

# DOMUS NOVA



Westbourne Grove W2  
£1,750,000





Right in the heart of Westbourne Grove, this light-filled two-bedroom apartment plays with volume to deliver uplifting living spaces.

Elevated above the buzz of Bayswater, this third-floor apartment offers a pocket of peace in one of West London's most vibrant neighbourhoods. With its half-vaulted ceilings and exposed steel girders, architectural details do the talking here. Six south-facing sash windows wrap around the double-aspect reception room, while two skylights illuminate the space from above. Zoned between a living room and eat-in kitchen, the impressive lateral footprint is tailor-made for hosting – a double gas hob and wide, wooden countertops see to the practicalities. Floorboards run the length of the room, tying everything together.











Lofty proportions, white walls and natural materials contribute to an overwhelming feeling of calm and openness throughout. In the principal bedroom suite, a soaring cathedral-esque ceiling draws the eye upwards, while built-in wardrobes keep the space organised and clutter-free. The adjoining mosaic-tiled en suite is finished in a spectrum of soothing blue hues.

The second bedroom also capitalises on the space and light available, with double-aspect windows that dial up the brightness. A considered shower room completes the line-up.









## Property Details

Open-plan reception room and kitchen  
Principal bedroom suite  
Guest bedroom  
Shower room  
City of Westminster

Approx 1,311 sq ft / 121 sq m  
EPC=D  
Council tax - F  
Leashold - Circa 98 years  
Ground rent - £250 per annum  
Annual service charge - £1,800

RECEPTION  
19'3 x 15'10 (5.9m x 4.8m)

BEDROOM  
11'3 x 9'11 (3.4m x 3.0m)

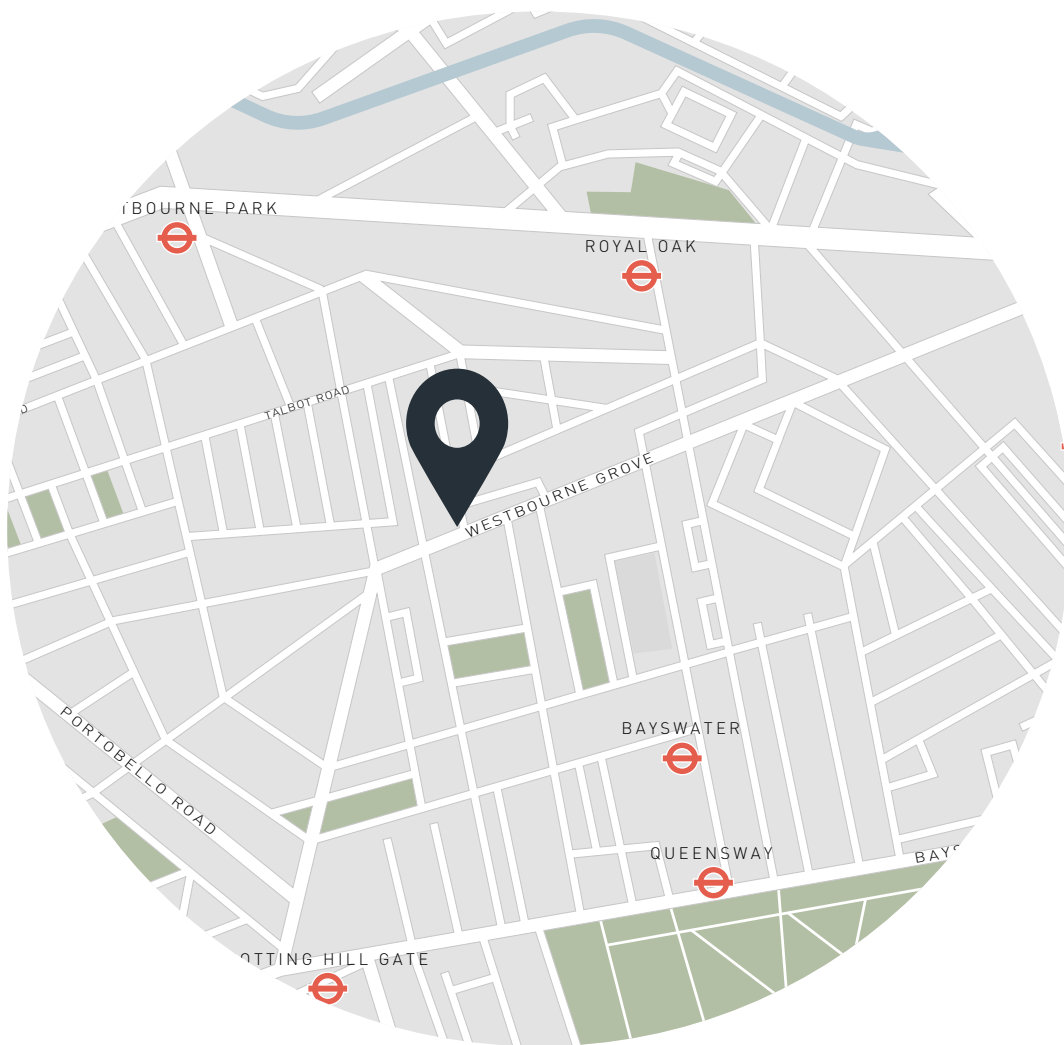
KITCHEN  
18'1 x 15'10 (5.5m x 4.8m)

BEDROOM  
17'11 x 16'2 (5.5m x 4.9m)

Approx. Gross Internal Area = 1,311 sq ft / 121.8 sq m

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





## Location

With Westbourne Grove's boutiques and brunch spots within seconds of the front door, you're spoilt for choice here. Pick up groceries from Bens, or ease into the day with coffee at Prezzemolo e Vitale. Kickstart the weekend with brunch at Beam or Granger & Co., followed by a stroll around Hyde Park. Portobello Road's antiques dealers and food stalls are just a 10-minute walk away. Closer to home, enjoy plant-based dining at Farmacy, just downstairs.

Bayswater – 9 mins (District, Circle)

Royal Oak – 10 mins (Hammersmith & City, Circle)

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