

# DOMUS NOVA



Westbourne Park Villas W2  
£1,500,000



Loft-style living and eclectic interiors. This two-bedroom house in Notting Hill styles a heritage framework with uplifting hues.

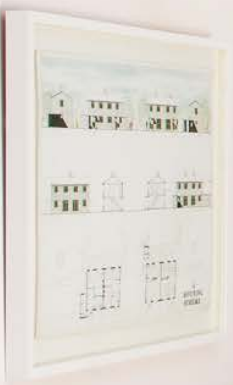
On a quiet corner of Westbourne Park, a compact courtyard plays host to a home with style. Built into its period brick façade, sage shiplap panelling frames the entrance to create a characterful first impression.

Inside, pastel tones produce a considered canvas for an eclectic trove of curios. In the ground floor reception room, natural light makes for an uplifting welcome. A dusty pink shade wraps around the walls, while neutral carpeting grounds brighter pops of colour. Separated from the stairs leading to the first floor, this space benefits from a welcome sense of privacy, offering impressive versatility to be styled as an additional bedroom, office or studio.

Making the most of an inverted layout, an open-plan kitchen and reception room at the top of the home embraces loft-style living. Natural light flows effortlessly throughout, courtesy of skylights in the soaring vaulted ceiling. At one end, a light grey marble kitchen offers a cool contrast to pale peach walls. Integrated appliances and stainless steel finishes leave a clean feel, while striped fabric conceals open white cabinetry.

Sat above the countertops, two windows look out across the neighbouring gardens. A bright seating space sits to the other side, backdropped by glass-panelled doors opening to a balconette.

















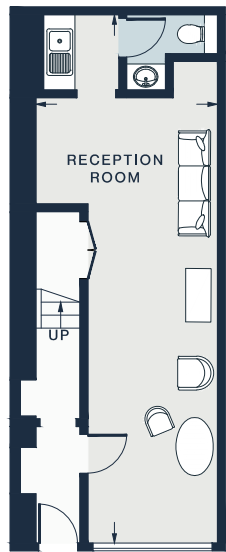
Across the first floor, whitewashed wooden floors sweep through two spacious bedrooms. In the principal, a pared back palette keeps things simple and serene. Elegant fitted wardrobes flank the entrance, while double doors opposite open to a Juliet balcony. A sense of tranquillity continues in the second bedroom. Sash windows invite in light, while grey painted column radiators positioned below create contrast. Enveloped in dark olive tones, a sophisticated family bathroom features a white tiled bathtub with overhead shower.

Sat between the bedrooms, a half-landing leads the way to a mini urban oasis – a secluded decked terrace.

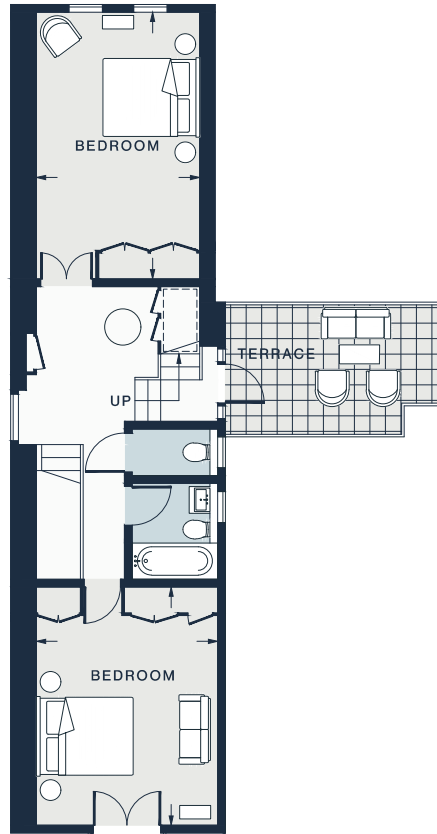








GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

RECEPTION

33'6 x 11'7 (10.2m x 3.5m)

BEDROOM

15'4 x 11'5 (4.7m x 3.5m)

RECEPTION / KITCHEN

51'6 x 12'7 (15.7m x 3.84m)

BEDROOM

16'11 x 10'4 (5.2m x 3.1m)

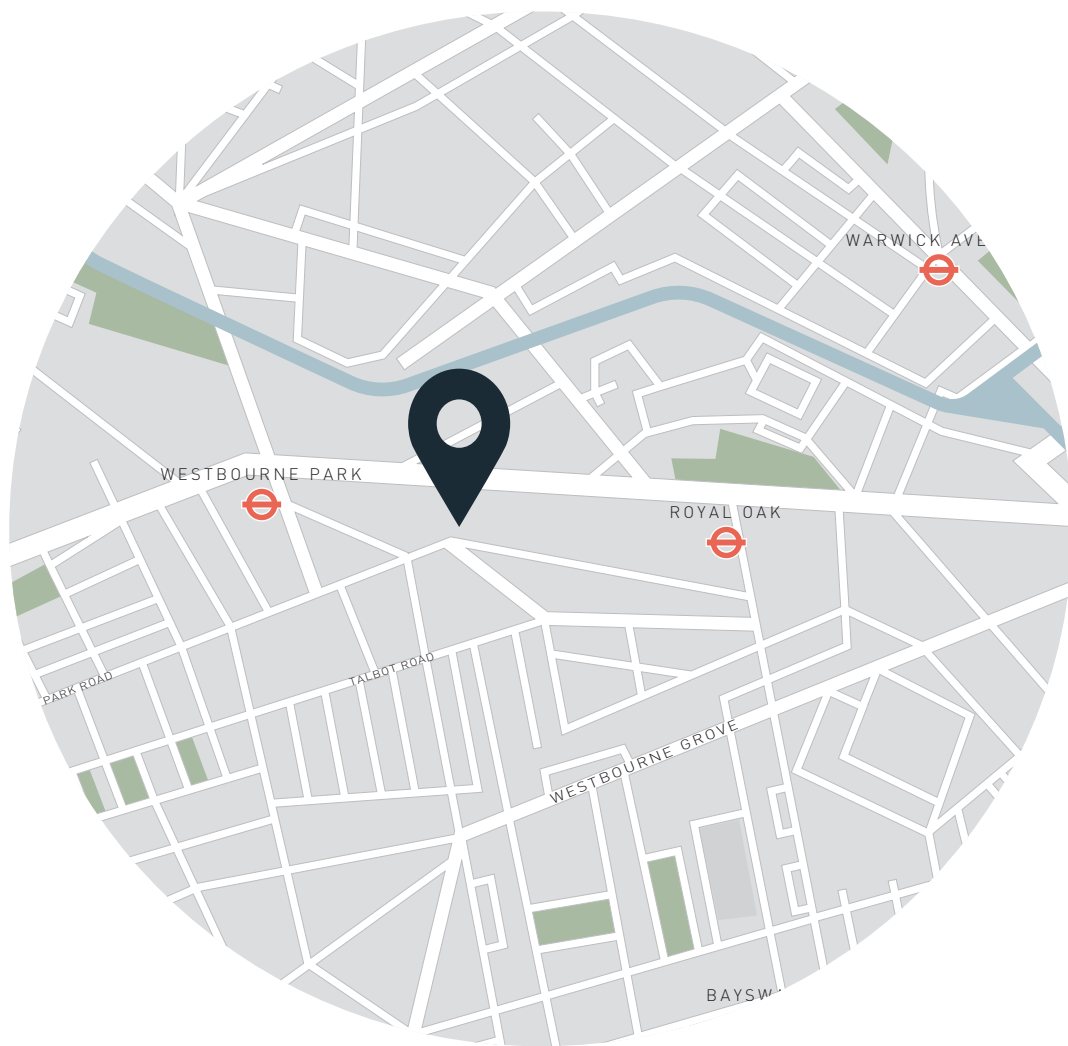
Approx. Gross Internal Area = 1,610 sq ft / 149.6 sq m

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

## Property Details

Open-plan kitchen and reception room  
Versatile additional bedroom, office or studio  
Two bedrooms  
Family bathroom  
Terrace  
City of Westminster

Approx. 1,610 sq ft / 149.6 sq m  
EPC - C  
Council tax - G  
Freehold



## Location

Westbourne Park Villas places you minutes away from the best of Notting Hill's independent boutiques and high-end restaurants. Wander down to Westbourne Grove for a coffee at Beam, followed by a stroll along the Grand Union Canal. On the weekends, browse the vintage stalls on Portobello Road. To end the evening, legendary pubs await just moments from your door – try The Cow for oysters and a Guinness or The Westbourne for a welcoming atmosphere.

Royal Oak – 6 mins

Westbourne Park – 7 mins

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