

# DOMUS NOVA



Westbourne Grove W11

£13,000 - Long let





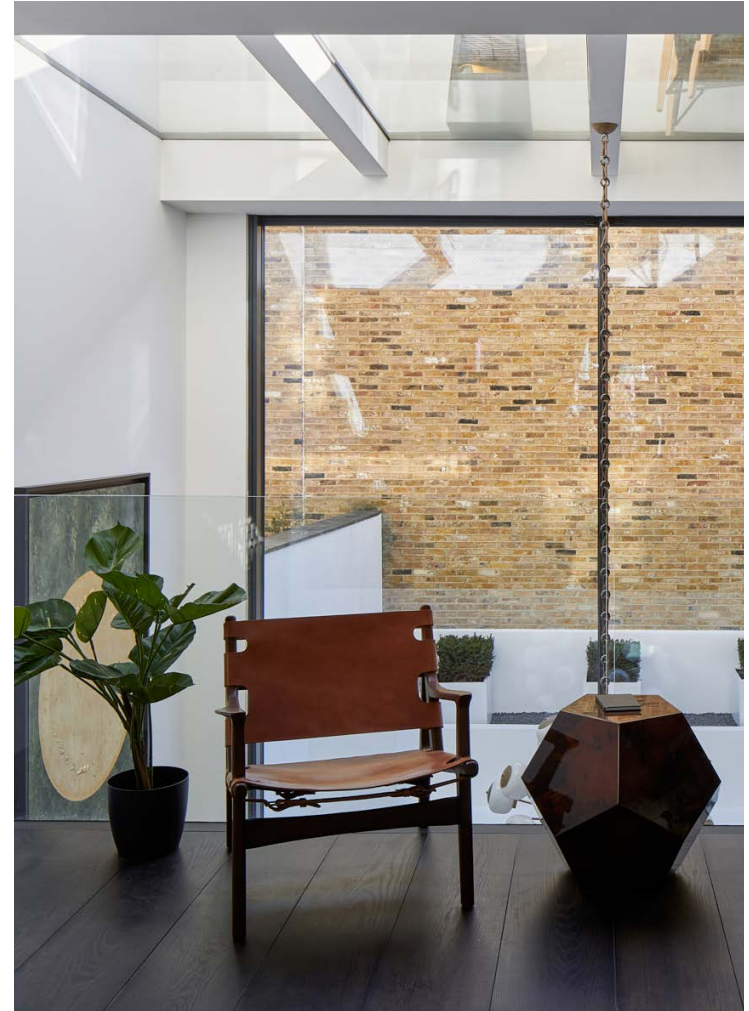
A charcoal-black façade sits boldly amongst Westbourne Grove's rows of pastel-toned townhouses. Inside, the heritage grandeur of this six-bedroom home has been redrawn with awe-inspiring contemporary imagination.

The ground-floor reception room sets a tone of stylish elegance, with dark wood floors, marble accents and a gilded metal screen – aesthetic sentiments employed throughout the home. Set above the modern fireplace, a large mirror amplifies the swathes of sunlight that fill the space. A glass balustrade frames an immense double-height void connecting this room to the open-plan kitchen and dining area below. It holds striking architectural impact, engineered with full-height glazing and an expansive roof light – emphasised further by a sculptural chandelier that spans the vertical drop.









The lower-ground floor kitchen is centered by a large island, finished in lustrous marble that continues to sweep across the floors. Chef-grade Gaggenau and Miele appliances make for an ergonomic culinary setting, whilst full-height wine storage is seamlessly integrated behind glass doors with bronze framing. Beyond the dining space, the voluminous glass panels slide open with immaculate precision to the garden. A towering wall of blonde brick and clean-line whitewashed seating paints an urban al fresco scene.

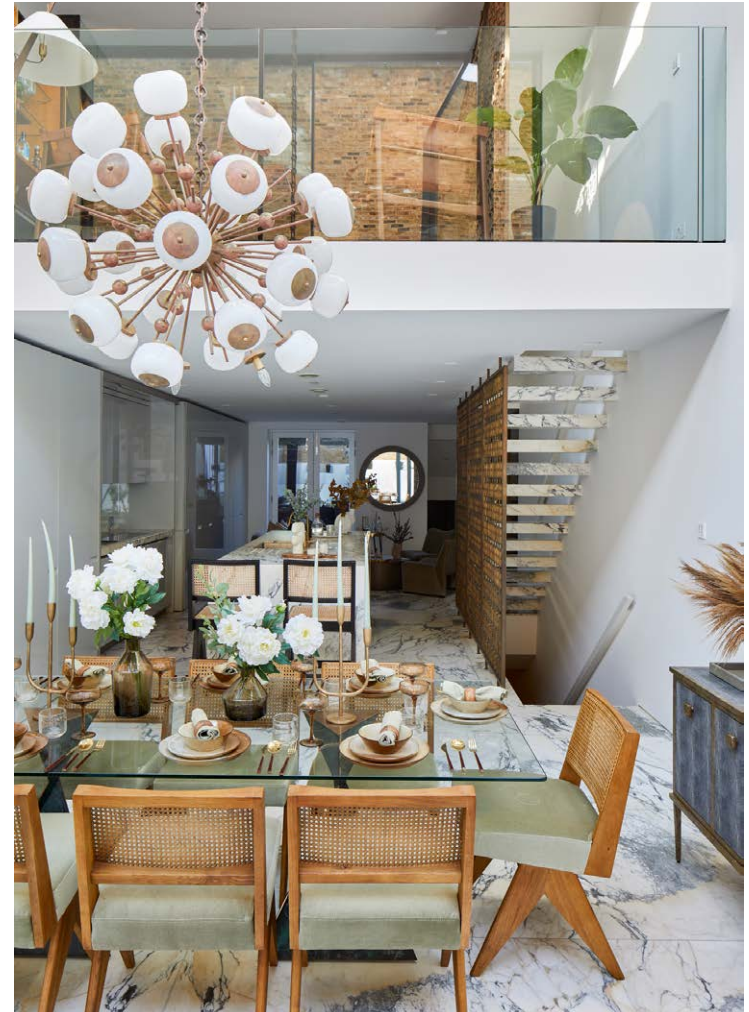
A staircase descends to an intimate family room on the basement level. Transforming the subterranean plot into a showpiece of cutting-edge design, a marble-clad swimming pool is positioned next door. Its opulence is enriched with sunlight that filters through a glass roof during the day and recessed track lighting which casts a warm glow come evening. This floor also hosts a gym, double bedroom and shower room, organised around an internal courtyard.





























The sumptuous principal bedroom suite occupies the entire first floor, introduced through a corridor of velvet sage-green paneled wardrobes. Modish finishes span the plush grey carpets to the bold marble bathroom, complete with a dual vanity and oversized rainfall shower.

Light is channeled through floor-to-ceiling French windows, accentuating the glinting crystal chandelier.

From here, there's direct access to the suntrap roof terrace. Spread across the lower-ground, second and third floors are four guest bedrooms and two bathrooms – continuing the home's flawless craftsmanship.

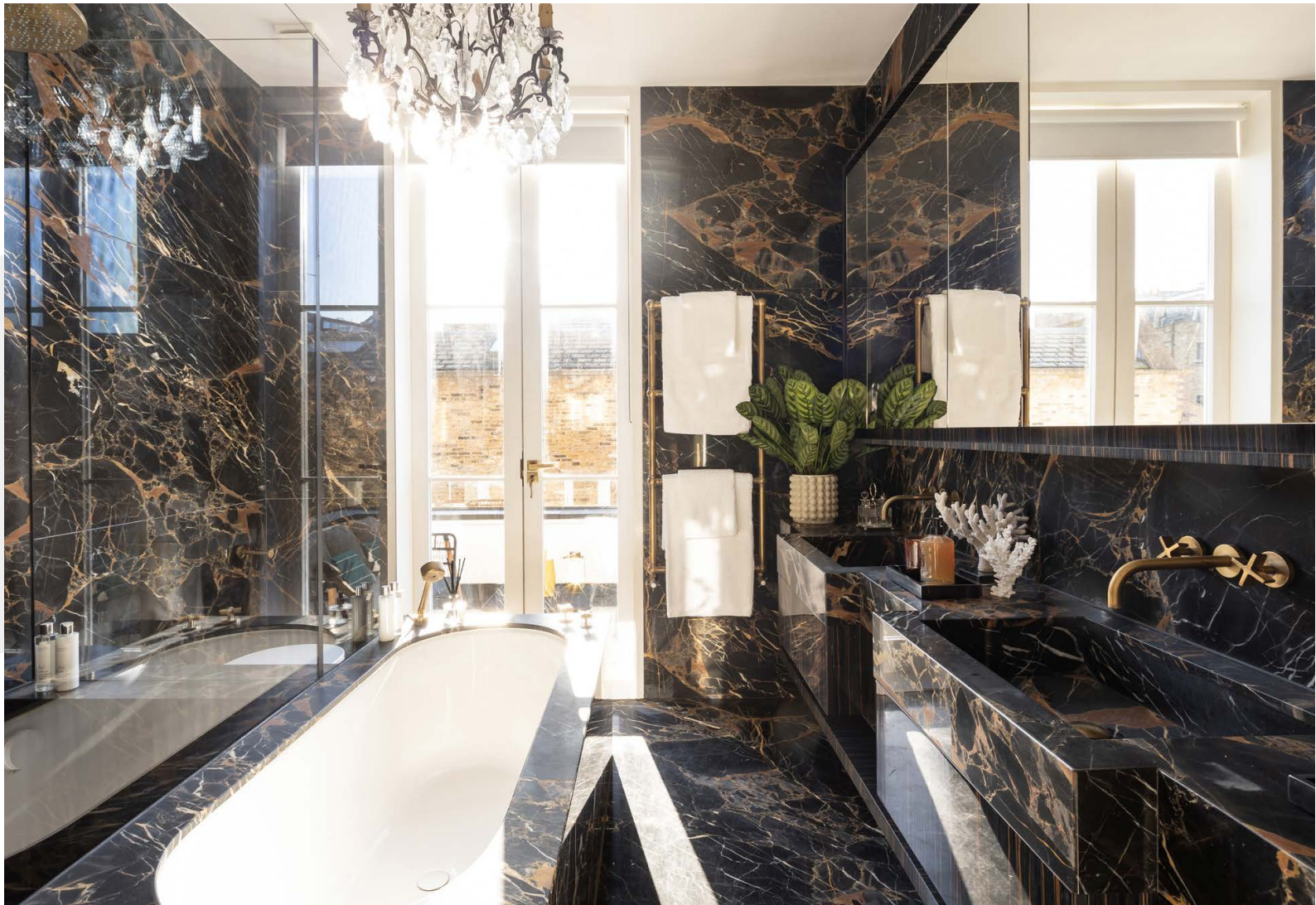
This home's outstanding refurbishment showcases the timelessness of expert design. Six stories of standout materials and sprawling proportions render a compelling canvas for modern family dwelling, enhanced by its inimitable position on Westbourne Grove.











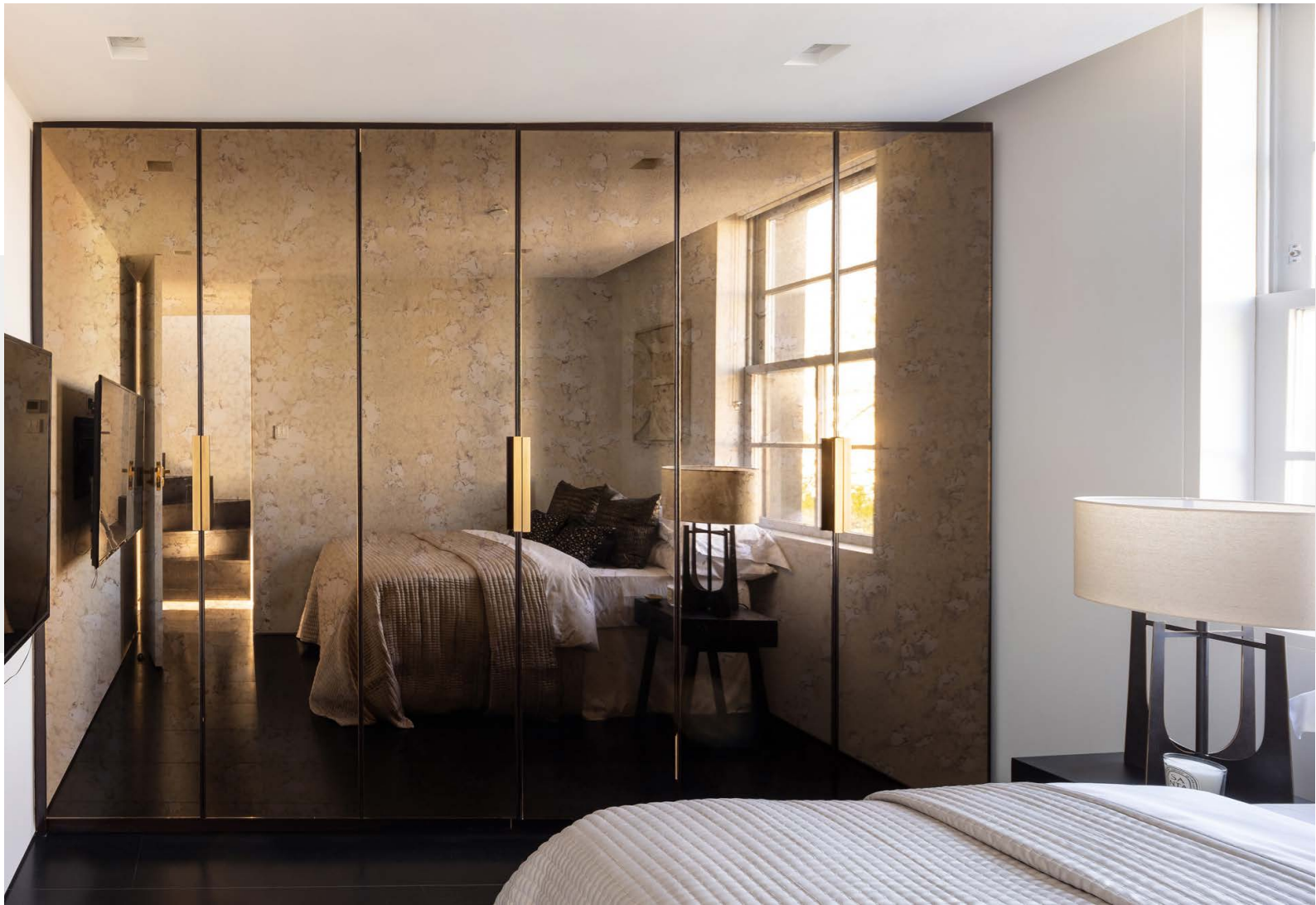








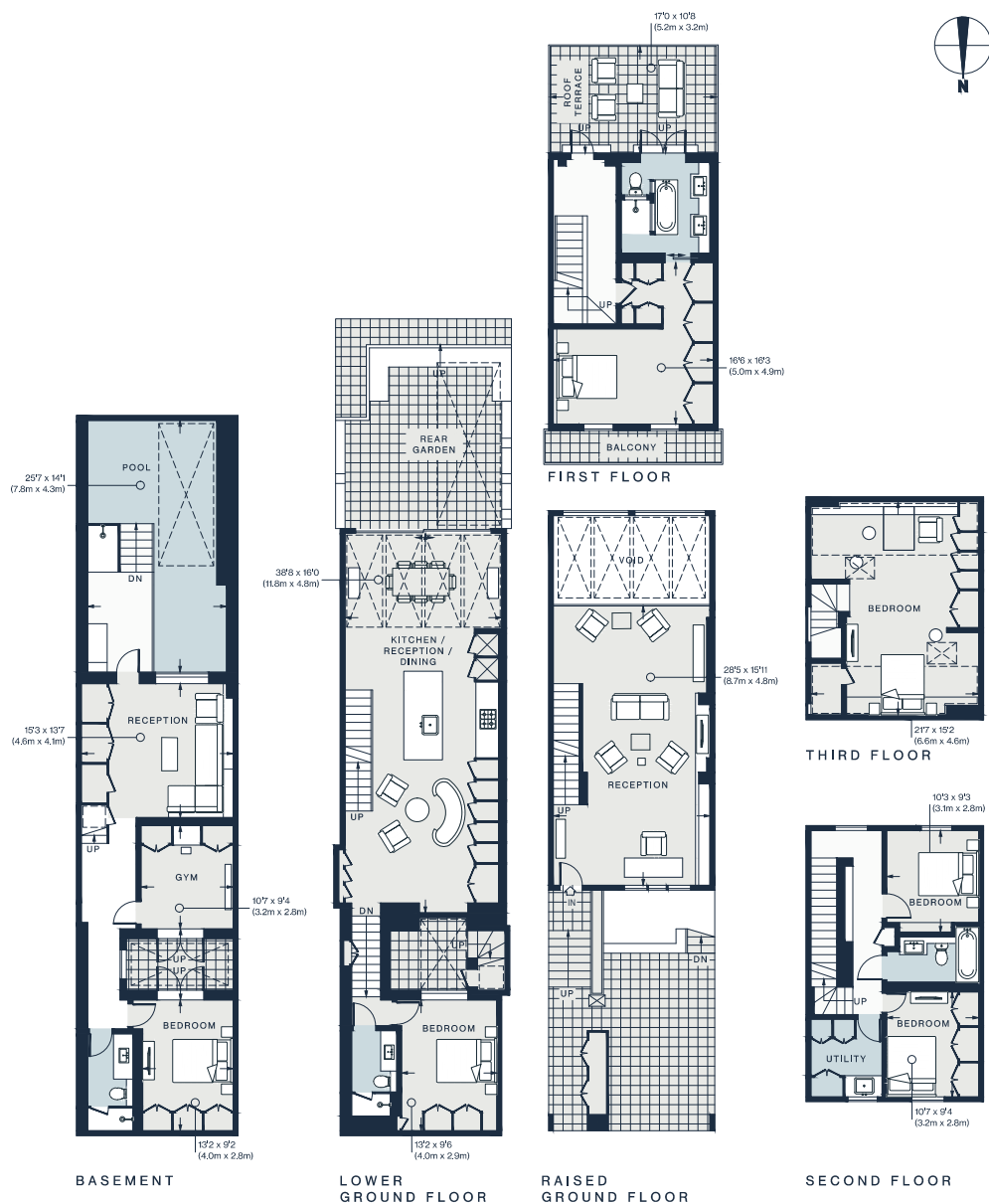












Approx. Gross Internal Area = 3,310 sq ft / 307.5 sq m  
(Excluding Void / Reduced Headroom)

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

## Property Details

Formal reception room  
Open-plan kitchen and dining room  
Family room  
Principal bedroom suite  
Five further bedrooms  
Three further bathrooms  
Swimming pool  
Roof terrace  
Gym  
Utility room  
Off-street parking  
Royal Borough of Kensington & Chelsea

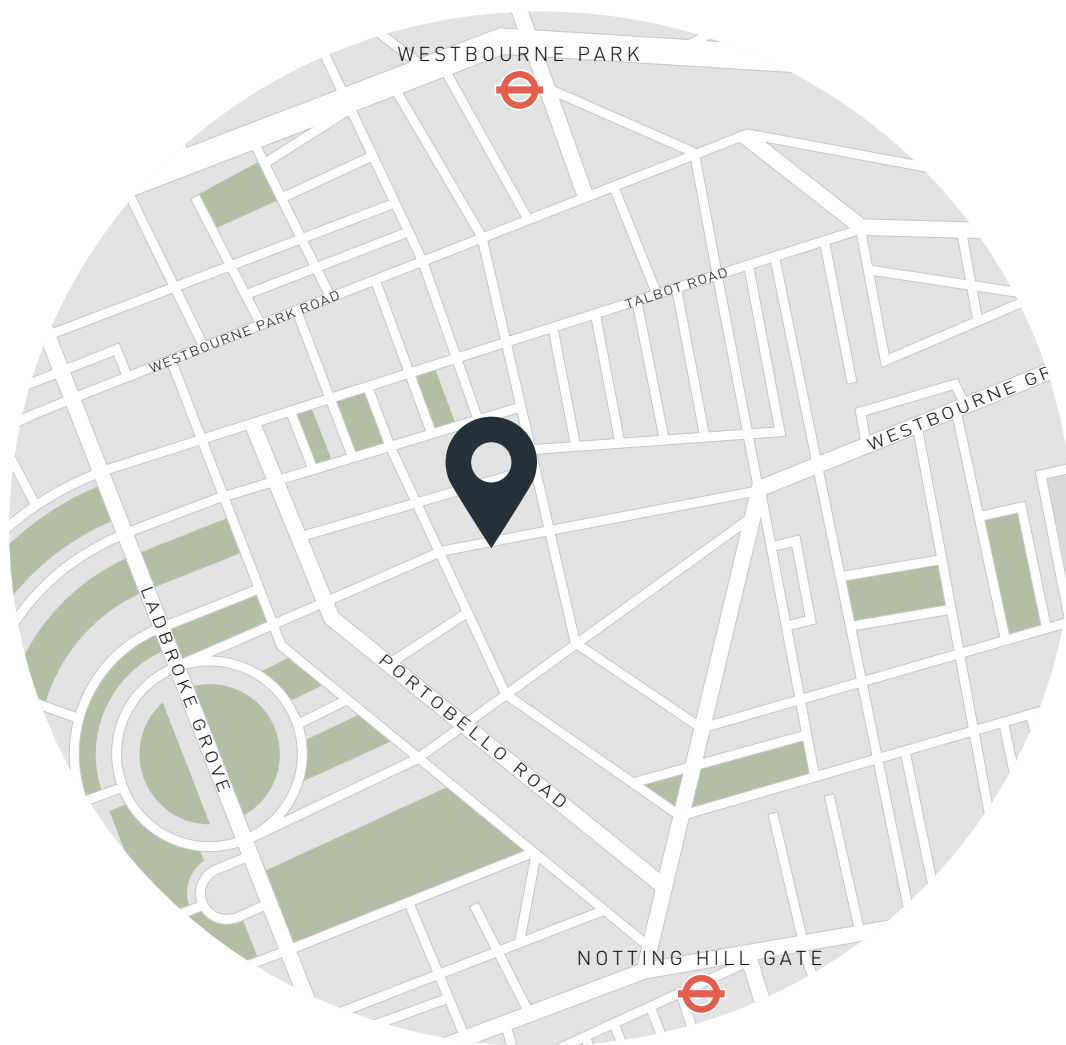
Approx. 3,310 sq ft / 307 sq m

EPC = D

Deposit Payable: £78,000

Council tax band = H





## Location

Westbourne Grove is the vibrant artery that feeds Notting Hill, with some of its most-favoured haunts right on your doorstep. Coveted boutiques such as Paolita, Reformation and Sézane are interspersed between refreshment stops – Granger & Co., Bodyism and Ottolenghi to name but a few. Daylesford Organic Farm Shop and Planet Organic are conveniently located for grocery essentials. The expansive lawns of Hyde Park are a short walk away, with the Serpentine Lido poised for early-morning swims. Or head up Portobello Road for a film at the Electric Cinema, followed by dinner at Gold.

Notting Hill Gate – 9 mins (Central, Circle, District)  
Ladbroke Grove – 12 mins (Circle, Hammersmith & City)



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