

DOMUS NOVA



Westbourne Park Road W11 – £2,500 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Tucked into the garden level of a handsome townhouse, this two-bedroom apartment unfolds with discerning design and a surprising sense of light. The open-plan reception room is the beating heart of the apartment – considerably arranged to cater to all occasions. A deep green velvet sofa anchors the sitting area, with a mirror-screen TV discreetly hung opposite. Artwork hangs confidently by the table, just switch on the fireplace below for elevated home dining.

A marble-topped island blurs the boundary with the kitchen, where boucle bar stools offer a perch for coffee or observing chefs at work. White shaker cabinetry pairs with Calacatta marble worktops; a sleek induction hob and integrated double Miele ovens speak to serious cooking credentials. It's here that the apartment reveals its most unexpected asset, with doors opening out to a private patio garden. Thoughtfully furnished, it features a bistro table for two on the lower level, with an outdoor sofa above.



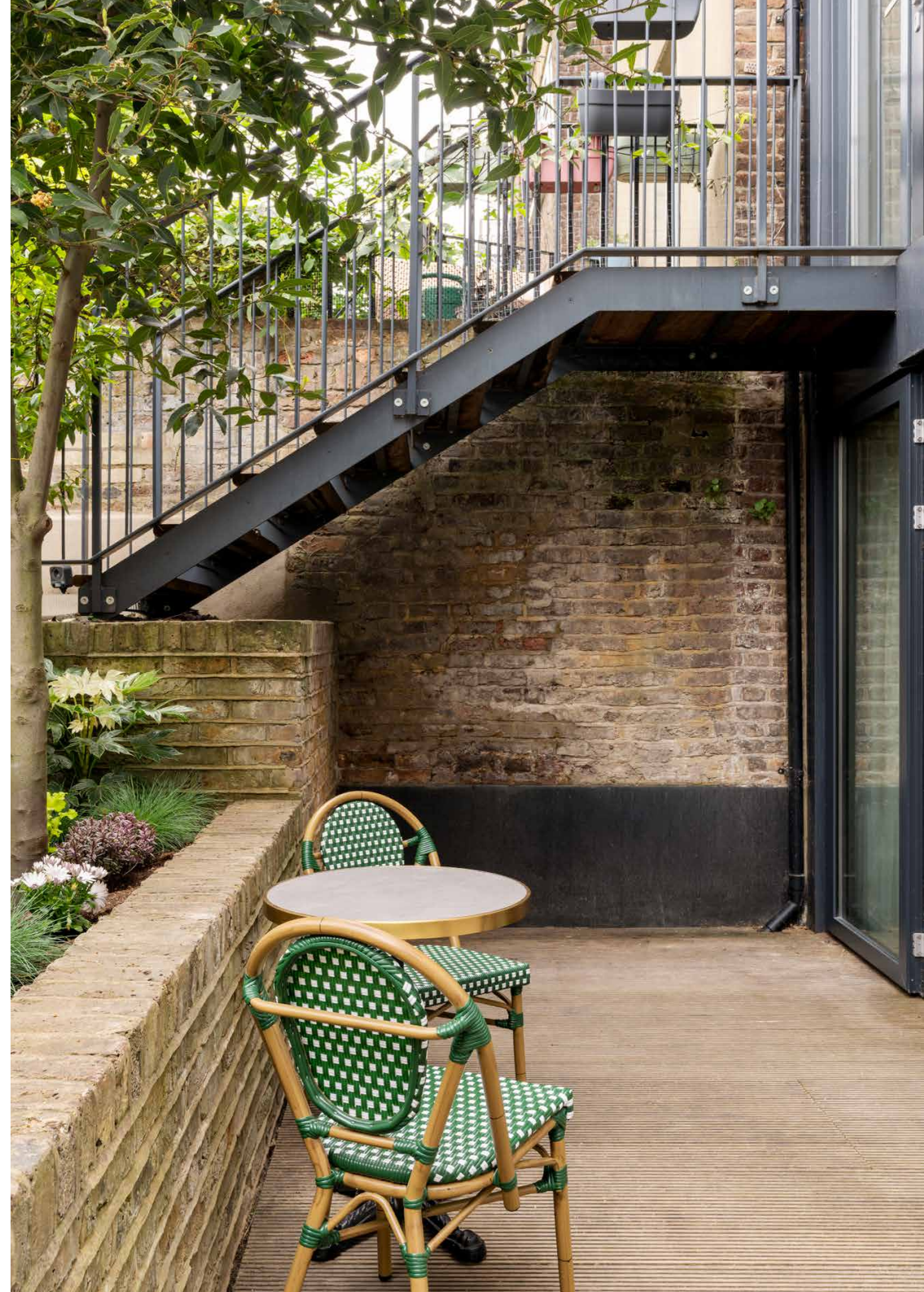


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The principal bedroom is curated for calm – sash bay windows let in plenty of light, while bespoke integrated storage keeps things serene. Its en suite bathroom is well-appointed throughout, featuring a warm wood vanity unit and rainfall shower. Arranged to the rear, the second bedroom enjoys direct access to the lower terrace via its own door. A family bathroom serves this room, fitted with a bathtub and overhead shower.

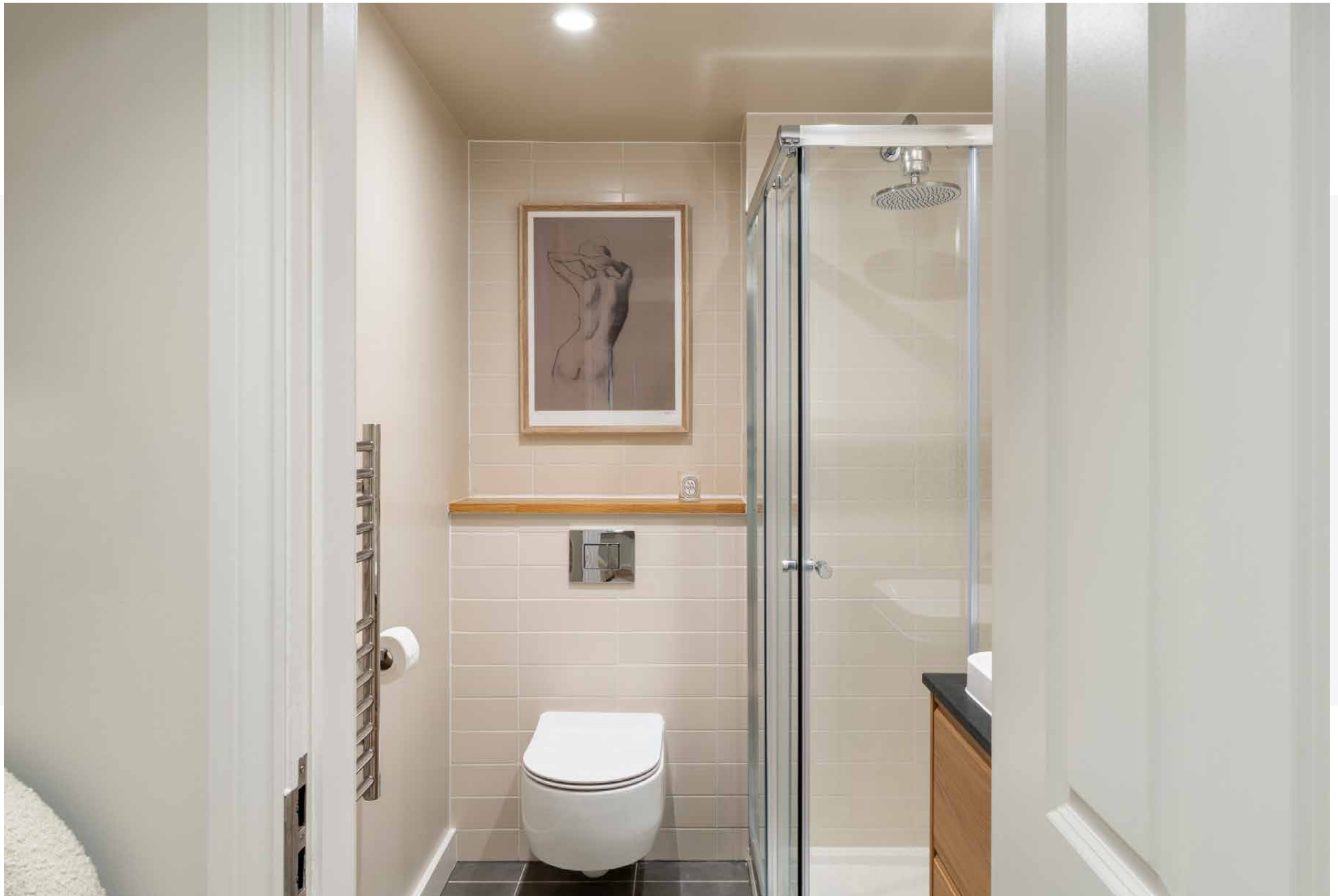


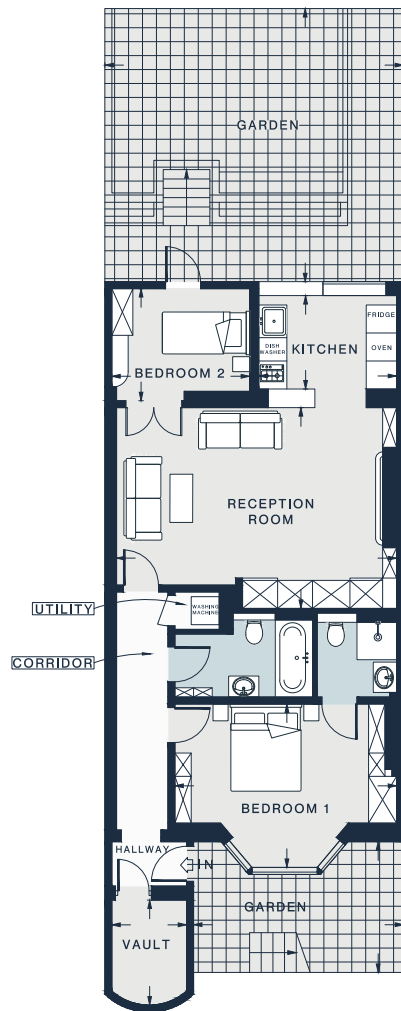












Property Details

2 Bedrooms, 2 Bathrooms
 Open-plan dining and reception room
 Contemporary kitchen with direct patio access
 Principal bedroom suite with fitted storage
 Guest bedroom with integrated wardrobes
 Split-level patio garden
 Family bathroom

Approx. 834 sq ft / 77.5 sq m
 EPC=C
 Deposit: £10,000 (SL)
 Council Tax Band: E

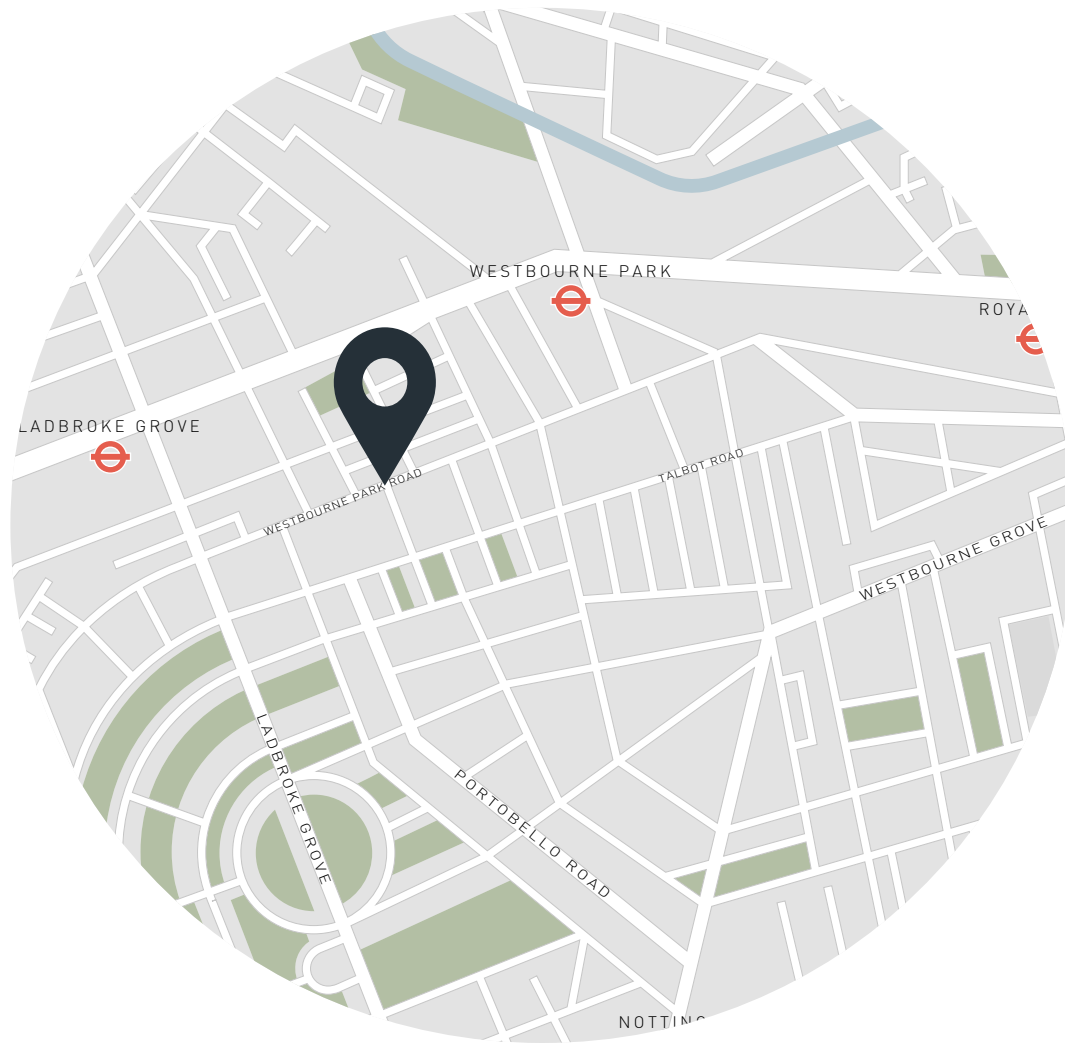
RECEPTION ROOM
 19'8 x 14'1 (6.0m x 4.3m)

BEDROOM 1
 15'9 x 11'6 (4.8m x 3.5m)

KITCHEN
 9'6 x 7'1 (2.9m x 2.4m)

BEDROOM 2
 9'8 x 8'0 (3.0m x 2.4m)

Approx. Gross Internal Area = 834 sq ft / 77.5 sq m (Including Vault)



Location

Westbourne Park Road is a springboard to Notting Hill's most vibrant offerings. Just seconds from Portobello Road, there's a host of antiques shops and market stalls to explore, leading to London's oldest working picture house, the Electric Cinema. Start the mornings with a workout at SoulCycle or Barrecore, followed by brunch at Granger & Co. on Westbourne Grove. The Michelin Bib Gourmand Empire Empire is on your doorstep for dining out, plus a host of local favourites: The Pelican, The Cow and The Ledbury to name a few. The Underground is close to ferry you into central London and beyond.

Ladbroke Grove – 7 mins

Westbourne Park – 9 mins



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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