

DOMUS NOVA



Westbourne Grove W2 – £1,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



There's a vibrancy to Westbourne Grove – a long stretch brimming with some of west London's most sought-after spots. Elevated above it all, this second-floor apartment takes a calmer approach. A long, lateral plan unfolds with an unexpected sense of space, guiding past thoughtful sleeping quarters to a bright social heart.

Soft blue tones lend a calm, cohesive feel to the living area, anchored by a run of sash windows that follow the rear curve. There's a natural ease to the layout – spaces flow seamlessly without interruption, allowing for relaxed day-to-day living and flexible use. The kitchen sits neatly to one side, a considered set up with clean-lined cabinetry and a glossy splashback. Thoughtfully arranged, it keeps everything within easy reach.





Elsewhere, the principal bedroom is pared-back and restful, with integrated storage that maximises the footprint. Its en suite is striking in glossy beige tiles, with a bathtub and integrated rainfall shower. A second bedroom – currently configured with a bolder navy palette and neighbouring shower room – offers flexibility as a guest room or study.







SEX

PETER SCHIMMELCH ONE

15 16



FRANCO MANCA
SOURDOUGH PIZZA



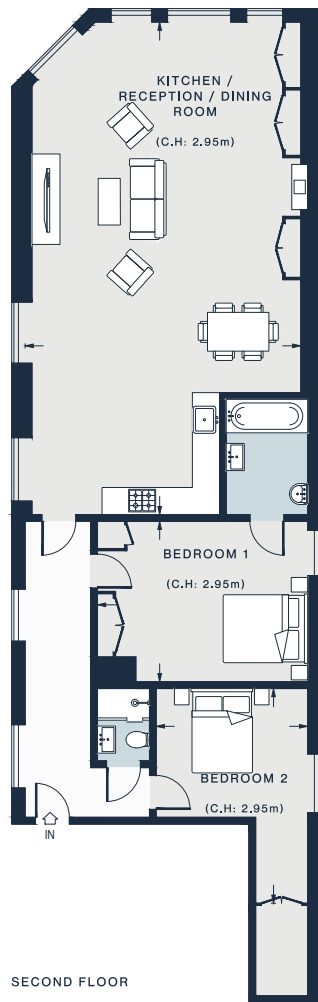
FRANCO MANCA
SOURDOUGH PIZZA

WESTBOROUGH
ROAD 112

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ROAD 112

FRANCO
MANCA

SOURDOUGH PIZZA



Property Details

Spacious lateral layout
 Open-plan kitchen, dining and reception room
 Principal bedroom suite with integrated wardrobes
 Guest bedroom with storage
 Shower room
 City of Westminster

Approx. 1,213 sq ft / 112.7 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 135 years

Annual Service Charge: Approx. £2,800

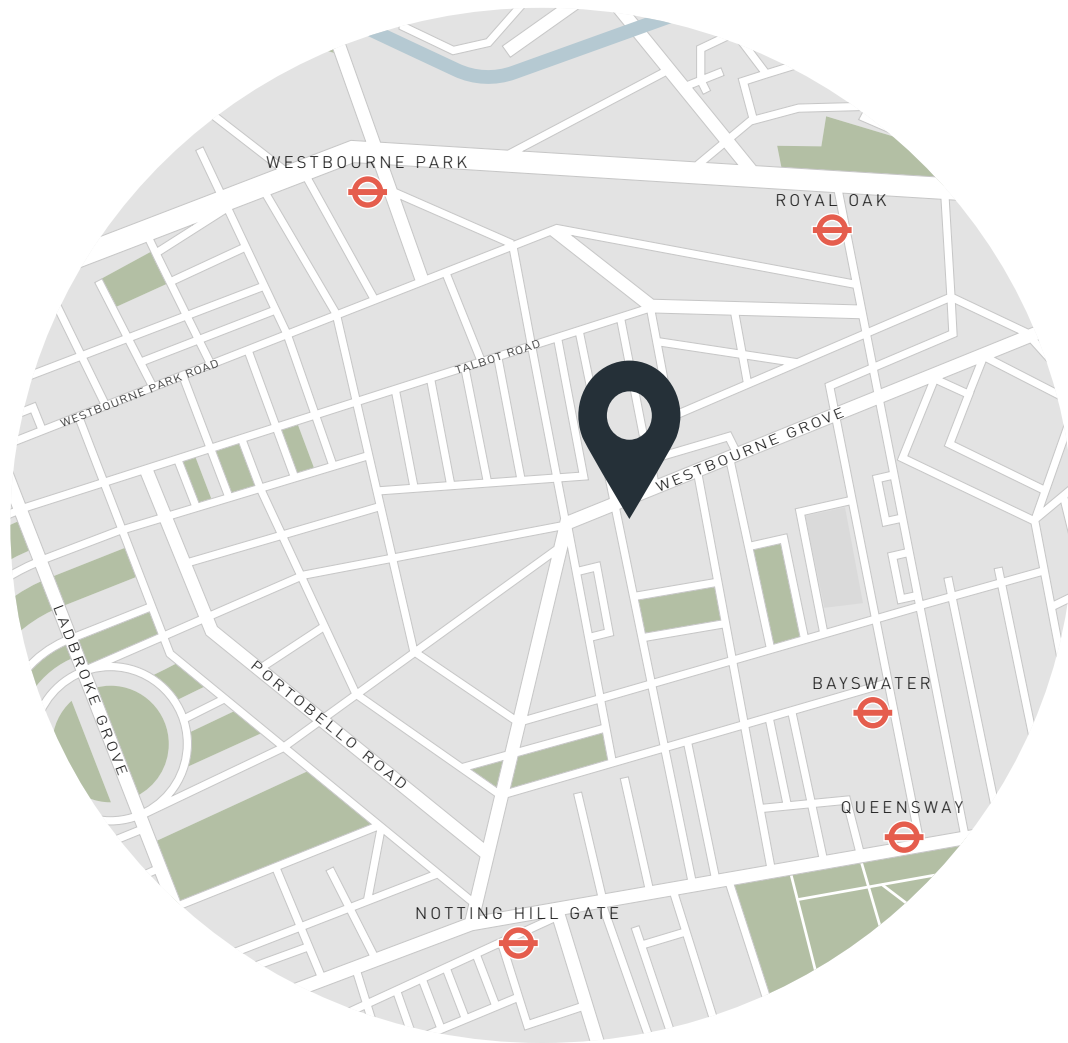
Council Tax Band: F

KITCHEN / RECEPTION /
 DINING ROOM
 35'8 x 20'0 (10.8m x 6.1m)

BEDROOM 1
 15'3 x 11'9 (4.6m x 3.5m)

BEDROOM 2
 15'6 x 11'0 (4.7m x 3.3m)

Approx. Gross Internal Area = 1,213 sq ft / 112.7 sq m



Location

One of Notting Hill's most vibrant and fashionable streets, Westbourne Grove is home to a wealth of boutiques, eateries and amenities. Local produce is best from Daylesford Organic Farm Shop or Planet Organic. Favoured brunch spots include Beam, Granger & Co. amongst others. For invigorating workouts, head to 1Rebel, Psycele or Third Space. It's a short walk to the manicured lawns of Hyde Park – the perfect spot for a summertime picnic. End the day with a film at The Whiteley's Everyman cinema, or dinner and drinks at The Park.

Bayswater – 10 mins (Circle, District)

Queensway – 11 mins (Central)

Notting Hill Gate – 11 mins (Central, 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.



DOMUS NOVA

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and Ibiza's design-led homes

Let's talk

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