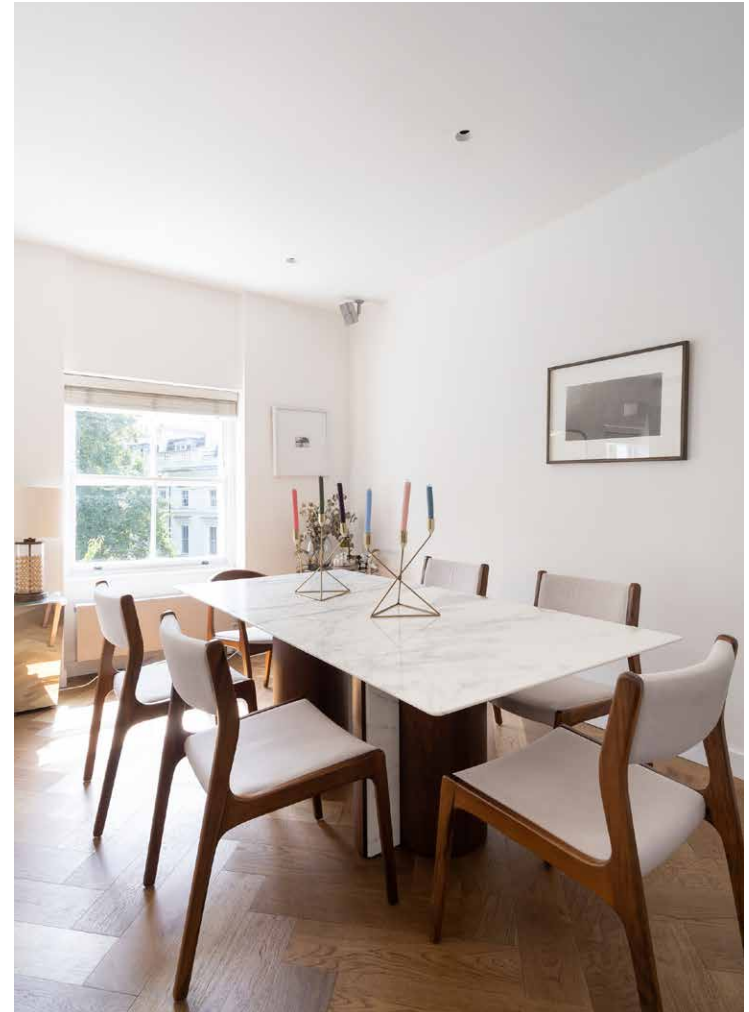
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Behind an eye-catching stucco-fronted façade, this contemporary duplex apartment quietly awaits. Found over the top two floors of a Georgian building, it's a study in understated design and exquisite finishes. Generous proportions set the tone in the open-plan living and dining area, where dual south-facing sash windows channel plenty of natural light and leafy views of the gardens beyond.

Herringbone floors flow into a separate kitchen featuring marble counters and integrated appliances. Sleek cabinetry and an undermount sink create clean lines and a sense of order.

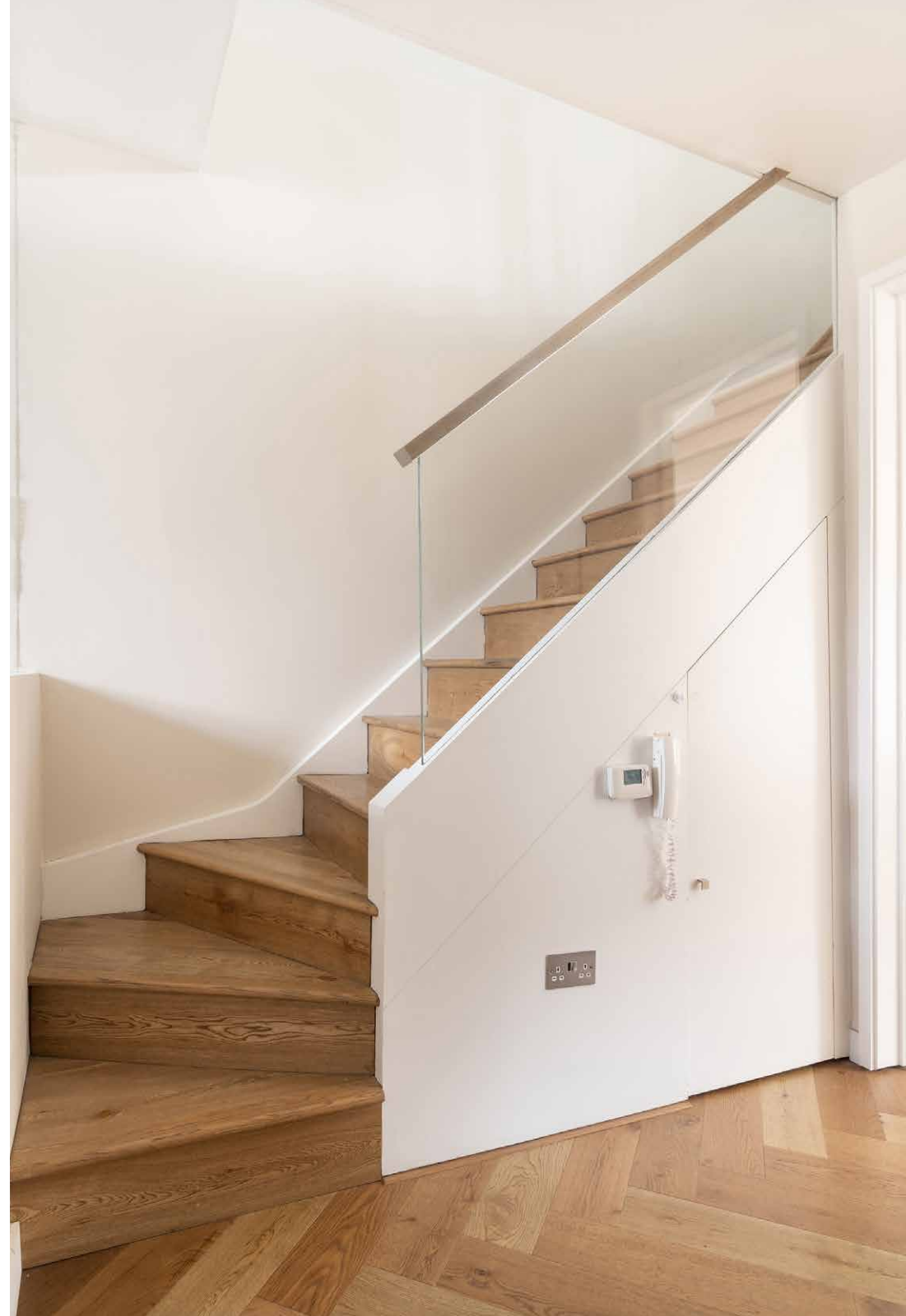






The principal bedroom suite features neutral tones and considered design touches. A bank of fitted wardrobes follows the pitch of the ceiling, while windows look out over the elegant exterior balustrade – a hallmark of the building’s Georgian heritage. This room also benefits from a modern en suite bathroom. Two further bedrooms offer built-in storage, high-end finishes and natural light. A full-tile family bathroom features chrome fittings and a neutral palette.

A place to press pause, the apartment also comes with access to a communal roof terrace.

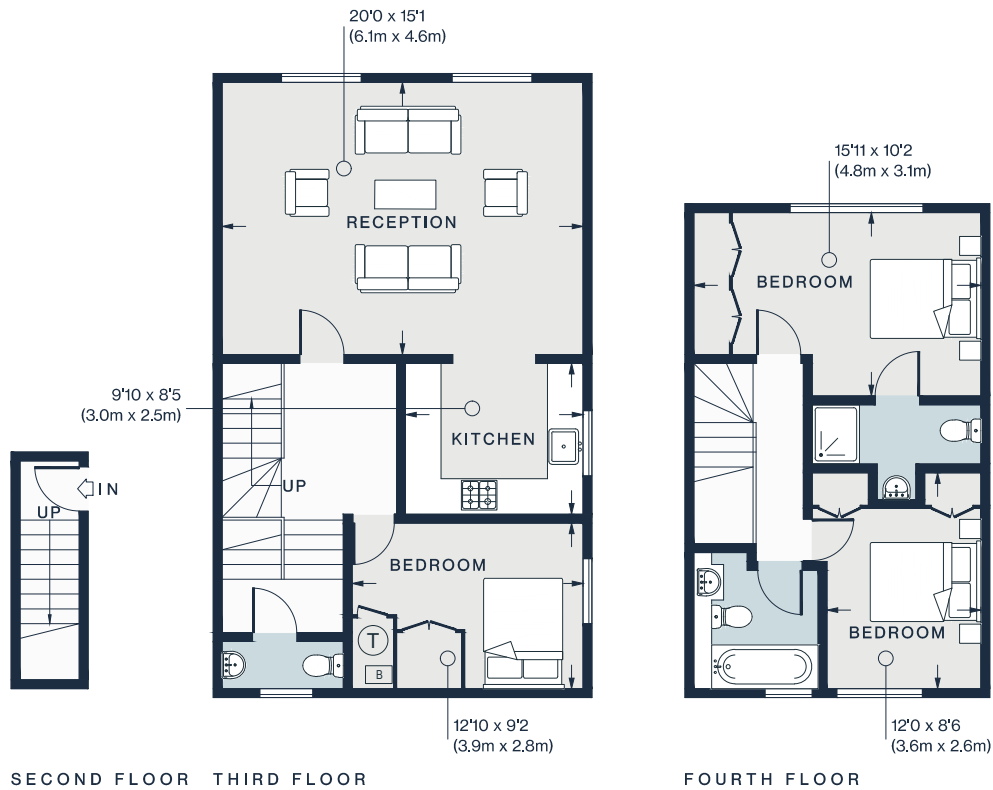












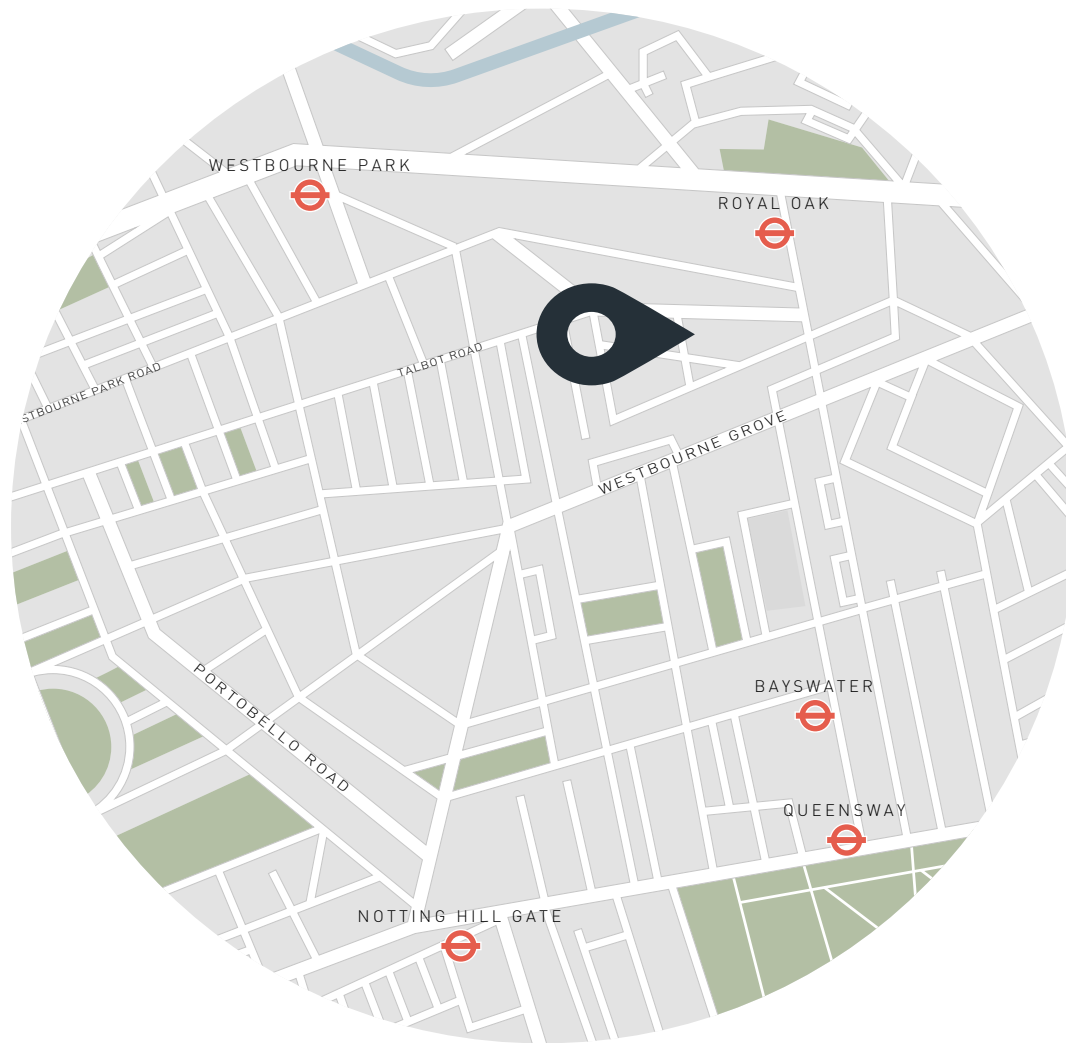
Approx. Gross Internal Area = 1122 sq ft / 104.0 sq m

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

Property Details

- Open-plan living and dining room
- Contemporary kitchen
- Principal bedroom suite
- Two further bedrooms
- Family bathroom
- Ample storage space
- Communal roof terrace
- City of Westminster

- Approx 1,122 sq ft / 104 sq m
- EPC - D
- Tenure - Leasehold
- Lease length - Circa 124 years
- Ground rent - Peppercorn
- Service charge - £1,887 per annum
- Council tax band - F



Location

Westbourne Gardens is a quiet enclave moments from the bars and boutiques of Notting Hill. Wander to Sunday in Brooklyn for brunch, caffeinate at Beam or book dinner at The Ledbury. Local favourite gastropub The Cow is also just a five-minute walk away. Further afield, Portobello Market offers fashion, trinkets and antiques. Keep walking and you'll hit the manicured lawns of Hyde Park. With Royal Oak and Bayswater tube stations nearby, the city is within easy reach.

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

Bayswater – 10 mins (Circle / District)



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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