

# DOMUS NOVA



Westbourne Grove, W11  
£1,550,000 (OIEO)



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 realms 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.









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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.



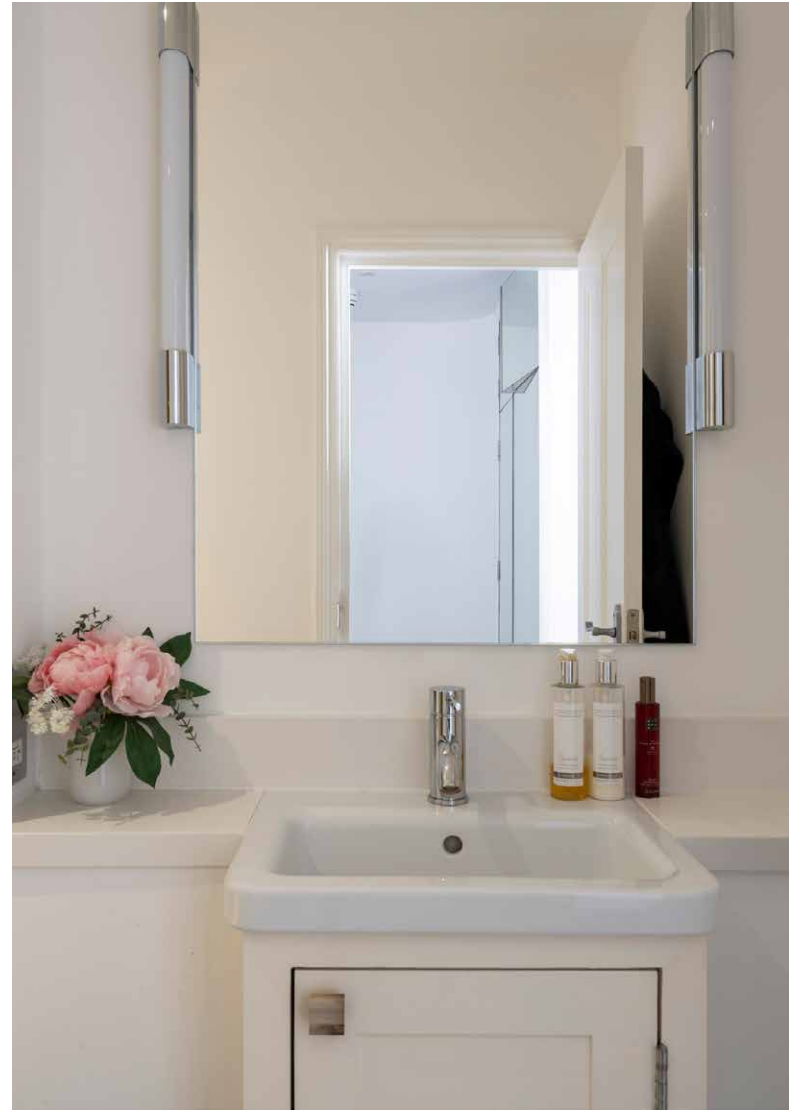










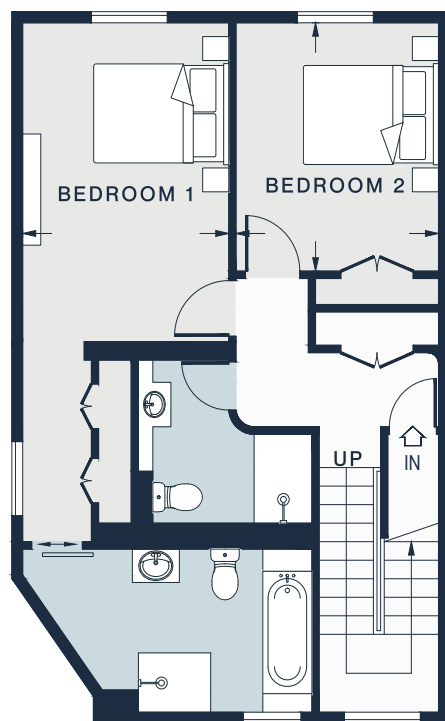












SECOND FLOOR



THIRD FLOOR

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)

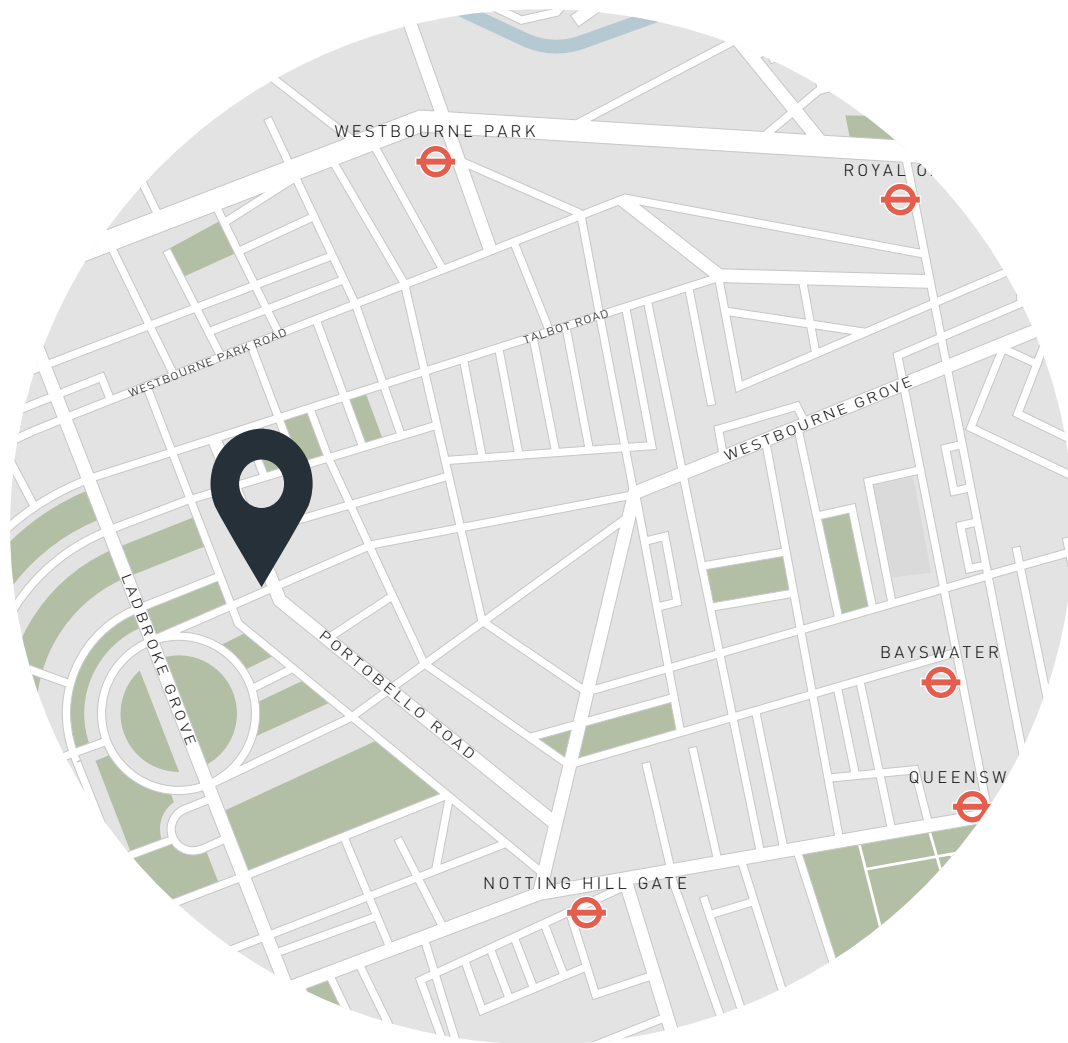
Approx. Gross Internal Area = 1,114 sq ft / 103.45 sq m

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

## 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



## 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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