

DOMUS NOVA



Westbourne Grove W11

£11,000 p/w (LL) / £13,000 p/w (SL)



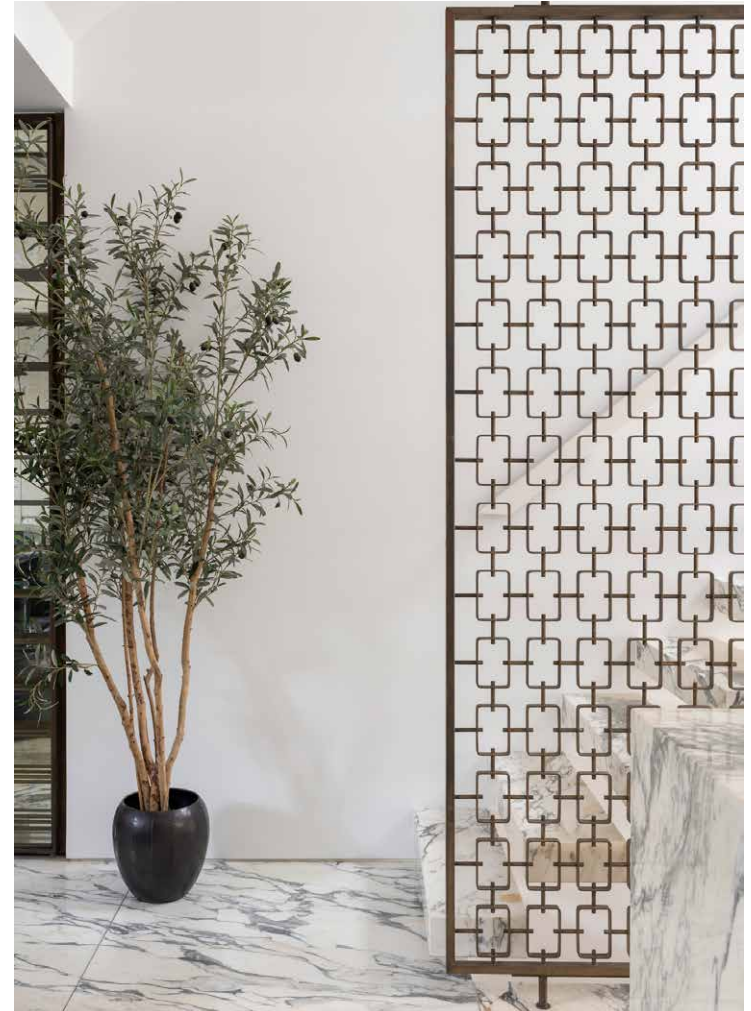
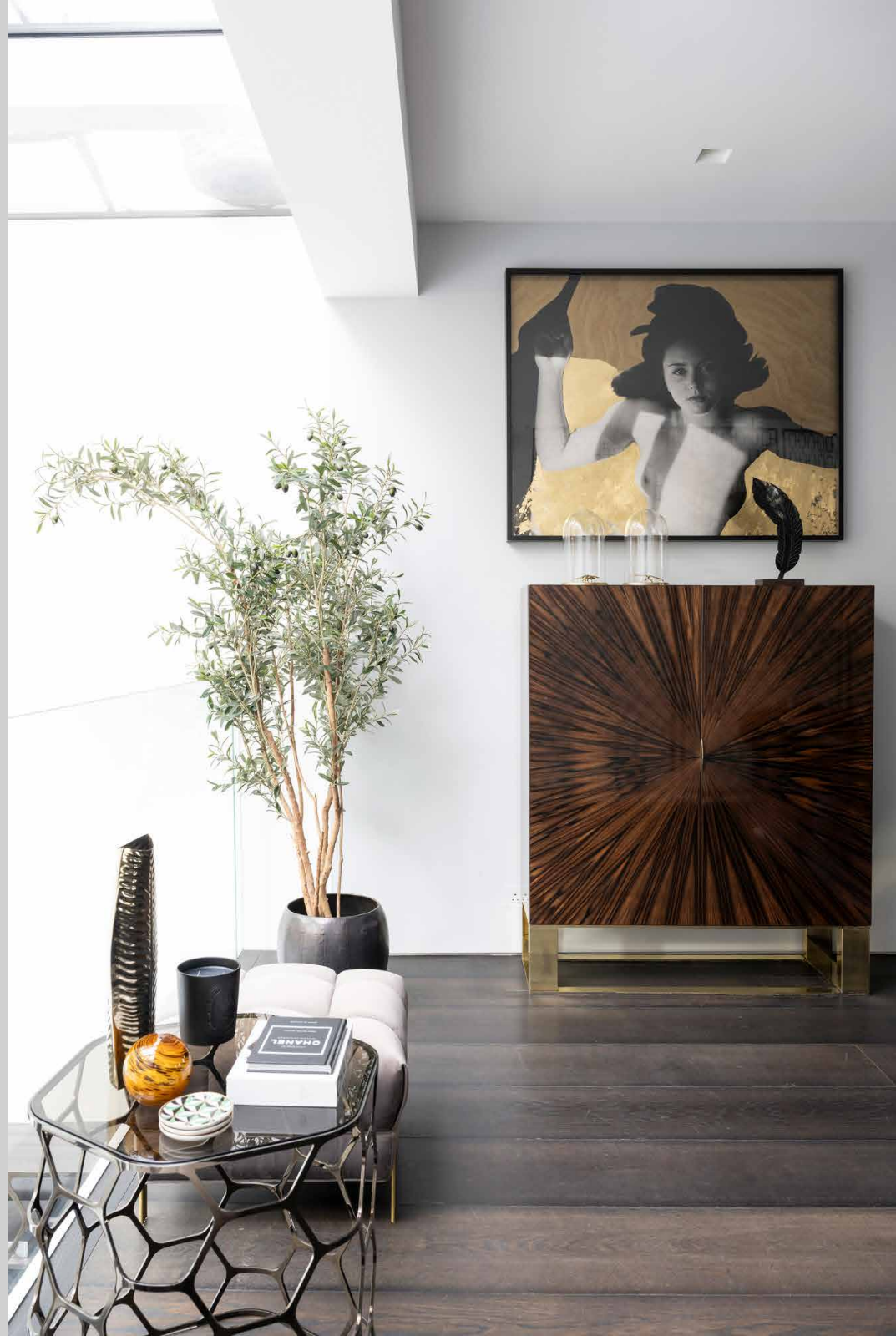


A charcoal-black façade sits boldly amongst Westbourne Grove's rows of pastel-toned townhouses. Inside, the heritage grandeur of this six-bedroom home has been redrawn with contemporary imagination.

The ground-floor reception room sets an elegant tone, with dark wood floors, marble accents and a gilded metal screen – aesthetic sentiments employed throughout the home. Set above the modern fireplace, a large mirror amplifies the sunlight that fills the space.

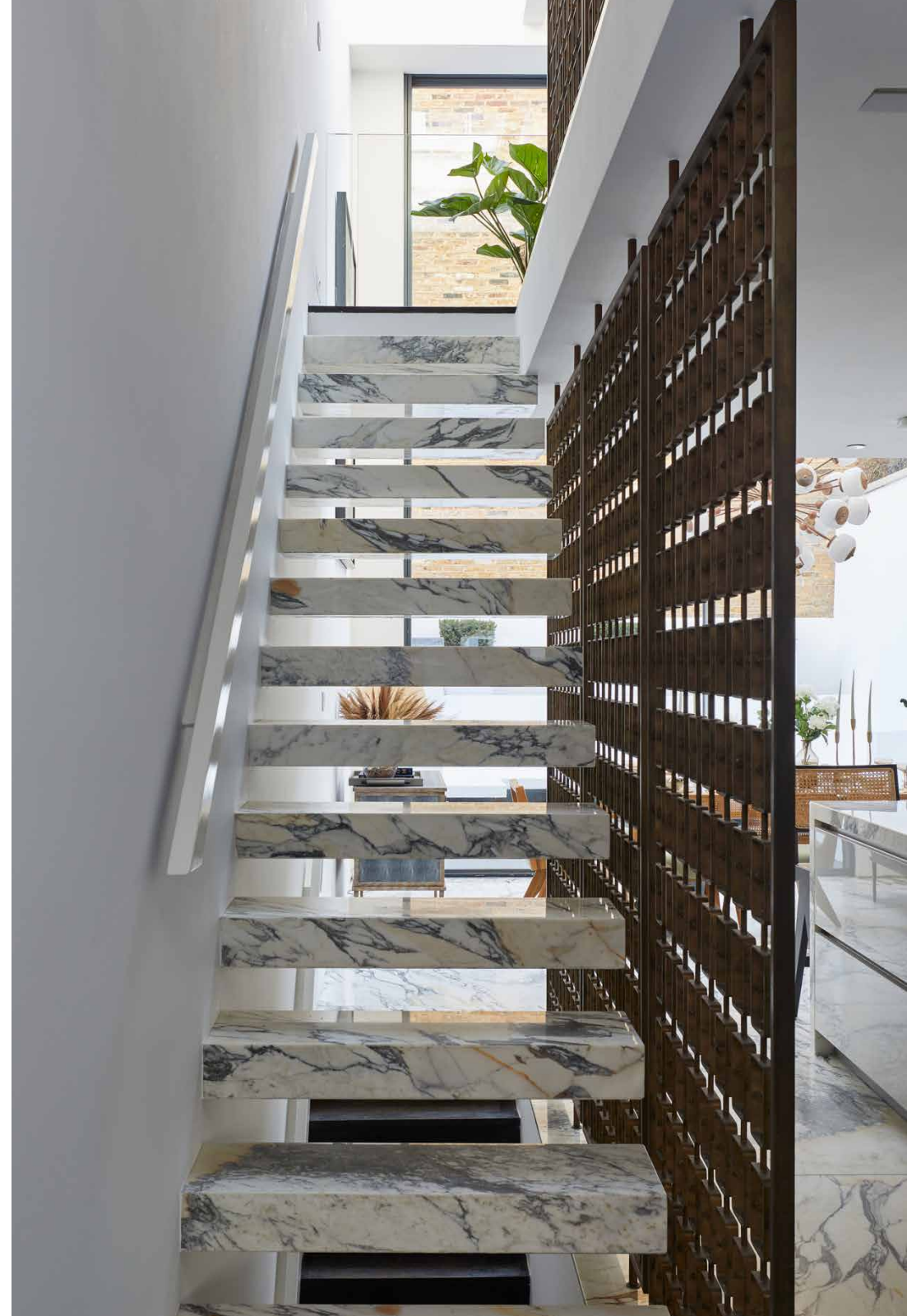
A glass balustrade frames an immense double-height void connecting this room to the open-plan kitchen and dining area below. It holds striking architectural impact, engineered with full-height glazing and an expansive roof light – emphasised further by a sculptural chandelier that spans the vertical drop.





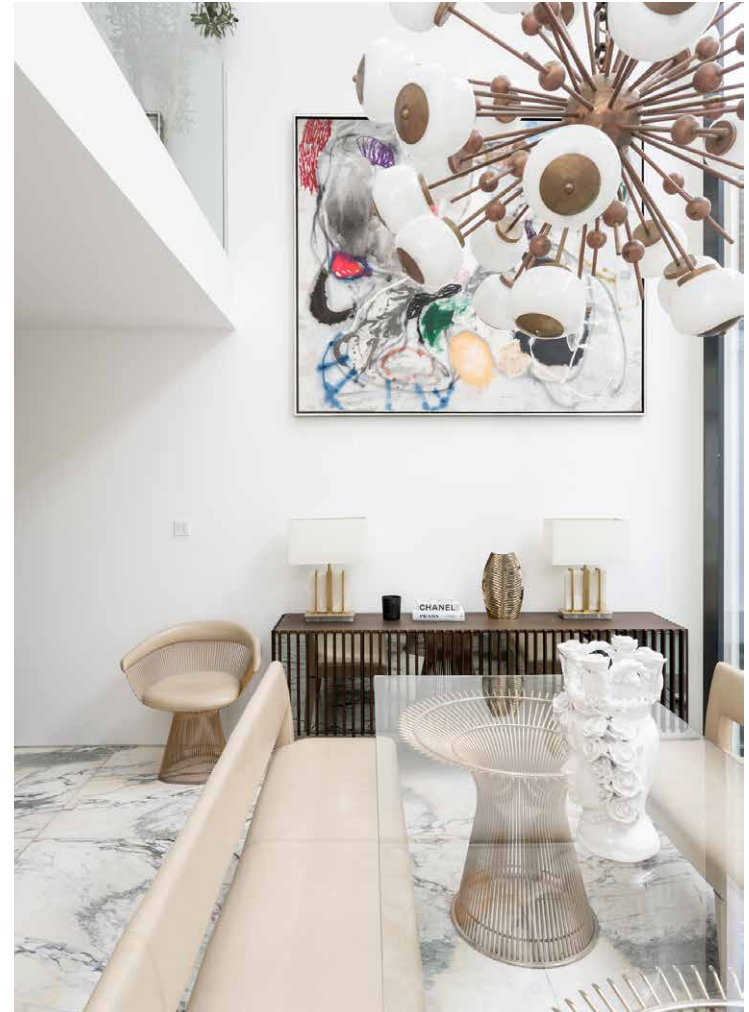
The lower-ground floor kitchen is centered by a large island, finished in lustrous marble that continues to sweep across the floors. Chef-grade Gaggenau and Miele appliances make for an ergonomic culinary setting, while full-height wine storage is seamlessly integrated behind glass doors with bronze framing. Beyond the dining space, the voluminous glass panels slide open with immaculate precision to the garden. A towering wall of blonde brick and clean-line whitewashed seating paints an urban al fresco scene.

A staircase descends to an intimate family room on the basement level. Transforming the subterranean plot into a showpiece of design, a marble-clad swimming pool is positioned next door. Its opulence is enriched by sunlight that filters through a glass roof during the day and recessed track lighting which casts a warm glow come evening. This floor also hosts a gym, double bedroom and shower room, organised around an internal courtyard.

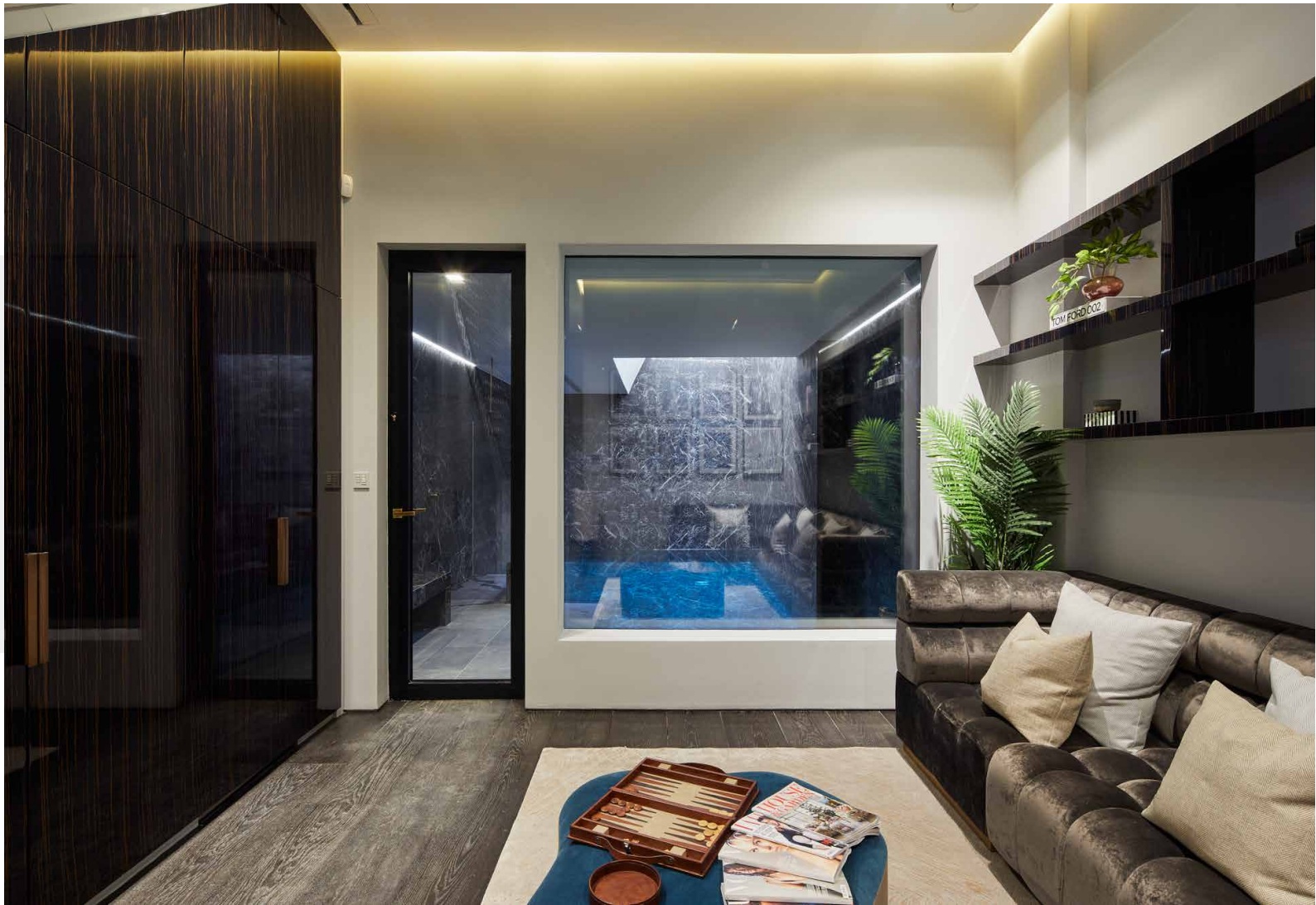










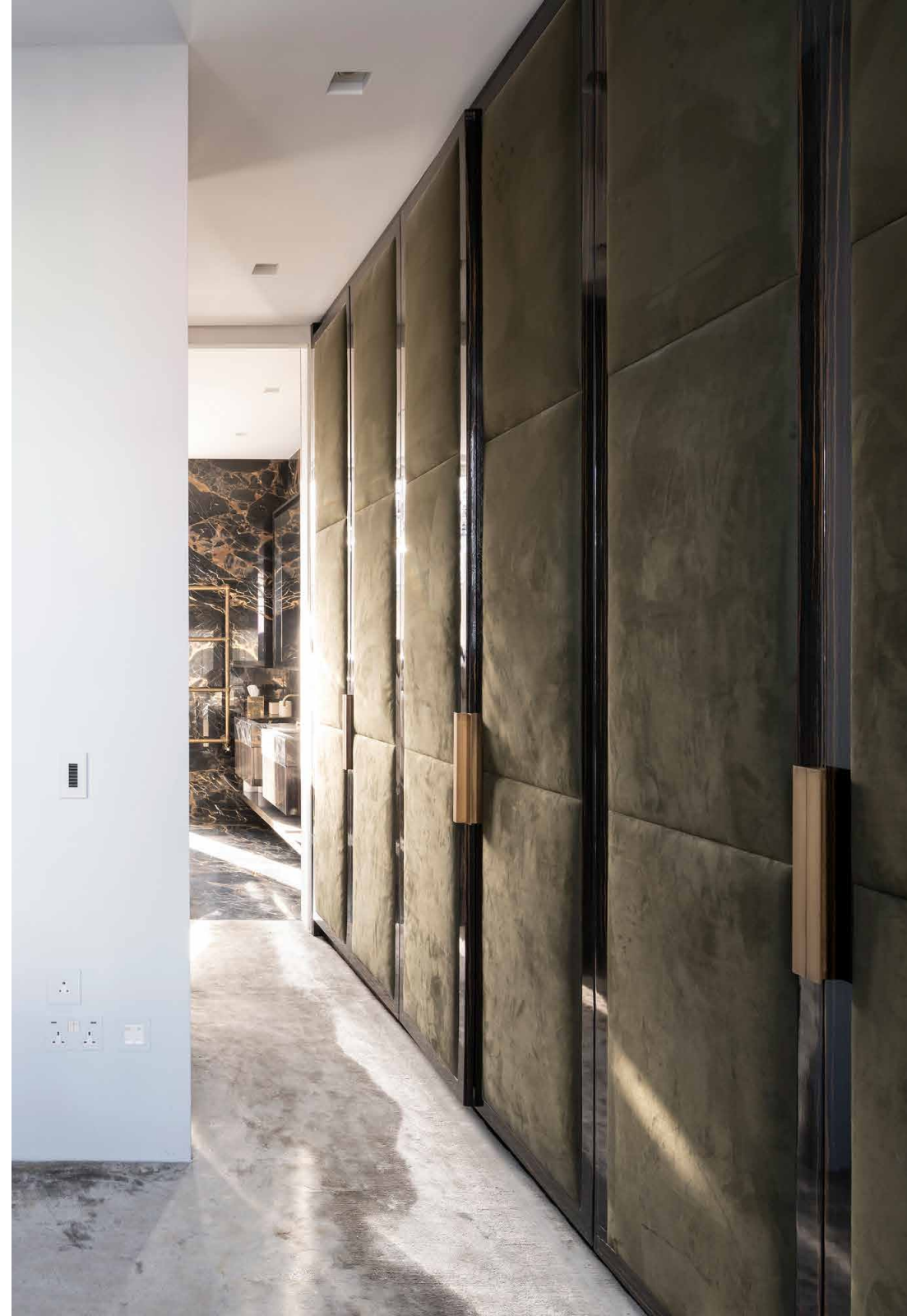


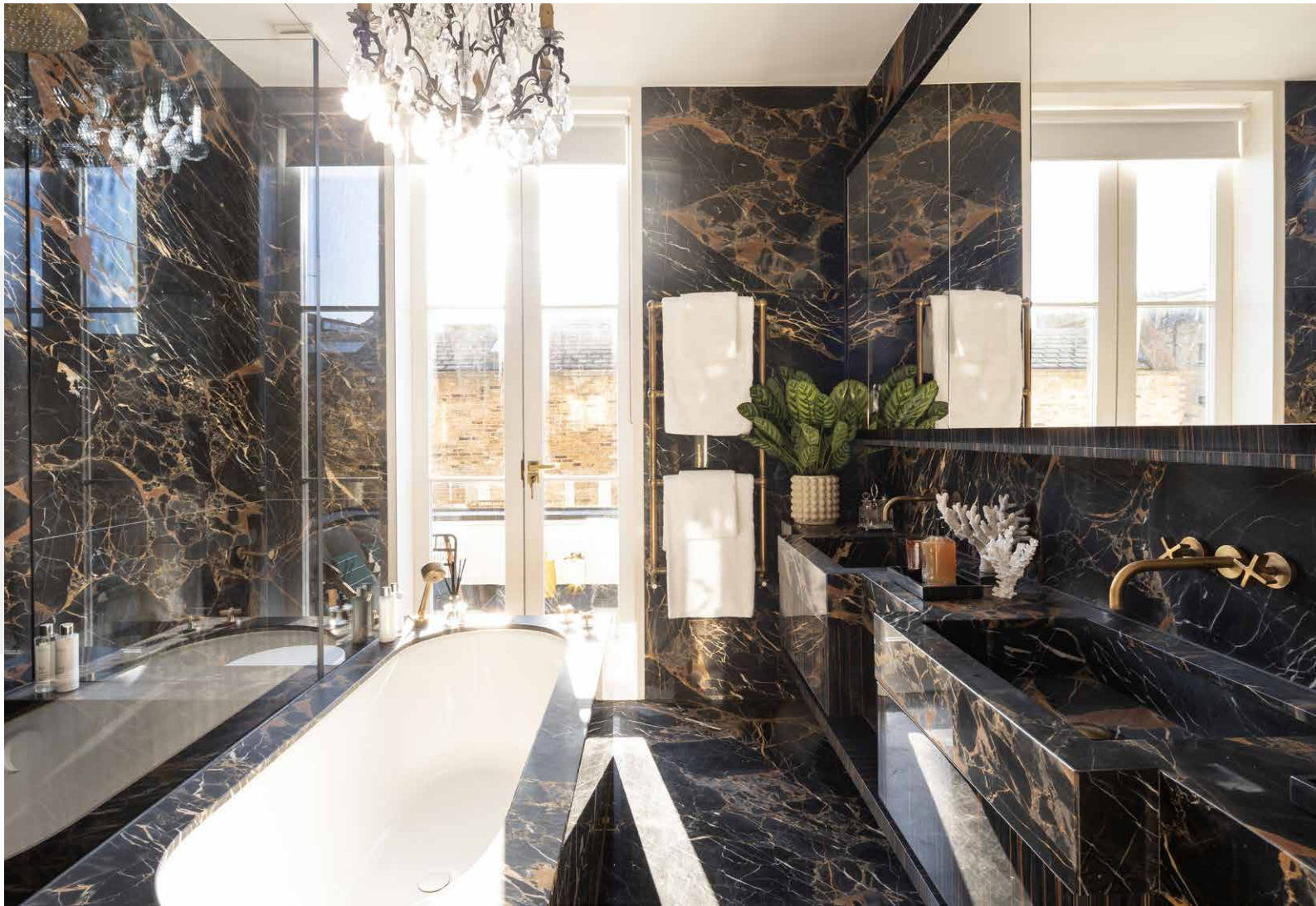




The sumptuous principal bedroom suite occupies the entire first floor, introduced through a corridor of velvet sage-green paneled wardrobes. Stylish finishes span the plush grey carpets to the bold marble bathroom, complete with a dual vanity and oversized rainfall shower.

Light is channeled through floor-to-ceiling French windows. From here, there's direct access to the suntrap roof terrace. Spread across the lower-ground, second and third floors are four guest bedrooms and two bathrooms – continuing the home's craftsmanship.

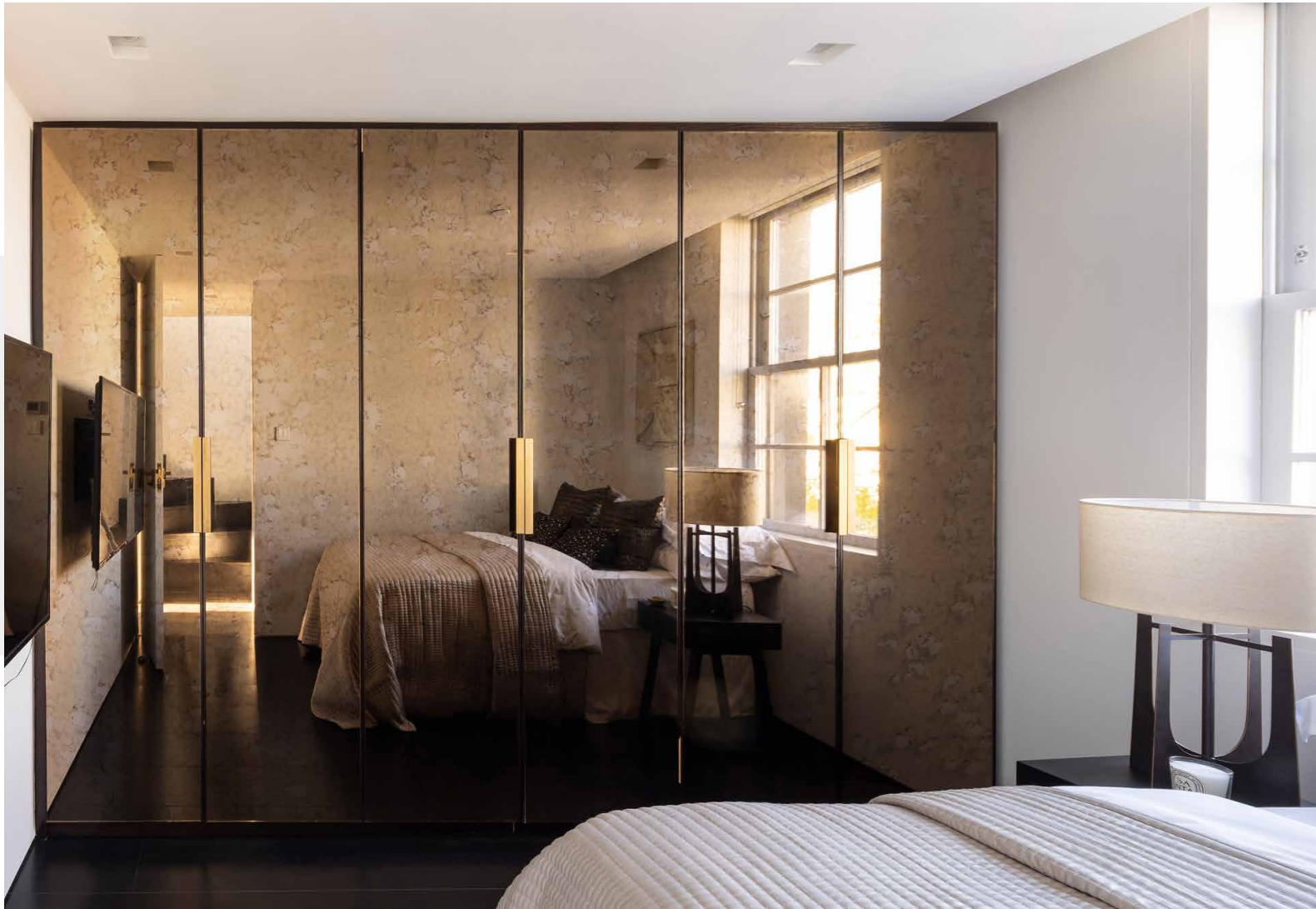


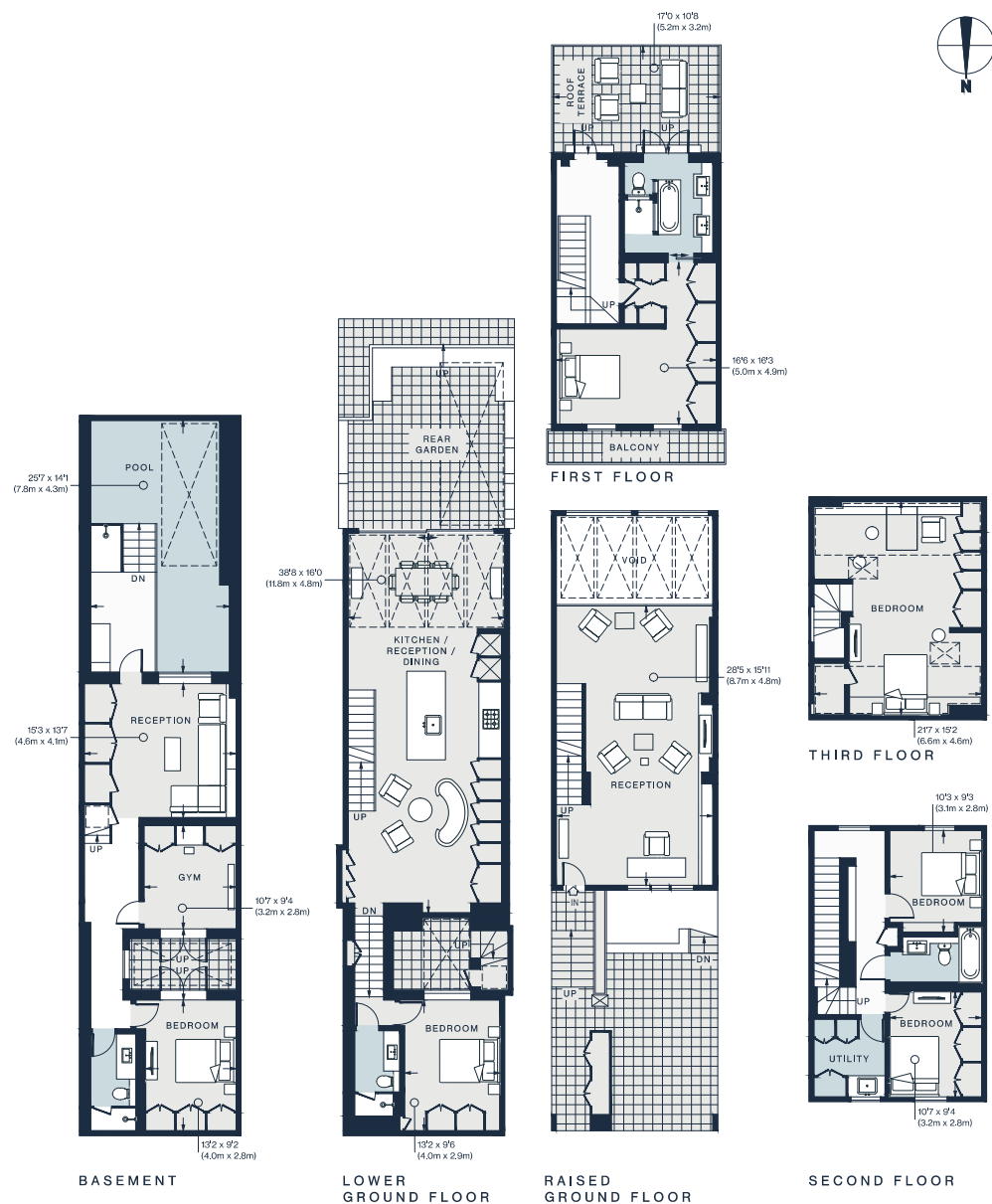












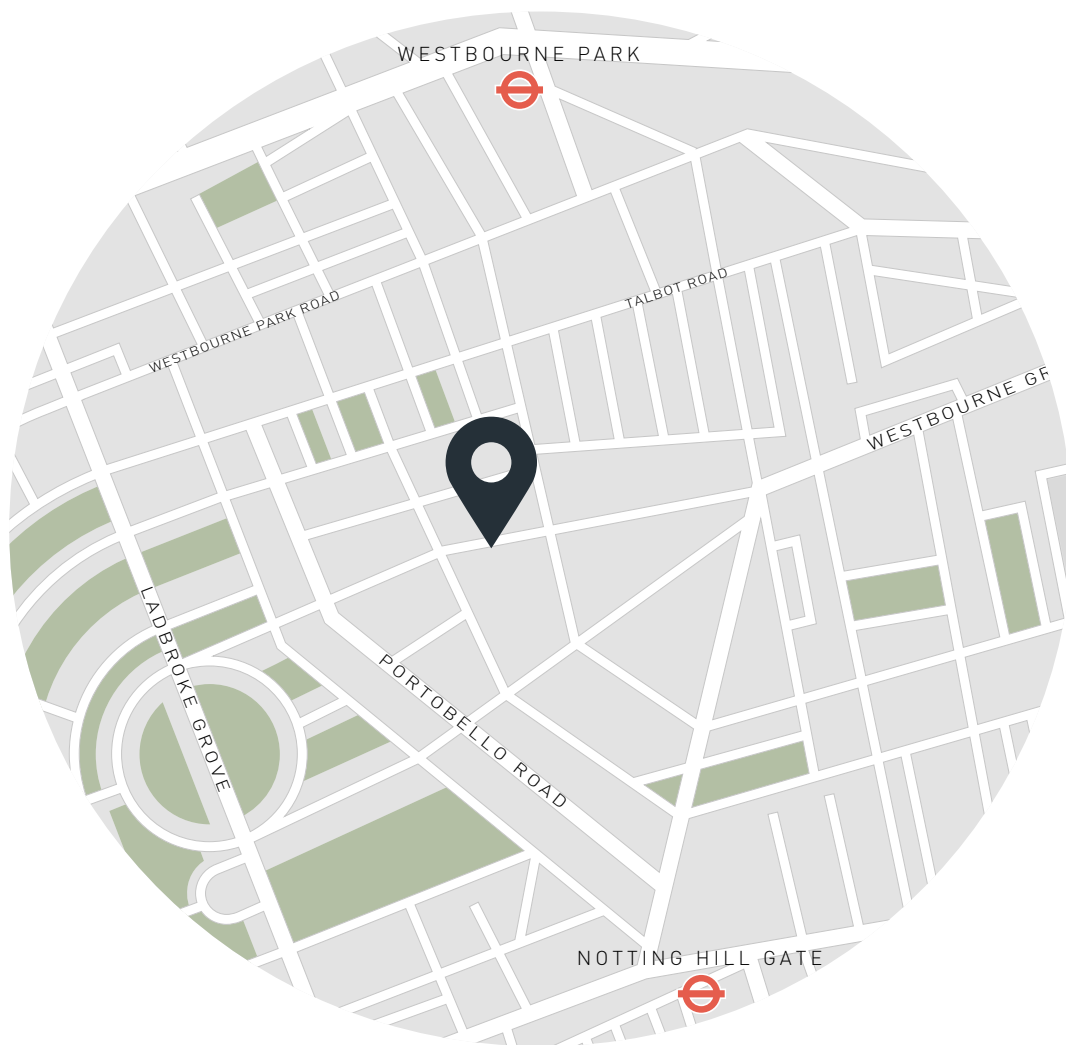
Approx. Gross Internal Area = 3,310 sq ft / 307.5 sq m
(Excluding Void / Reduced Headroom)

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

Property Details

Formal reception room
Open-plan kitchen and dining room
Family room
Principal bedroom suite
Five further bedrooms
Three further bathrooms
Swimming pool
Roof terrace
Gym
Utility room
Off-street parking
Royal Borough of Kensington & Chelsea

Approx. 3,310 sq ft / 307 sq m
EPC = D
Council tax band = H
Deposit = £66,000 (SL) & £52,000 (LL)



Location

Westbourne Grove is the vibrant artery that feeds Notting Hill, with some of its most-favoured haunts right on your doorstep. Coveted boutiques such as Reformation and Sézane are interspersed between refreshment stops – Granger & Co., Beam and Ottolenghi to name but a few. Daylesford Organic Farm Shop and Planet Organic are conveniently located for grocery essentials. The expansive lawns of Hyde Park are a short walk away, with the Serpentine Lido poised for early-morning swims. Or head up Portobello Road for a film at the Electric Cinema, followed by dinner at Gold.

Notting Hill Gate – 9 mins (Central, Circle, District)
Ladbroke Grove – 12 mins (Circle, Hammersmith & City)

Specialising in London
and Ibiza's design-led homes

Let's talk
020 7727 1717
lettings@domusnova.com
domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website