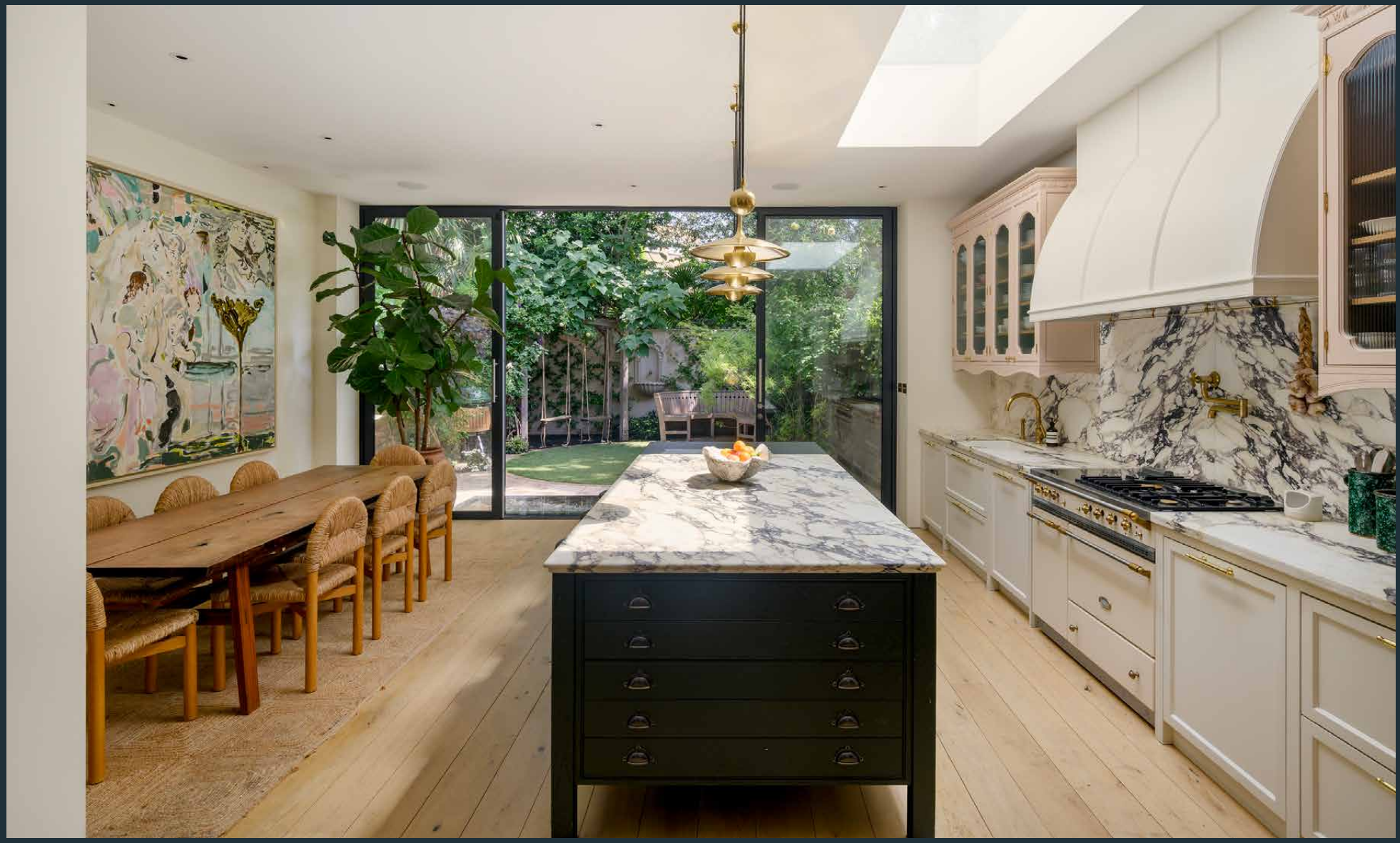
# DOMUS NOVA



Westbourne Park Road W2 – £7,950,000

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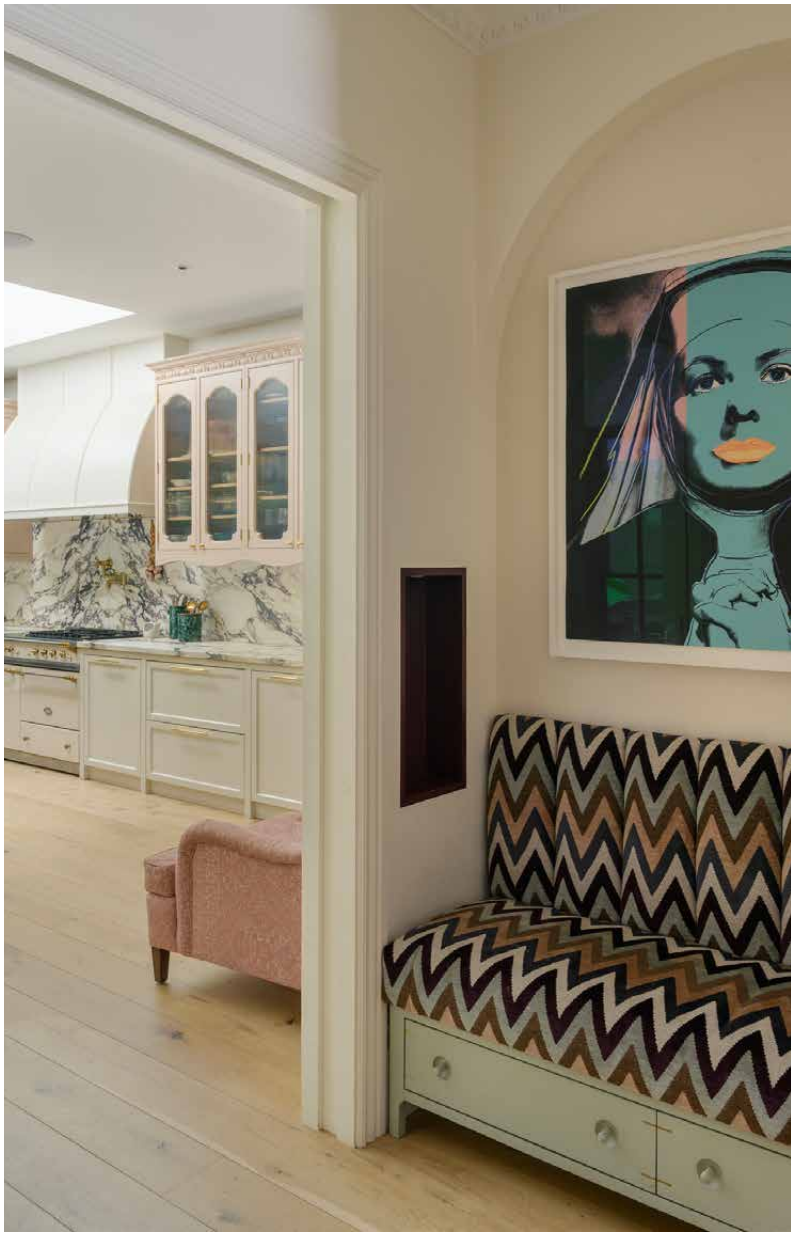
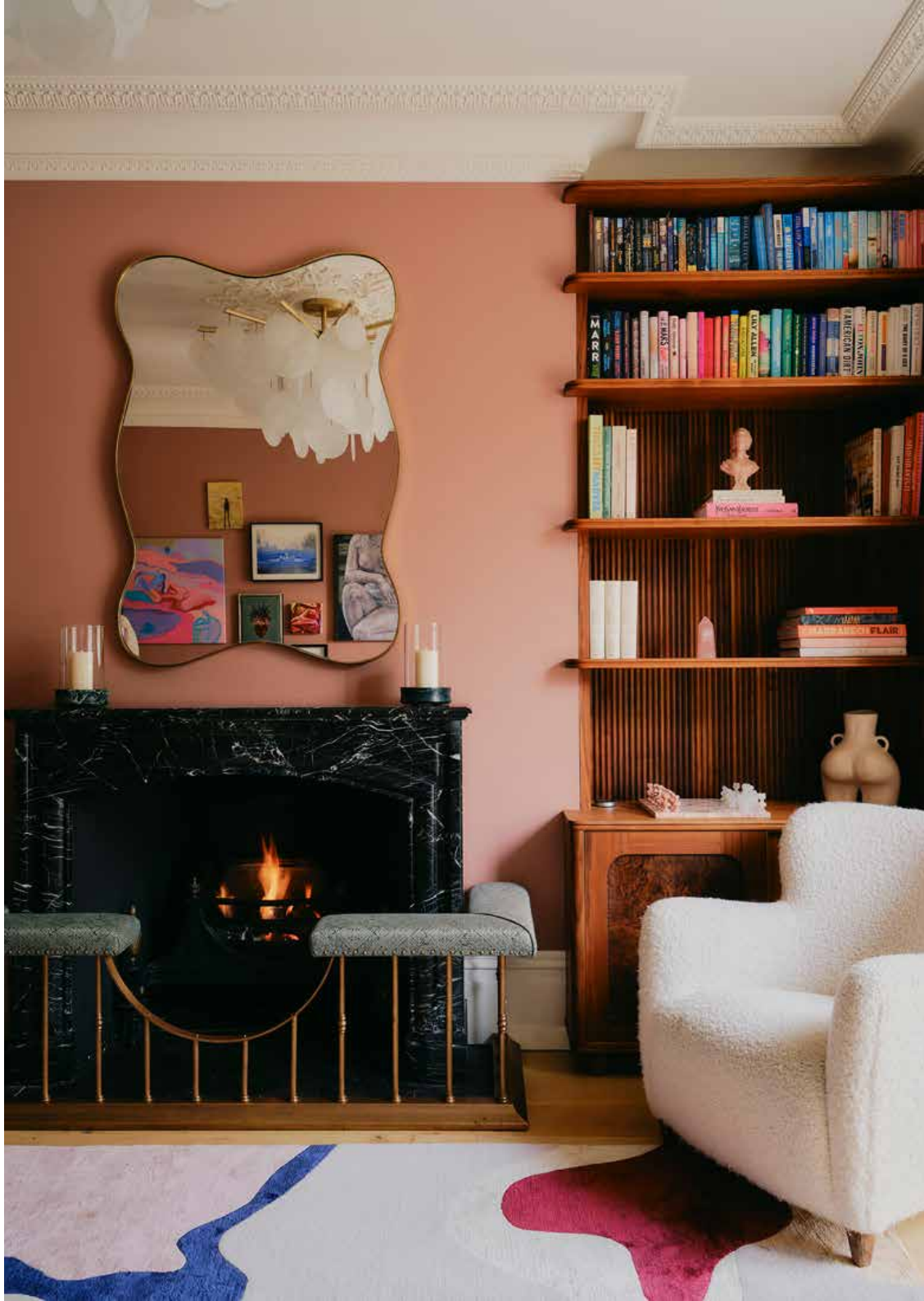
Westbourne Park Road knows how to make an entrance. Beyond hand-forged gates, Sassoitalia stone flecked with Yorkstone hints at the craftsmanship and creative streak to come. Inside, Studio Fabrik has taken the building's architectural bones and run with them.

The living room has plenty of character to work with. A floor-to-ceiling curved window, complete with original arched shutters, draws in the light. Alongside, a black marble fireplace salvaged from Lassco brings a darker counterpoint, flanked by walnut bookcases with swirling burlwood inlays. Even the cloakroom gets in on the act, dressed in marbled wallpaper, blue shiplap and antique taps.

The kitchen is where things really come together. Calacatta Viola marble makes a statement against pale pink cabinetry, fluted glass and an architectural cooker hood. Behind the good looks, there's serious culinary kit: a Lacanche stove, Waterworks fittings, a pot filler, two dishwashers and a hard-working pantry. The island has a trick up its sleeve, too, with deep drawers for children's craft supplies.

The dining area picks up where the kitchen leaves off. A dedicated bar and antiqued mirror by Dominic Schuster set the scene for long lunches and later evenings, while full-height glazing pulls the garden into the picture. Outside, a circular lawn, mature planting and a timber swing offer a change of pace. The water feature provides the soundtrack.

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The lower ground floor has downtime down to a fine art. There's a cinema room wrapped in oak and burlwood joinery for film nights, plus a skylit gym for when the mood takes a more energetic turn. Two further bedrooms, a shower room and utility space see to the practical side of things.

Upstairs, the first floor is devoted entirely to the principal suite. Restored sash windows frame views from either side, while fitted wardrobes and a dedicated dressing area keep everything in its place. In the bathroom, restraint gives way to theatre: salmon-pink and mottled-purple marble, a double shower with a Calacatta marble tray, and hand-drawn Maison C wallpaper. A rolltop bath overlooking the garden invites a longer soak.

Above, three further bedrooms have been imagined with younger residents in mind. Think custom bunk beds, playful Pierre Frey fabrics and a reading nook beneath a Moroccan-inspired arch. The family bathroom follows suit in buttery lemon and turquoise, with scalloped tiles and pink-and-blue taps.

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 = 982 sq ft / 91.2 sq m
Ground Floor = 913 sq ft / 84.8 sq m
First Floor = 676 sq ft / 62.8 sq m
Second Floor = 526 sq ft / 48.9 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 practice.
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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

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