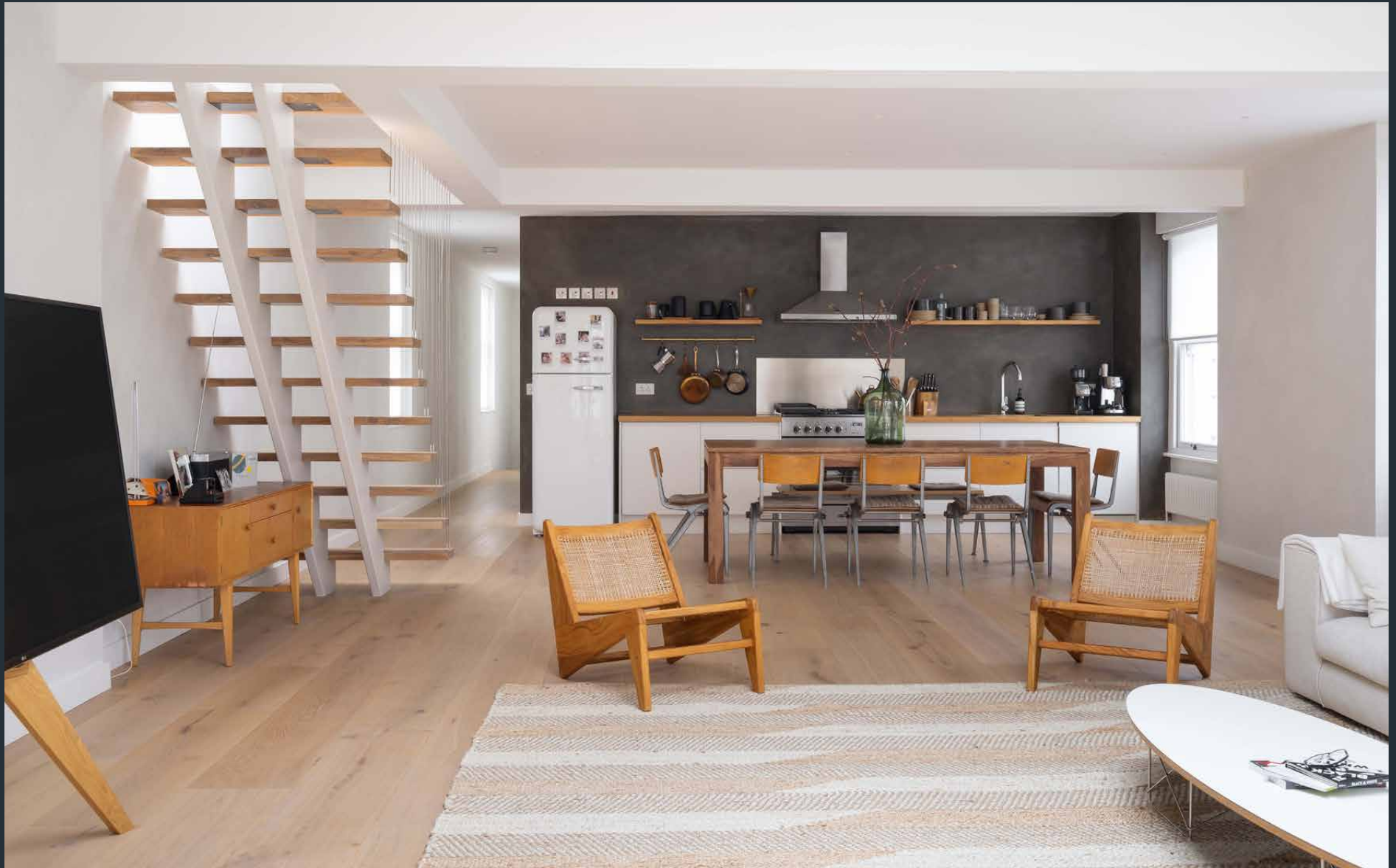


DOMUS NOVA



Westbourne Grove W2
£2,250,000



Set on desirable Westbourne Grove, this two-bedroom apartment's spacious footprint and refined minimalist palette offers room to run with your creativity. Blonde floors draw you into a sprawling open-plan kitchen and reception room. Courtesy of its end-of-terrace plot, multiple sash windows span the entrance hall and continue into the open-plan kitchen and reception room.

It's an expansive space to be inspired, with clean-line blonde floors and pale walls. Additional illumination is effected through a generous skylight. Over in the kitchen, a stainless-steel splashback, granite-grey feature wall and metallic appliances add a subtle industrial accent.







A staircase has been artfully finished with floating treads and vertical cable railings, leading up to the private roof terrace. From here, gaze across Notting Hill's inimitable roofscape.

Back downstairs, the principal bedroom suite is light-filled and serene, with stone-coloured walls demonstrating beauty in simplicity. Wrapped in greyscale marble, the ensuite bathroom features an oversized waterfall shower and dual vanity. A guest bedroom is complete with floor-to-ceiling wardrobes, served by an additional shower room.









RECEPTION / KITCHEN
36'1 x 20'1 (11.0m x 6.1m)

BATHROOM
7'11 x 5'0 (2.4m x 1.5m)

BATHROOM
6'4 x 5'4 (1.9m x 1.6m)

BEDROOM
16'2 x 14'1 (4.9m x 4.3m)

BEDROOM
15'5 x 7'5 (4.7m x 2.2m)

FLAT ROOF
65'5 x 19'7 (19.9m x 6.0m)

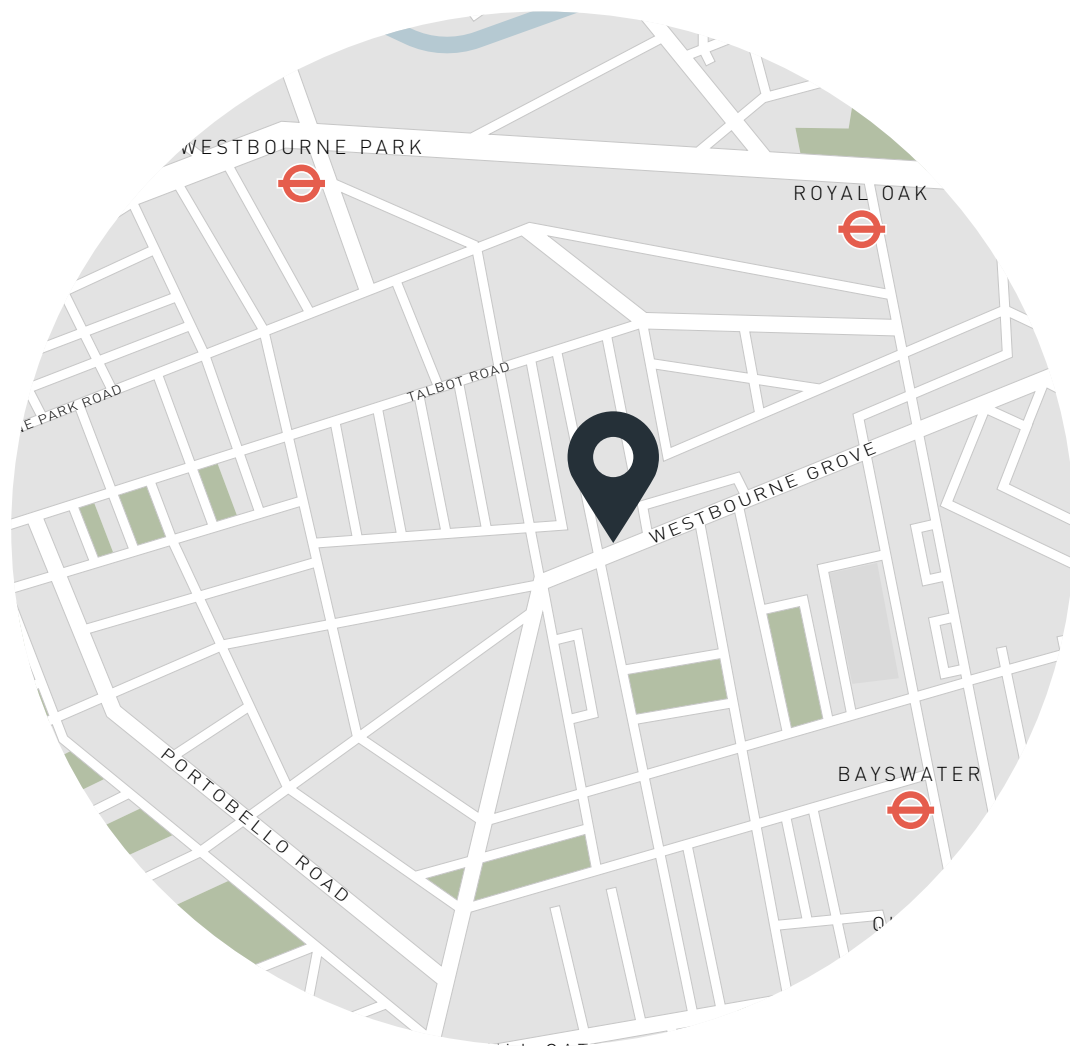
Approx. Gross Internal Area = 1319 sq ft / 126.6 sq m

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

Property Details

Open-plan kitchen and reception room
Principal bedroom suite
Guest bedroom
One further bathroom
Royal Borough of Kensington & Chelsea

Approx 1,319 sq ft / 122.54 sq m
EPC = D
Leasehold - Circa 139 years remaining
Ground rent - Peppercorn
Service charge - on an adhoc basis
Council tax band - F



Location

Embedded in vibrant fabric of Westbourne Grove, this apartment is a stone's throw away from some of the best eateries and shops in the area. Enjoy the innovation of a plant-based brunch at Farmacy, before hitting a spin-class at Psyche. Browse an array of boutiques, from Parisian-designed Sézane to Caudalie for indulgent treatments. Spend a night at coveted restaurant, Gold. With Notting Hill Gate just a 10-minute walk away, there is easy access into central London and beyond.

Royal Oak – 8 minutes (Circle, Hammersmith & City)
Notting Hill Gate – 10 mins (Central, Circle, District)

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