

DOMUS NOVA



Westbourne Grove, W11
£1,675,000



Set back from the bustling thoroughfare of Portobello Road, lively surroundings produce an animated backdrop. Arranged across the top floors of a period property, architecture by Philip Wagner introduces industrial leaning elements for a captivating character at this Notting Hill home.

Ascending to the upper level, a sky-high ceiling and inverted layout flood rooms of light through a spacious social hub. Exposed trusses draw attention to the vaulted ceiling, where Velux skylights instil an uplifting atmosphere. Wooden floors sweep through the space, fitted with a marble-framed gas fire. An exposed brick wall creates a loft-style aesthetic in the kitchen, styled with stainless steel splashbacks, bold black cabinetry and white stone worktops. There's a top-of-the-range Bertazzoni cooker for culinary endeavours, and a kitchen island – complete with a wine cooler – for laid-back dining.







“ Exposed trusses draw attention to the vaulted ceiling, where Velux skylights instil an uplifting atmosphere.

In the principal bedroom suite, a minimalist palette provides a canvas for creativity, while waking up comes easily with a generous sash window. Beyond bespoke fitted storage, an equally considered en suite bathroom features heated tiles, a rainfall shower and a bathtub. One further bedroom benefits from bright white walls and integrated wardrobes, served by a shower room.

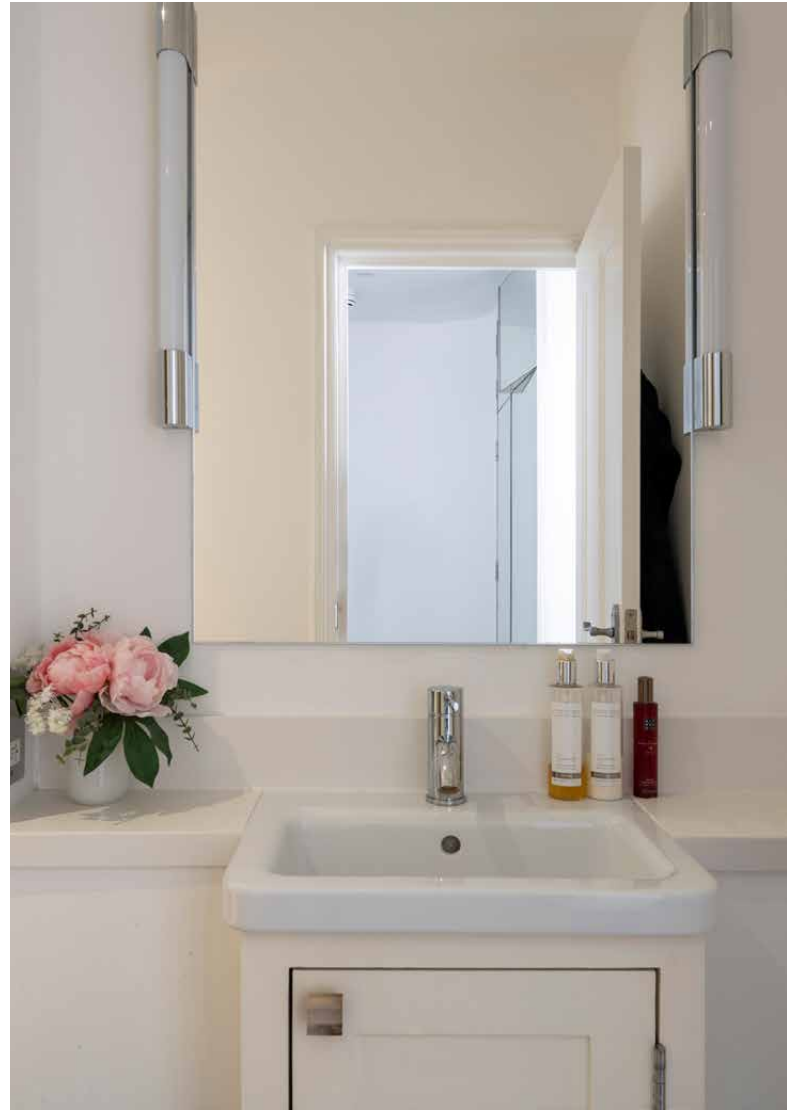
The property additionally benefits from approved planning permission for a roof terrace with views overlooking the Notting Hill roofscape and Portobello Road.













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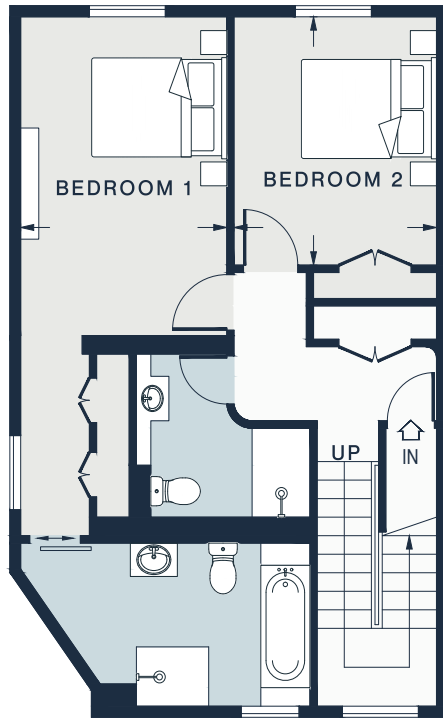
WESTBOURNE GROVE W.I.I



Katie Smith

WESTBOURNE HOUSE

candice



SECOND FLOOR



THIRD FLOOR

Property Details

Architect designed
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom
Shower room
Planning permission for a roof terrace
Royal Borough of Kensington & Chelsea

Approx. 1,114 sq ft / 103.45 sq m
EPC=D
Tenure: Leasehold
Lease Length: circa 151 years
Council Tax Band: E
Service charge: n/a
Ground Rent: £200

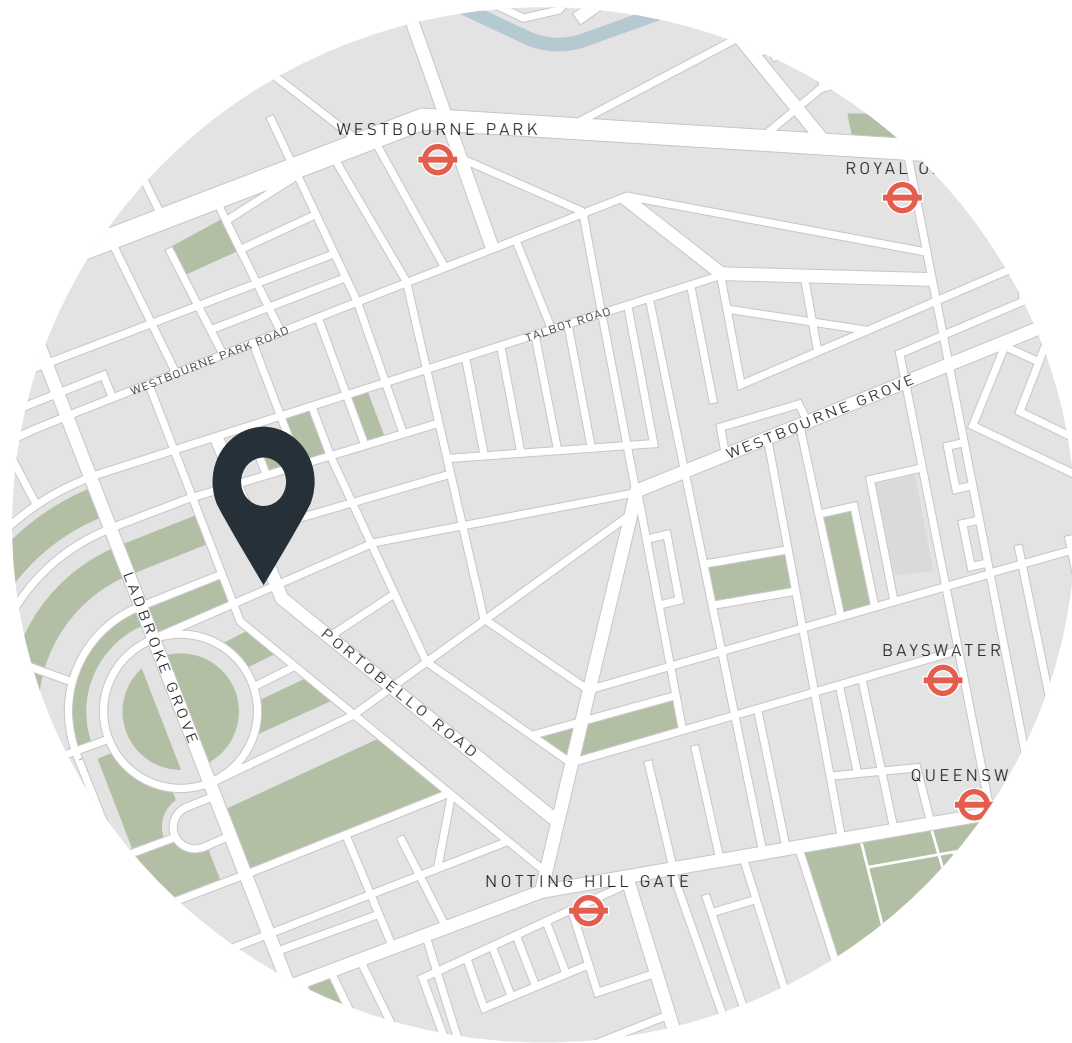
RECEPTION ROOM /
KITCHEN
30'8 x 18'11 (9.3m x 5.7m)

BEDROOM 1
14'2 x 9'5 (4.3m x 2.8m)

BEDROOM 2
11'0 x 9'3 (3.3m x 2.8m)

Approx. Gross Internal Area = 1,114 sq ft / 103.45 sq m

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



Location

Arguably one of Notting Hill's most vibrant 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, Sunday in Brooklyn and Granger & Co. For invigorating workouts, head to Bodyism, 1Rebel or Psyche. It's a short walk to the manicured lawns of Hyde Park – the perfect spot for a picnic. On weekends, wander the markets of Portobello Road – just moments from your door.

Notting Hill Gate (8 mins)

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