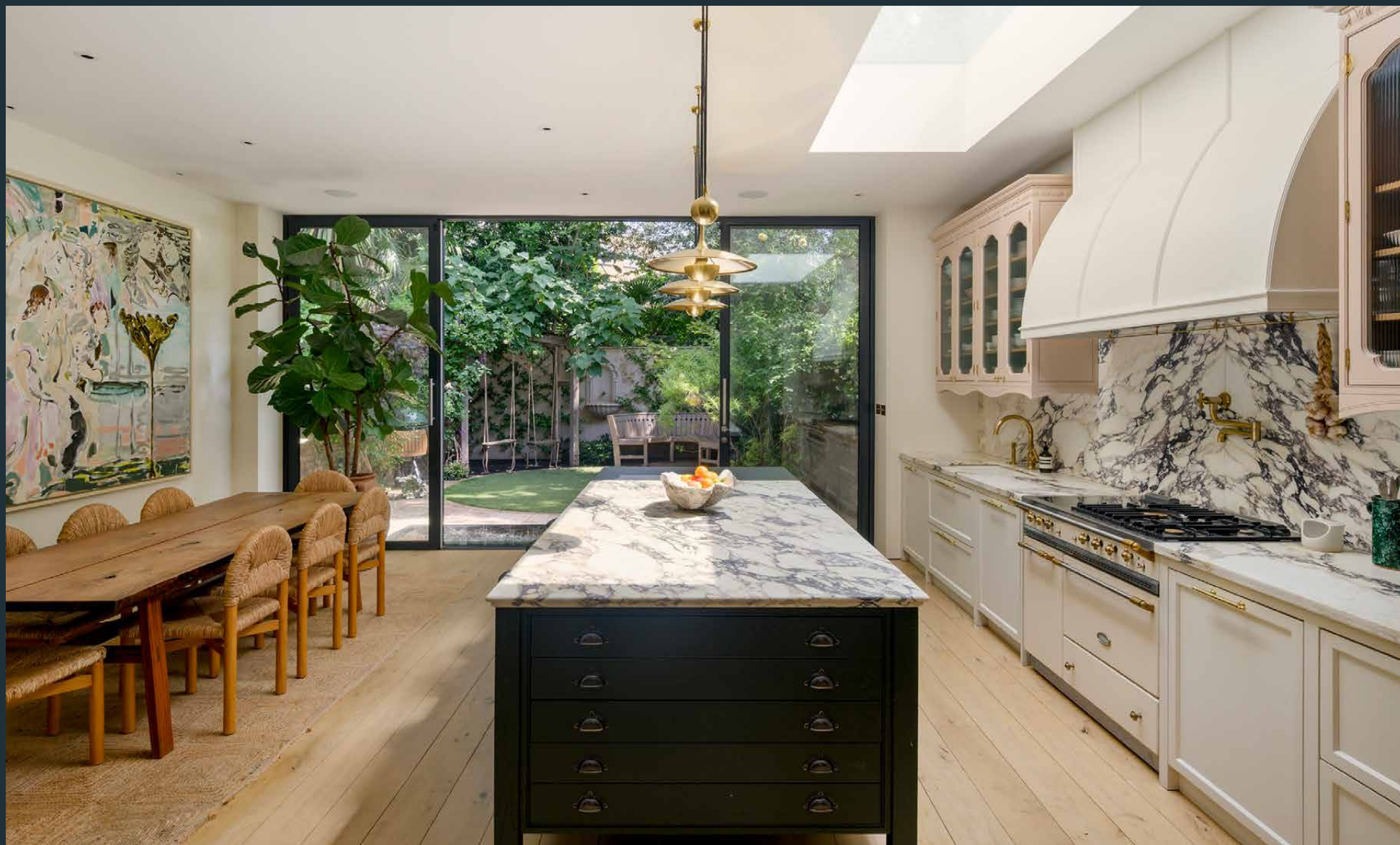


# DOMUS NOVA



Westbourne Park Road W2 – £7,950,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



This is a home with presence. Entirely reimaged by Studio Fabrik, it makes its first impression quietly but confidently. Sassoitalia stone tiles flecked with Yorkstone draw you towards the entrance and introduce the balance that defines the house: polished yet warm and never overworked.

Inside, period architecture holds its ground. High ceilings, generous proportions and original features create an elegant framework for a far more expressive interior. Colour is used boldly but precisely. Texture does much of the talking. Custom joinery and richly patterned textiles bring personality.

The living room is inviting and layered. A floor-to-ceiling curved window with original arched shutters anchors the space, while a dramatic black marble fireplace, salvaged from Lassco, adds weight and contrast. Bespoke walnut bookcases inlaid with burlwood flank the room, their tortoiseshell effect offset against plaster-toned walls and crisp corning.







The kitchen and dining room form the gravitational centre of the house. Dramatically veined Calacatta Viola marble sweeps across the surfaces, offset by bespoke pale pink cabinetry, fluted glass and a custom-made cooker hood with a distinctly architectural silhouette. Natural oak floors run throughout, softening the impact and pulling the spaces together.

Family life has been seamlessly slotted into the design. The large island includes deep pull-out drawers for children's craft supplies, while serious kitchen kit is neatly integrated: a Lacanche stove with gas and induction, a pot filler, Waterworks fittings and two dishwashers. Behind the scenes, a hard-working pantry is fitted with an oak butcher's block and generous shelving.

To one side, the dining area has space for a large table and a bar, with a separate sink and antiqued mirror by Dominic Schuster extending the sense of occasion. To the other, full-height glazing opens the room to the garden, drawing the eye out to a circular lawn framed by limestone and mature planting.

The garden feels private and transportive. A timber swing sits to one side beneath the trees, while a water feature adds a constant, calming soundtrack. Screened from view, it feels more courtyard retreat than London back garden. Tucked just out of sight, a side passageway enables access to the front of the house, plus handy storage for bikes and outdoor furniture.















On the lower ground floor, the mood becomes more playful. This level is made for gathering: a wall-to-wall entertainment unit in oak and burlwood is the focal point, designed for film nights, sprawling afternoons and downtime. A skylit gym area makes use of the light from above, while a natural ventilation system keeps the floor feeling fresh and ambient. Function is folded in neatly: a utility room with a Victorian ailer, a cloakroom, a contemporary shower room and two quietly positioned bedrooms complete the level.











The atmosphere slows on the first floor, devoted entirely to the principal suite. Fitted wardrobes, a walk-in wardrobe and a dedicated dressing area unfold in sequence as restored sash windows bring in light from both front and back, underscoring the sense of calm.

The en suite is one of the home's most atmospheric spaces. Bespoke herringbone floor tiles, cut from large slabs of marble in salmon pink and mottled purple, set the palette. A double shower is finished with a Calacatta marble tray, pink Moroccan tiles and Drummonds fittings. A bar-cart-inspired vanity brings storage and glamour in equal measure, while hand-drawn Maison C wallpaper adds a whimsical note. The rolltop bath looks out across the greenery of the garden.





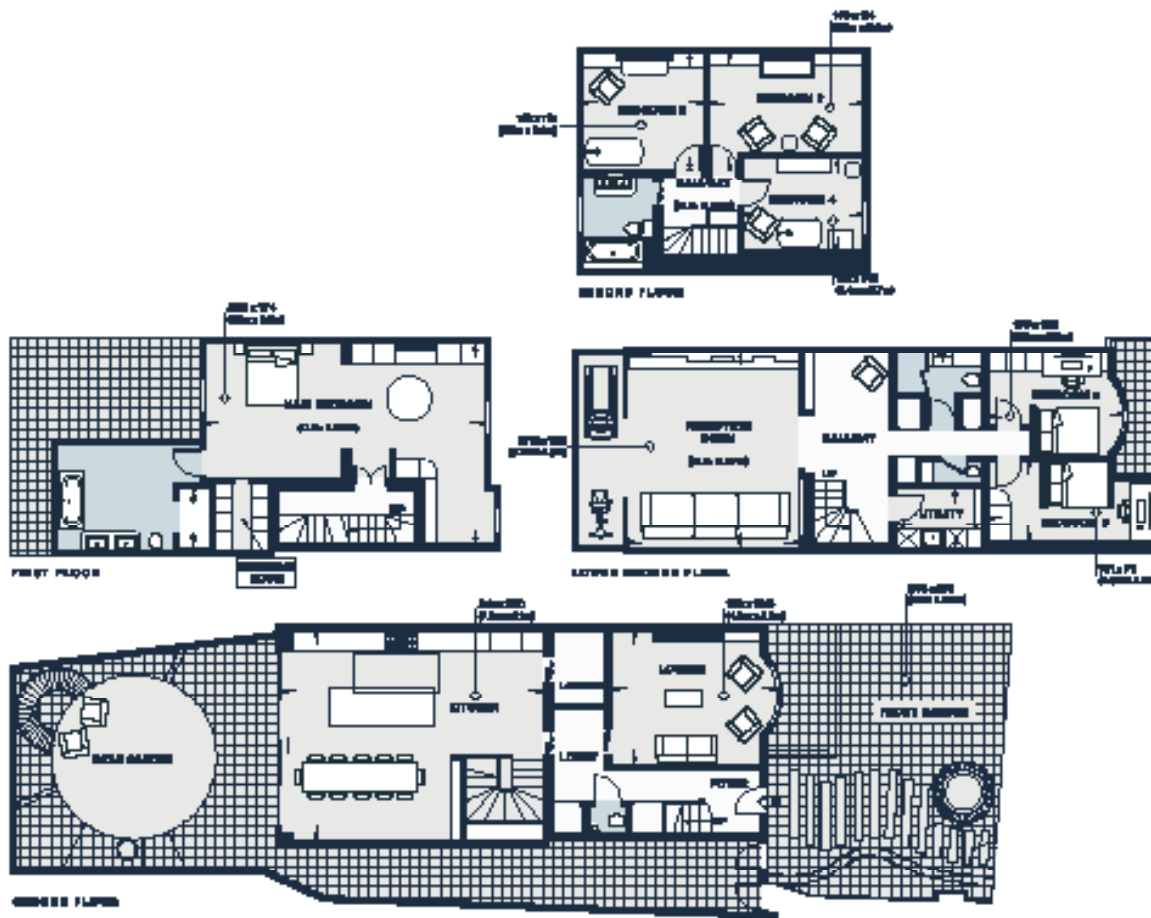
The second floor is currently arranged as a children's domain, with three bedrooms finished with playful wallpapers and upholstered details. One room features a custom bunk bed; another has a reading nook inspired by the curve of a Moroccan arch. Soane Britain, Little Greene and Pierre Frey appear throughout, giving each room its own identity while keeping the overall mood cohesive.

A dedicated bathroom on this floor is finished in buttery lemon and turquoise, with a marble-wrapped bath, scalloped Mosaic Factory tiles and double Water Monopoly sinks with pink and blue taps.









Lower Ground Floor = 382 sq ft / 35.2 sq m  
 Ground Floor = 813 sq ft / 75.4 sq m  
 First Floor = 678 sq ft / 62.8 sq m  
 Second Floor = 328 sq ft / 30.4 sq m  
 Approx. Gross Internal Area = 3,097 sq ft / 287.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practices.  
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## Property Details

Newly renovated to an exceptional standard

Interior design by Studio Fabrik

Reception room with original curved sash window

Standout kitchen and dining room with pantry and bar area

Principal bedroom suite with walk-through wardrobe, dressing area and en suite

Five guest bedrooms

Two bathrooms

Two cloakrooms and utility room

Family room with gym

Secluded garden with established greenery

Convenient side access and bike storage

Gated, off-street parking

Large loft providing valuable storage

City of Westminster

Approx. 3,097 sq ft / 287.7 sq m

EPC=E

Tenure: Freehold

Council Tax Band: H



## Location

Life on Westbourne Park Road puts you right in the heart of Notting Hill. The area's institutions lie in wait – brunches at Beam, weeknight dinners at Dorian or special occasions at The Ledbury. Daily routines are just as well served, with Waitrose, Daylesford and boutique fitness studios nearby, and Kensington Gardens and Portobello Road offering space to wander. For a perfect local finale, The Cow remains a neighbourhood classic for Guinness, oysters and an unmistakably West London atmosphere.

Royal Oak – 7 mins (Circle, Hammersmith & City)



# 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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