

DOMUS NOVA



St Stephens Crescent W2

£2,000,000



St Stephens Crescent bears all the hallmarks of its esteemed Notting Hill postcode – townhouses with elegant stucco frontages with ionic columns. Behind its handsome period façade, this two-bedroom duplex apartment witnesses an experimental twist with raw textures and carefully-integrated light channels.

The home's inverted layout lets the fourth-floor living space capitalise on a wealth of sunlight. There's a voluminous feel to the loft-style kitchen and reception room, courtesy of a curved ceiling and expansive dual-aspect glazing. Materials provide a talking point, from the exposed brickwork that spans the walls to the sweeping wood floors. At one end, the kitchen impresses with runs of timber cabinetry paired with greyscale marble worktops. Swathes of natural light pour through Velux windows, creating a thoroughly uplifting culinary setting. At the other end, a dedicated dining area is illuminated with pendant lighting. From here, French doors open to a balcony which ascends to the roof terrace. Views across Notting Hill's inimitable roofscape are captivating; it's a tranquil suntrap spot come warmer climes.







Downstairs, the principal bedroom suite is a minimalist sanctum, maintained by pale walls and soft carpets. A freestanding bath is neatly positioned to one side, with full-height wardrobes offering plenty of storage. Next door, an ensuite bathroom features an oversized rainfall shower wrapped in warm mosaic tiling. The guest double bedroom's pared-back palette sings in harmony with the rest of the home. It's a versatile setting to be used as an office, exercise space or dedicated dressing room – served by a contemporary shower and steam room. A quiet study area can be found on the mezzanine level.



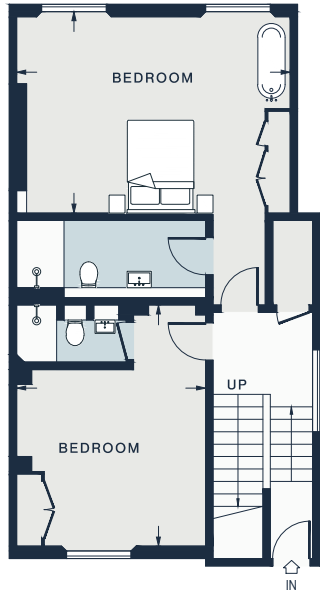




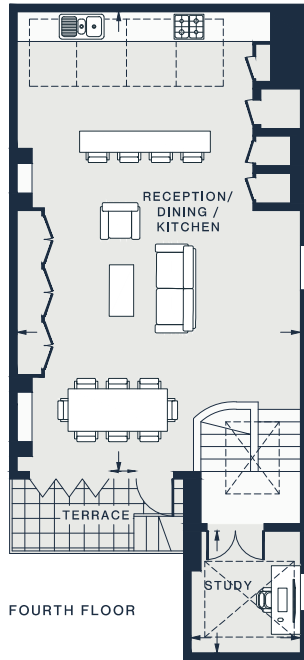




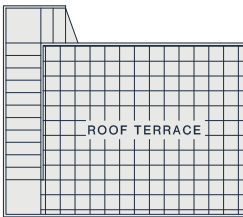
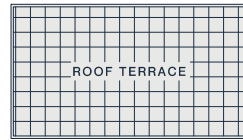




THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

BEDROOM
18'1 x 13'4 (5.5m x 4.1m)

BEDROOM
16'0 x 12'8 (4.9m x 3.9m)

ROOF TERRACE
15'2 x 8'5 (4.7m x 2.6m)

RECEPTION / DINING / KITCHEN
30'4 x 18'8 (9.3m x 5.7m)

STUDIO
8'0 x 7'3 (2.5m x 2.2m)

ROOF TERRACE
13'4 x 11'2 (4.1m x 3.4m)

Approx. Gross Internal Area = 1323 sq ft / 122.9 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 with air-conditioning
- Principal bedroom suite with air-conditioning
- Guest bedroom suite
- Study on mezzanine level
- One balcony
- Two roof terraces
- City of Westminster

Approx 1,323 sq ft / 122.9 sq m

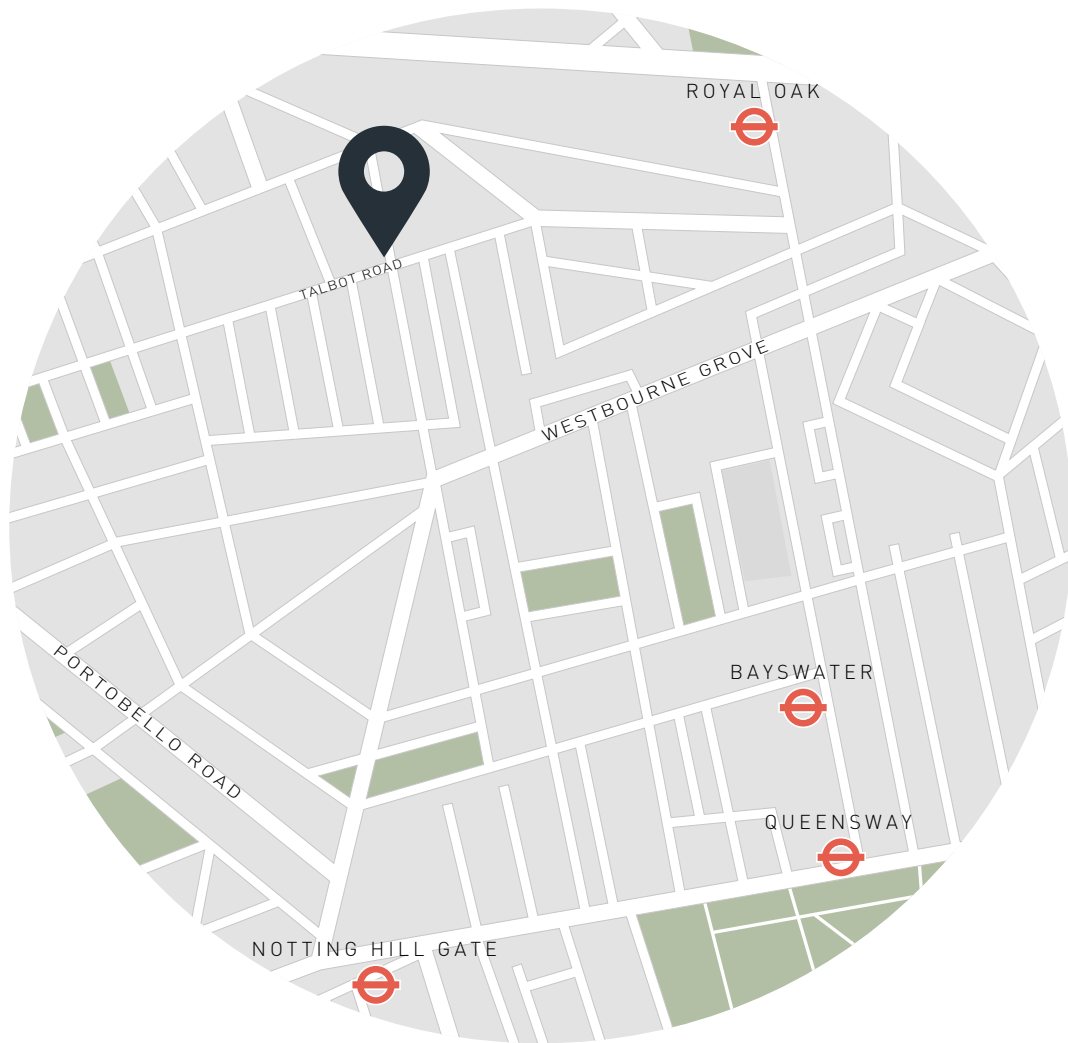
EPC - D

Share of Freehold - Circa 973 years

Service Charge - £ 3694.90 per annum

Ground Rent - Peppercorn

Council tax band - G



Location

St. Stephens Crescent has a best-of-both-worlds appeal, enjoying the quiet serenity of its residential location, but with fantastic proximity to the rest of Notting Hill. Venture to Westbourne Grove for brunch at Jusu or Granger & Co., before sourcing antique treasures along Portobello Road. An uplifting workout at Bodyism or SoulCycle, followed by a film at Electric Cinema. Conclude an evening with a drink at the legendary pub, The Cow or The Westbourne – be home in a matter of minutes.

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