

DOMUS NOVA



Westbourne Grove Mews W11 – £1,495,000

In partnership with **BARNES**
INTERNATIONAL REALTY





With its cobbled pavement and brick façades, architecturally speaking, Westbourne Grove Mews is quintessential London. Step inside this finessed home though, and the design has an Italianate feel. Handcrafted joinery, refined details and polished marble bring gloss to a completely reimagined footprint.

Style goes beyond surface level. Underfloor heating, scene setting lighting and a Sonos music system are seamlessly integrated to bring functionality to the exemplary finishes – from the bespoke Onesta kitchen to the grey chevron flooring.





Divided between areas for cooking, entertaining and relaxing, the generous living space is made to host. A large skylight illuminates from above, spotlighting a state-of-the-art kitchen that resembles a piece of artisanal furniture. Draw the pocket doors shut to conceal high-spec Miele appliances.

There's a uniformity to the design throughout – all classic neutrals that feel timeless and considered. This continues into the bedroom below, accessed via a floating staircase. Soothing tones, a statement headboard and soft carpets wrap the room in comfort. The practicalities are taken care of too, with a wall-to-wall dressing table and walk-through wardrobes. The en suite has a spa-like quality. Opulently clad in floor-to-ceiling marble, it comes with double sinks, a deep bathtub and large rainfall shower.







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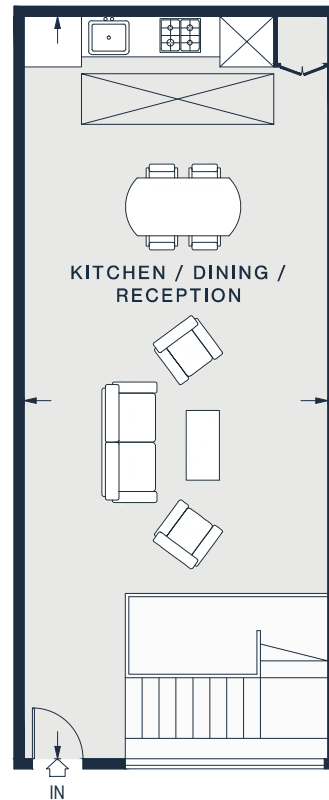








LOWER GROUND FLOOR



GROUND FLOOR

KITCHEN / DINING /
RECEPTION
38'1 x 14'9 (11.6m x 4.5m)

BEDROOM
19'10 x 14'0 (6.0m x 4.2m)

Approx. Gross Internal Area = 991.3 sq ft / 92.1 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Property Details

Maisonette set in a peaceful mews
Open-plan reception and dining room
Bespoke Onesta kitchen
Opulent bedroom suite with dressing area
Underfloor heating and Sonos music system
Enviably location just off Westbourne Grove
The Royal Borough of Kensington & Chelsea

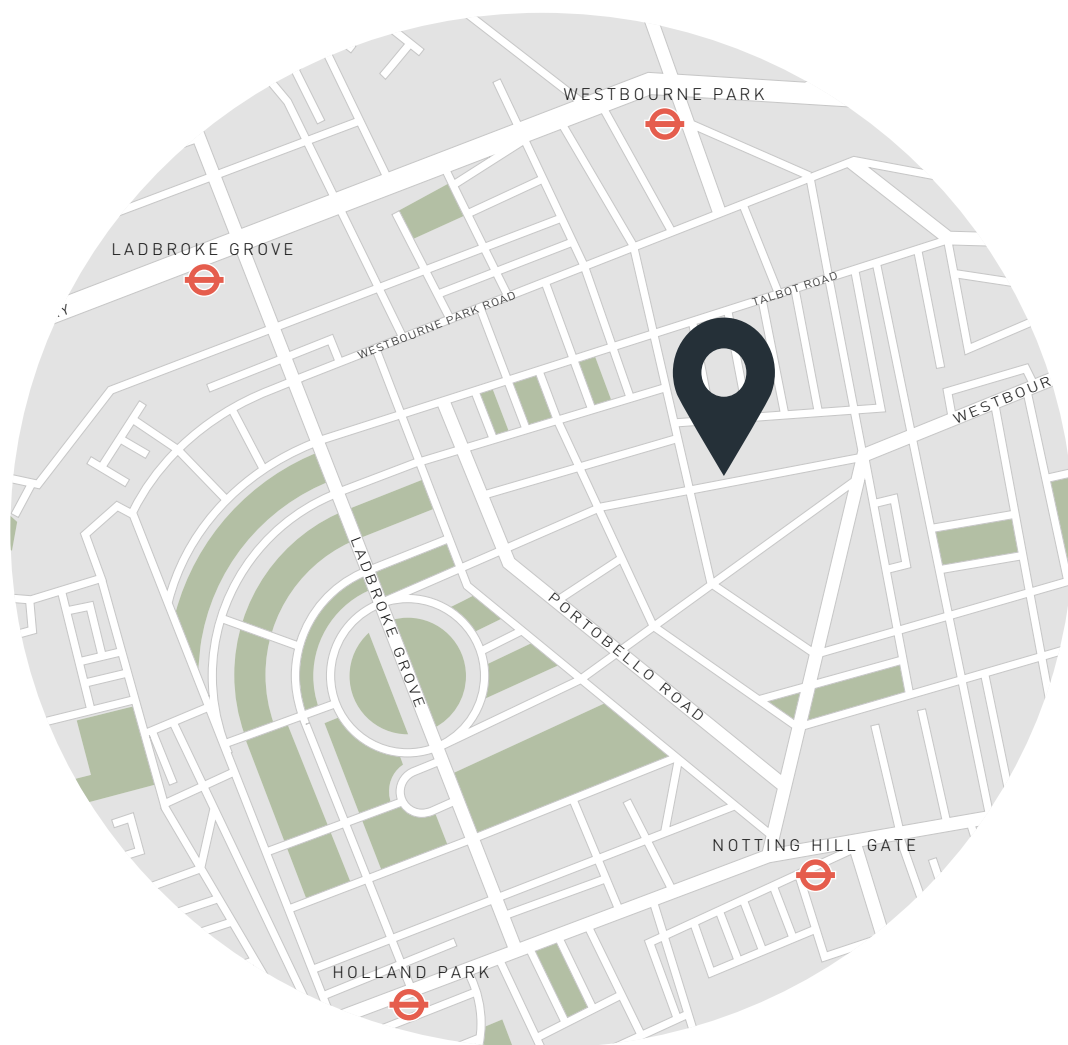
Approx. 991 sq ft / 92 sq m

EPC=B

Tenure: Leasehold

Lease Length: circa 990 years

Council Tax Band: E



Location

The epicentre of Notting Hill is on the doorstep here. Running through the heart of the neighbourhood, Westbourne Grove's independent businesses bolster the sense of community and serve the everyday. Think coffee at Jusu Brothers, wellness at Bodyism and organic groceries from Daylesford. The weekends are just as well catered for, with brunches at Beam, drinks at the Princess Royal and dinners at Dorian. Or it's a short walk to the green expanse of Hyde Park.

Notting Hill Gate – 10 mins (Central, District & Circle)

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

Specialising in London
and Ibiza's design-led homes

Let's talk
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