

DOMUS NOVA



Westbourne Grove, W2
£1,350,000

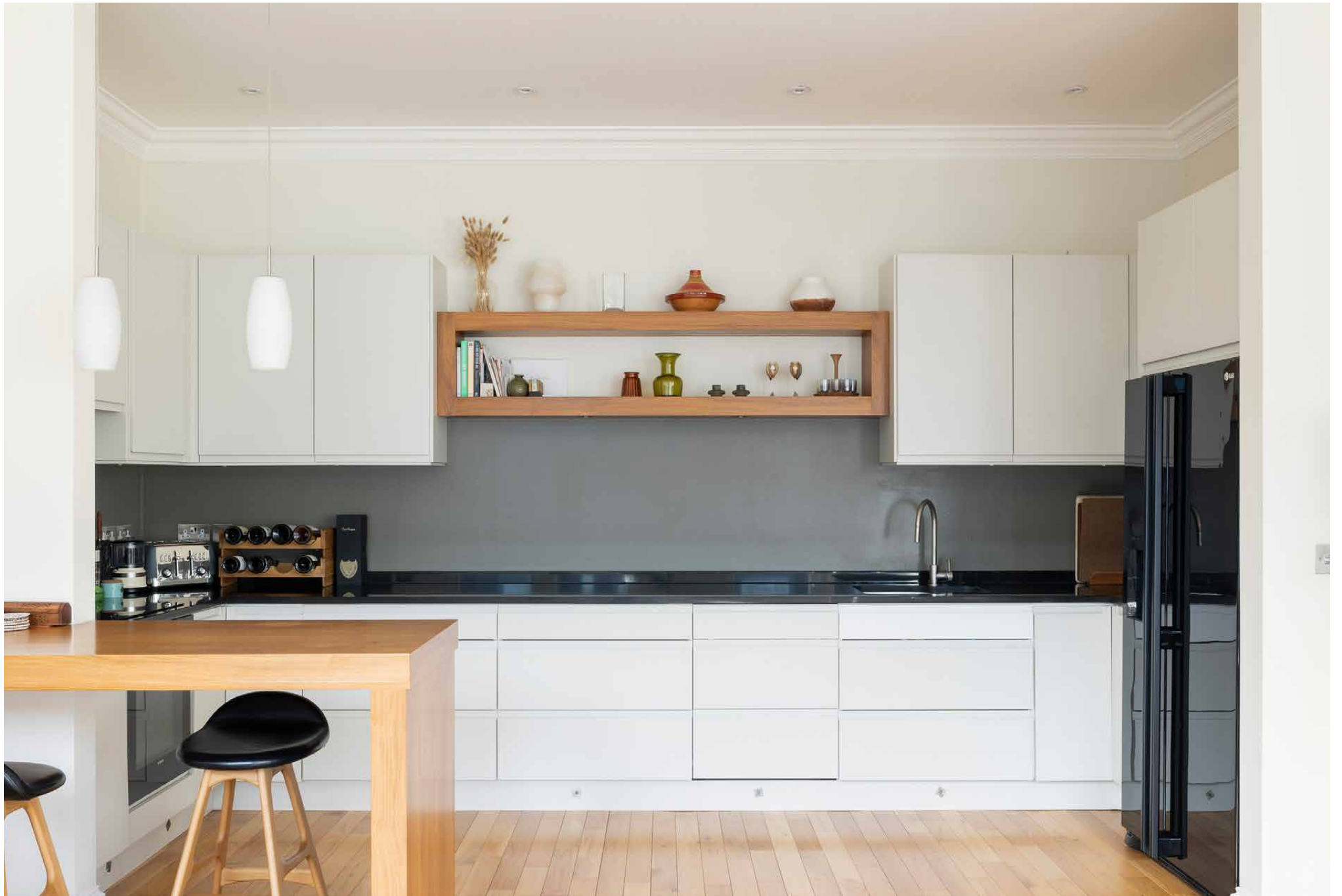


Originally designed by Victorian architect Arthur Billig as an extension of the Bayswater Athenaeum, this Westbourne Grove address was once at the heart of the neighbourhood's cultural scene. And it shows. Theatrical effigies – from Queen Victoria to Dante – gaze out from above the building's Italianate-style, arched windows, while sculptured pilasters frame the stucco-fronted facade.

Inside, this third-floor apartment elevates its traditional architecture with thoroughly modern design. An open-plan layout makes the kitchen and reception room the social hub of the home. Subtly zoned, there's a seamless flow, with a chain of five southeast-facing windows flooding the space with natural light. Accentuating the sense of ease, the kitchen is streamlined. High-spec appliances are seamlessly integrated into black granite worksurfaces, and white handleless cabinetry provides ample storage space. A wooden breakfast bar delineates the generous cooking and living areas, complete with a built-in wine cooler.













“ This third-floor apartment elevates its traditional architecture with thoroughly modern design ”

Both bedrooms are pared-back and contemporary in style. The principal suite features wall-to-wall storage, space for a dressing table and an en-suite with twin vanities, a shower and a separate bath. The second is served by a family shower room and could make an ideal study or home gym. A combined heating and air conditioning system makes this a home for all seasons. For additional convenience, there's a private laundry room separate to the apartment.



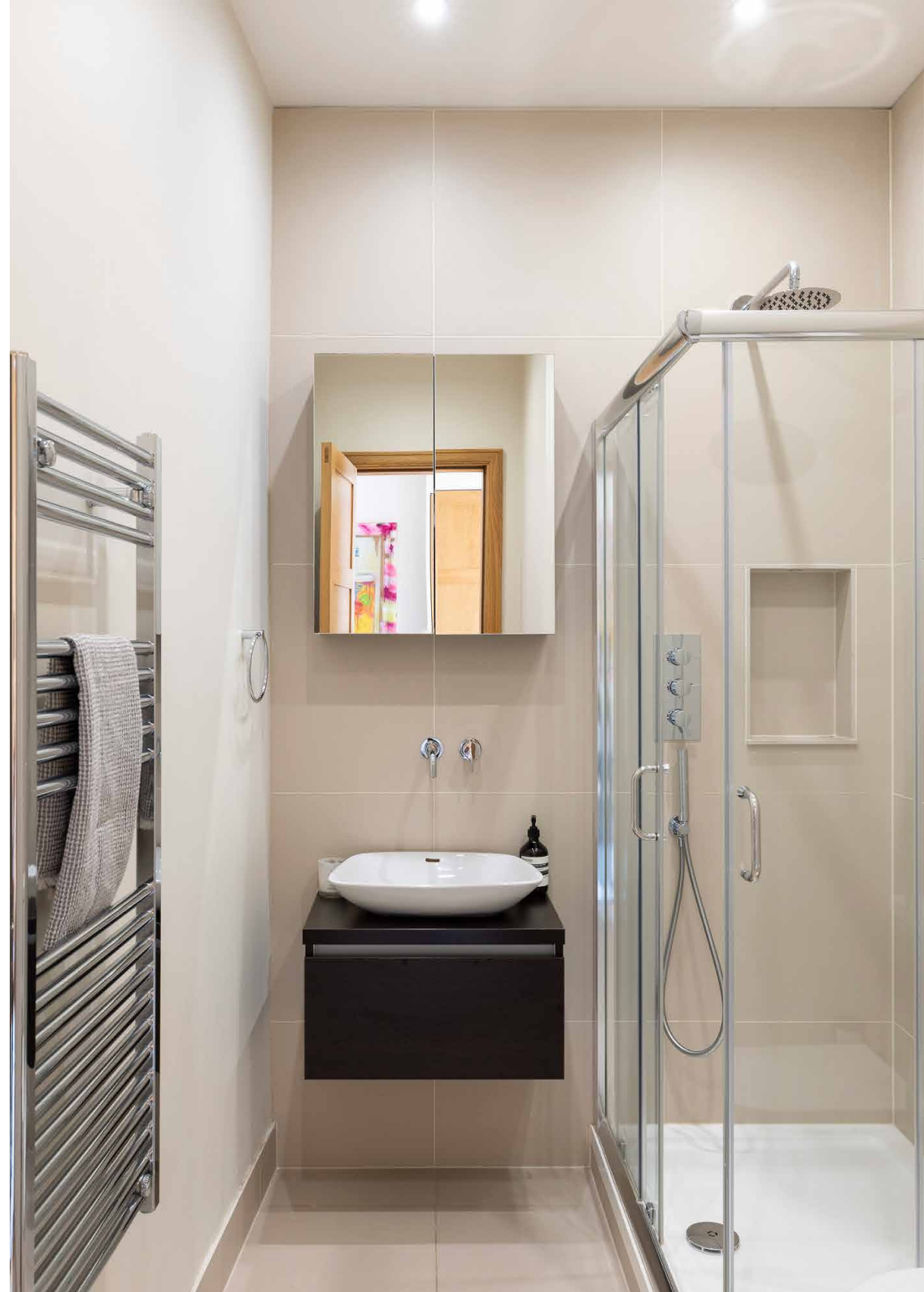












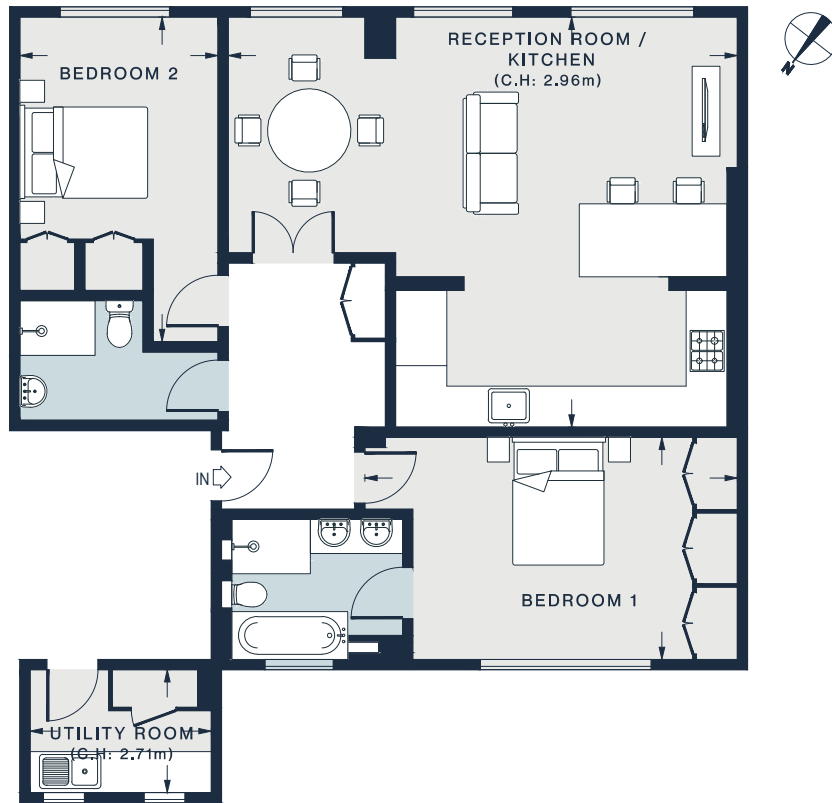


Italia

20

PSYCLE JOY
SMOOTHIES
COFFEE
ACTIVEWEAR

IT'S THE MIND



THIRD FLOOR

RECEPTION ROOM / KITCHEN
24'3 x 19'8 (7.4m x 6.0m)

UTILITY ROOM
8'8 x 6'0 (2.6m x 1.8m)

BEDROOM 1
17'9 x 10'6 (5.4m x 3.2m)

BEDROOM 2
15'5 x 9'6 (4.7m x 2.9m)

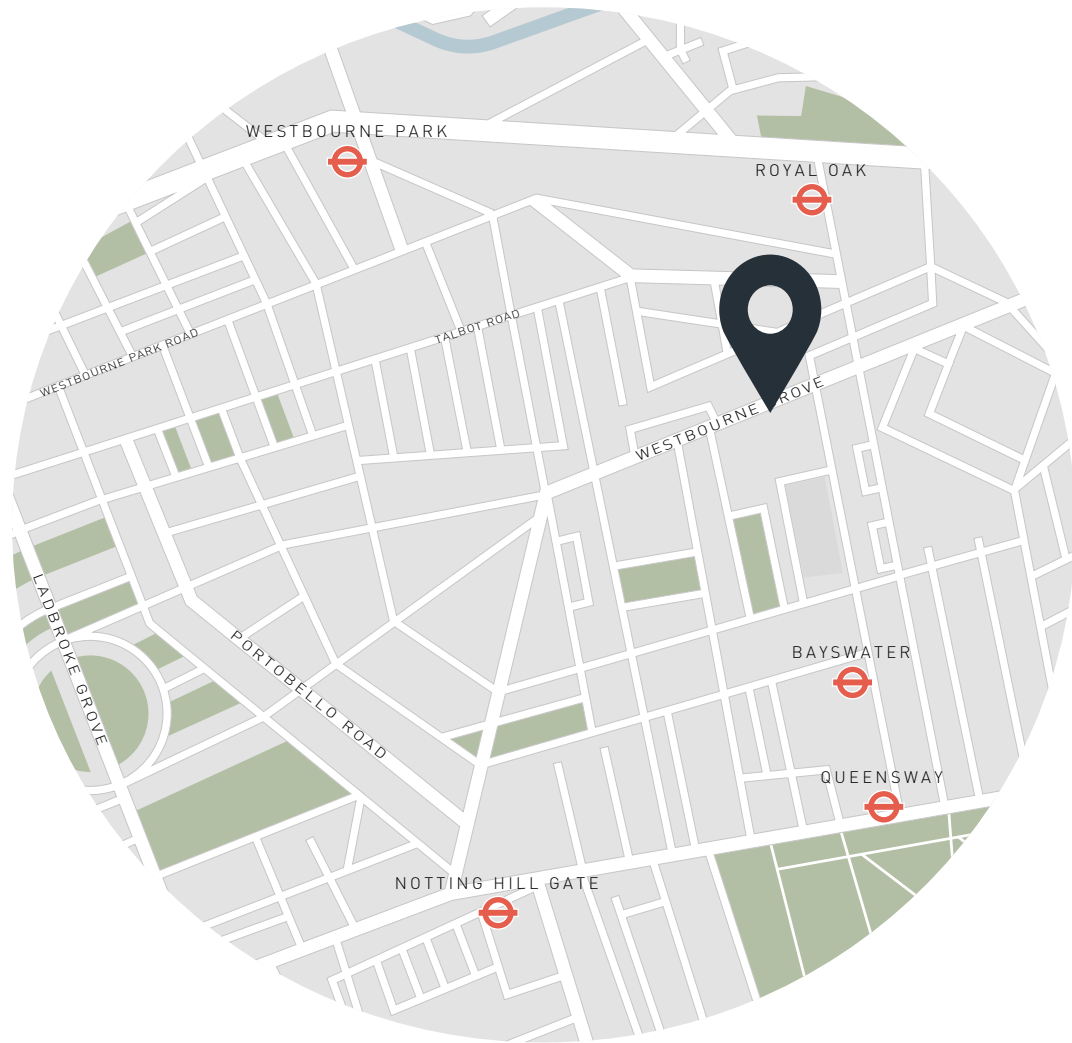
Approx. Gross Internal Area = 979 sq ft / 91 sq m
Utility = 52 sq ft / 4.8 sq m
Total = 1031 sq ft / 95.8 sq m

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

Property Details

Victorian apartment conversion
Open-plan reception room and kitchen
Principal bedroom suite with fitted storage
Guest bedroom
Shower room
Combined heating and air conditioning system
Permit parking on the street.
Banham security alarm and video intercom
Private laundry room
City of Westminster

Approx. 1031 sq ft / 95.8 sq m
EPC=D
Tenure: Leasehold
Lease Length: circa 977 years
Council Tax Band: G
Service charge: £4,372.52
Ground Rent: £0



Location

At the intersection of Bayswater and Notting Hill, this stretch of Westbourne Grove is populated by upscale cafés and boutiques. Ease into the day with coffee from Prezzemole e Vitale, a personal training session at Bodyism or brunch at Beam. Then stock up on essentials at Waitrose or Planet Organic. In ten minutes, you could be strolling the Italian Gardens near Kensington Palace or browsing the vintage stalls along Portobello Road. Head to the Barbary for dinner followed by a nightcap at The Princess Royal and be home in no time at all.

Bayswater – 7 mins (District, Circle)

Royal Oak – 8 mins (Circle, Hammersmith & City)

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