

# DOMUS NOVA



Westbourne Terrace Road, W2  
£1,995,000



Made up of picturesque period homes and canal-side narrowboats, Little Venice vaunts a serene quality. From the exterior, this apartment echoes its surroundings. Beyond its private entrance, a stark contrast unravels in the form of vibrant interiors and contemporary architectural design.

Through Crittall glass doors, a laterally arranged living space exudes personality. Traditional and contemporary are thoughtfully balanced; a Georgian Bow window looks out to the courtyard – a quiet spot to sip coffee – while a 101 Copenhagen drop chandelier makes for a striking centrepiece. Establish the ambiance with the marble fireplace, Lutron lighting system and built-in speaker system.

The adjoining kitchen is a masterpiece in marble; monochrome chequered tiles sweep underfoot while a Rosso Luana Verde island serves as a sleek workspace. No detail has gone unnoticed here, from the Zellige tile backsplash and Lusso Stone hardware. Top of the range Gaggenau appliances offer the finishing touch. A glass conservatory plays host to the dining area, where bi-folding doors connect an exterior decked space – perfect for entertaining in warmer climes. A landscaped green lawn lies beyond, bordered by maturing trees and walls for privacy.



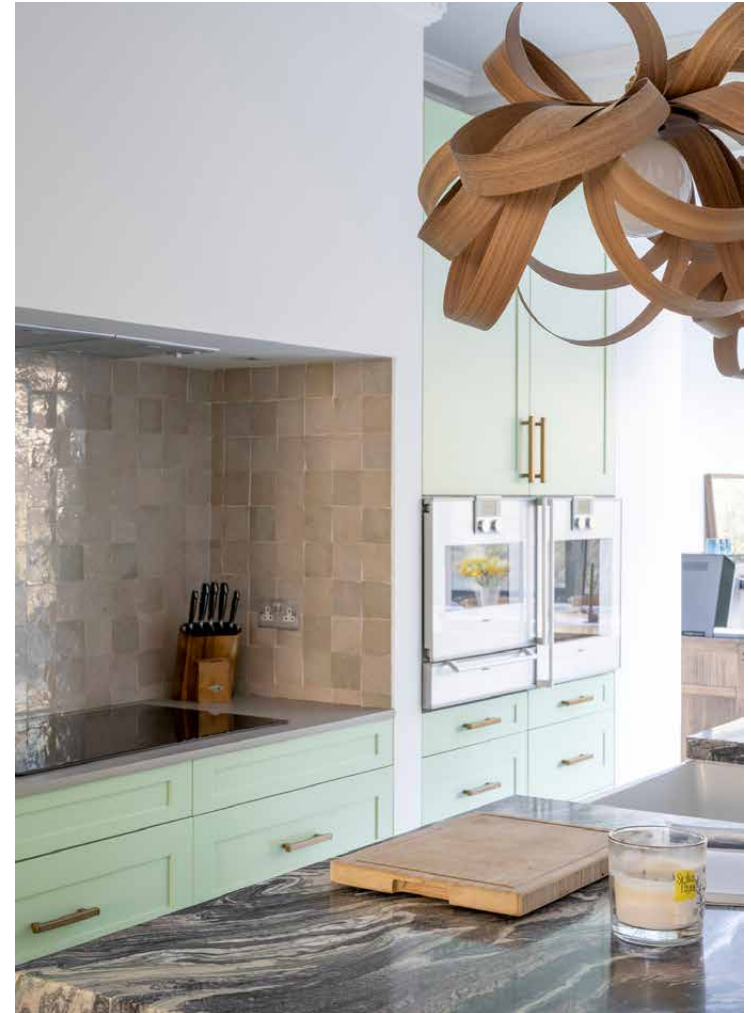




















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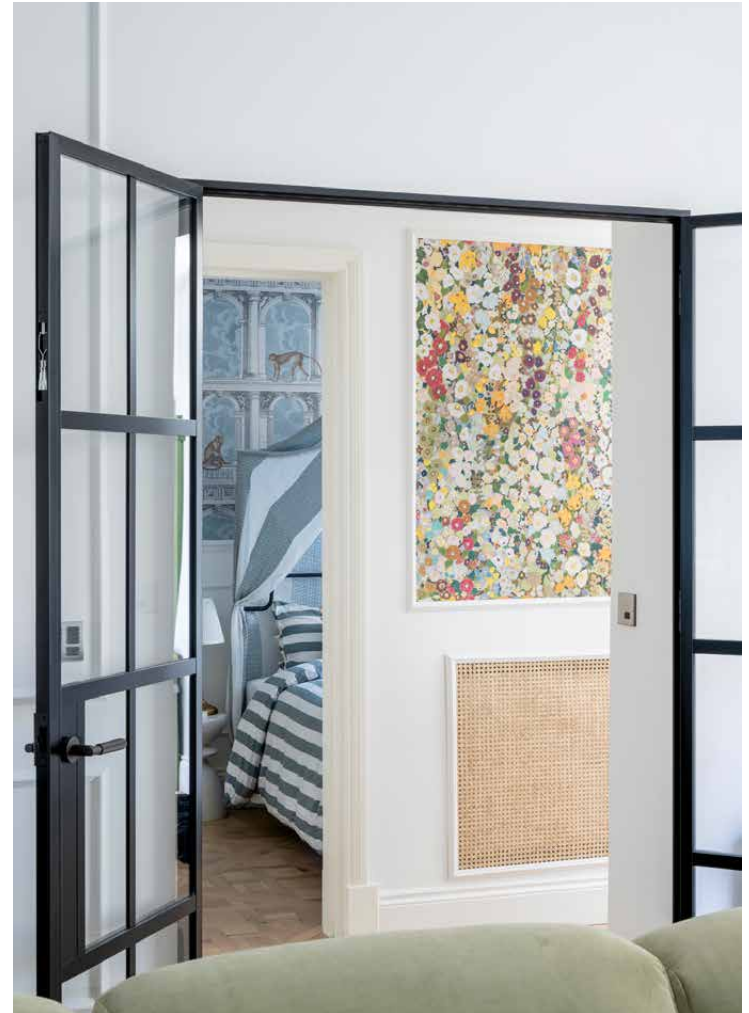




















Engineered oak floors pave the way to the principal bedroom, a soothing space with pared-back design, fitted wardrobes and garden access via French doors. Its en suite is the real showstopper though, crafted with bespoke Mosaic Factory terrazzo, a travertine worktop and underfloor heating. Two further bedrooms embody the home's design forward feel and are served by a family bathroom with a copper effect roll-top bathtub.

The home additionally benefits from use of a private garage.



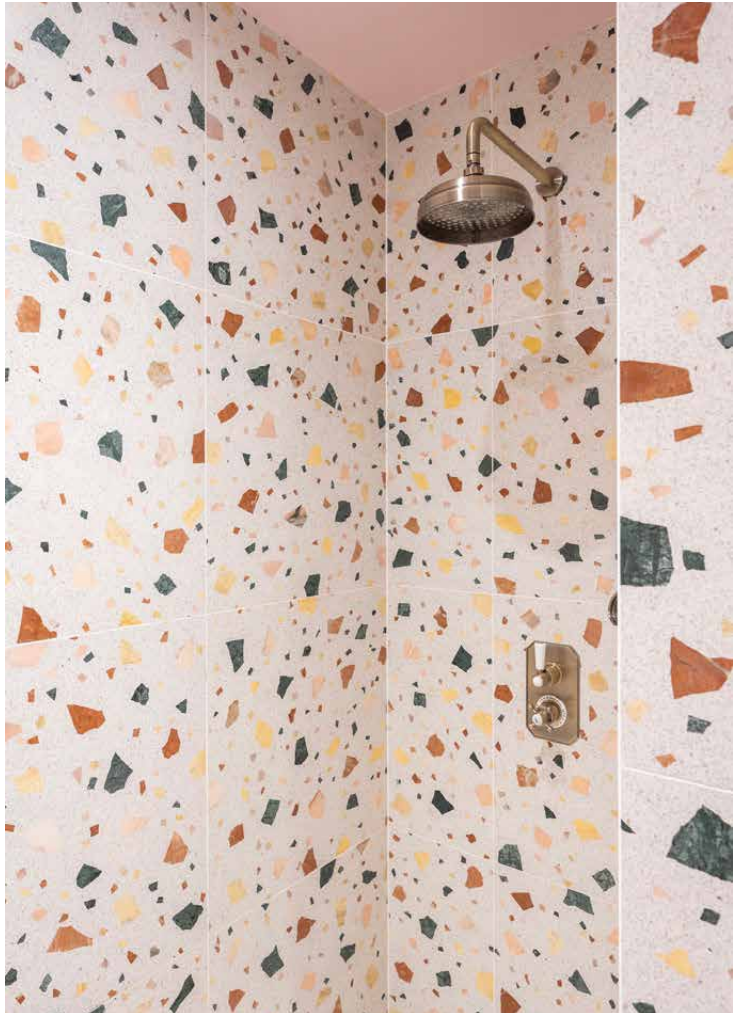










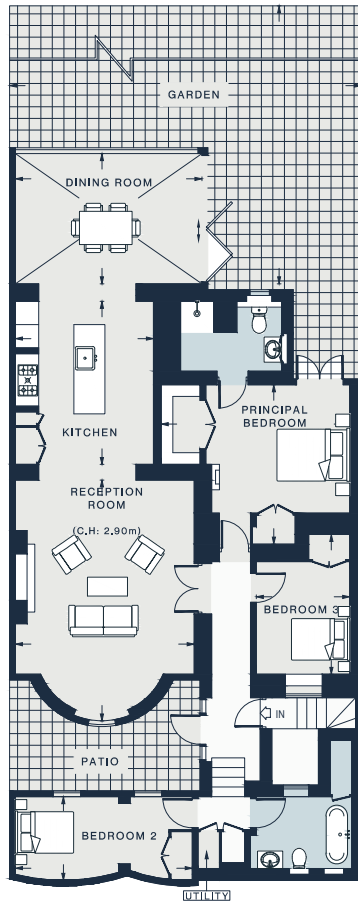






P  
Resident  
Street  
Address  
only  
Mon-Fri  
9.30 am - 6.30 pm





LOWER GROUND FLOOR

RECEPTION ROOM  
20'4 x 15'2 (6.2m x 4.6m)

DINING ROOM  
15'9 x 11'0 (4.8m x 3.3m)

BEDROOM 2  
15'3 x 7'1 (4.6m x 2.1m)

KITCHEN  
13'10 x 11'9 (4.2m x 3.5m)

PRINCIPAL BEDROOM  
15'10 x 13'6 (4.8m x 4.1m)

BEDROOM 3  
11'7 x 7'9 (3.5m x 2.3m)

Approx. Gross Internal Area = 1,335 sq ft / 124.0 sq m

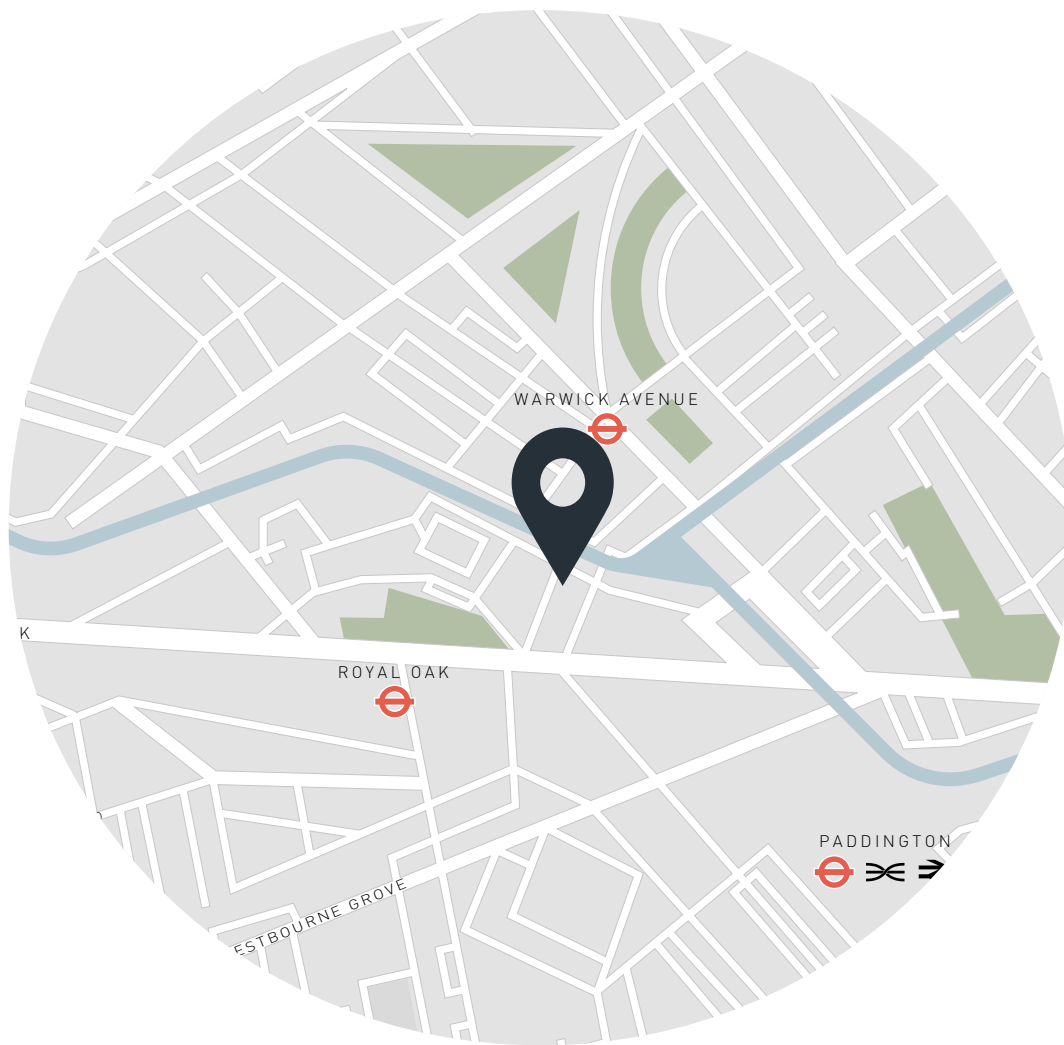
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

- Open-plan kitchen and conservatory dining room
- Generous reception room
- Principal bedroom suite with garden access
- Two further bedrooms
- Family bathroom
- Landscaped garden with decked space
- Patio courtyard
- Utility room
- Private entrance
- City of Westminster

- Approx. 1,335 sq ft / 124.0 sq m
- EPC: B
- Tenure: Leasehold
- Lease Length: circa 985 years
- Council Tax Band: D





## Location

With Little Venice, Bayswater and Paddington station on your doorstep, Westbourne Terrace Road has enviable proximity into the rest of London and further afield. Yet, it's also poised for more meditative moments: from Paddington Basin, walk along the canal to admire rows of colourful barges – making pit stops for food and drink at The Waterway or The Hero. There's plenty of waterside entertainment here; be sure to catch a performance at the Canal Café Theatre or Puppet Theatre Barge. It's a short walk to Queensway, currently undergoing an exciting development to include Parisian-style pavilions, calming greenery and a wealth of boutiques. Venture further into Notting Hill for coveted vintage shopping and artisanal brunch spots.

Royal Oak (4 mins)

Warwick Avenue (5 mins)

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