

DOMUS NOVA



Westbourne Grove W11
£6,500,000

A five-bedroom family home among Notting Hill's most colourful townhouses. Period grandeur elevated by modern design.

Consider this five-bedroom family home both a springboard to and a sanctuary from the dynamic Notting Hill neighbourhood. A handsome installation in Westbourne Grove's string of colourful Victorian townhouses.

Period grandeur wows instantly. But it's the thoughtful details that seduce slowly as you explore the multiple living spaces arranged across five floors. Yes, there are bright sash windows, a heritage fireplace and ornate corning in the formal reception room. But notice also how the curved stairwell channels light. How French doors and herringbone flooring create lateral flow into the sleek kitchen.









It's a fuss-free and functional space to cook. Integrated, high-tech appliances, glossy cabinets, cool marble. Concertina doors create a certain harmony with the patio garden trimmed with climbing greenery. Fold them back in warmer climes; the raised, south-facing terrace is a place to press pause.

Downstairs, a second, more intimate living area with a kitchenette is the kind of spot where you kick back with a good movie. Popcorn, essential. It doubles up as a space for guests or perhaps a refuge given over to young adults of the family – slide back the pocket door to the neighbouring en-suite bedroom for a studio vibe. Integrated shelving and patio doors to the garden capitalise on space and light.







Taking ownership of the first floor, the master suite is a space of grand proportion and diaphanous light that pours through oversized sash windows, picking up the detail of the original cornicing. Its bathroom, is a more modern affair. Handleless cabinetry, clean-cut marble and steel-framed partitions that unite as they divide.

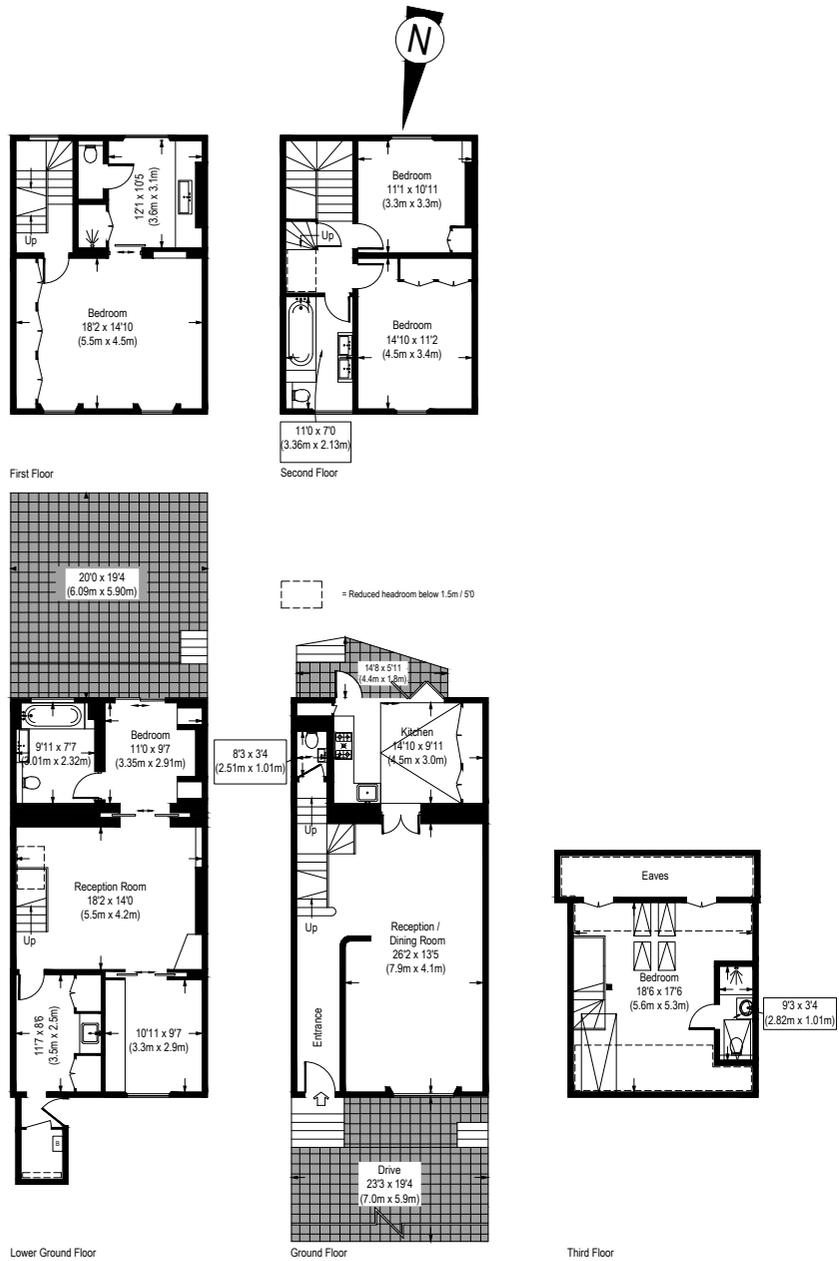
Three further bedrooms are arranged on the upper two floors – two sharing a bathroom, the other an en suite with bright skylights and exposed brick carved into the vaulted ceiling.











Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

2634 Sq.Ft. / 244.7 Sq.M.

Approximate Gross Internal Area (Reduced Headroom)

2790 Sq.Ft. / 259.2 Sq.M.

Floor Plans are for illustrative purposes only and not to scale.

Compliant with RICS code of measuring practice.

Property Details

Formal reception room overlooking Westbourne Grove

Modern kitchen with integrated appliances

Master suite

Four family bedrooms, two en-suite

Lower ground floor currently set up as a one-bedroom flat with private entrance

South-facing terrace and patio garden

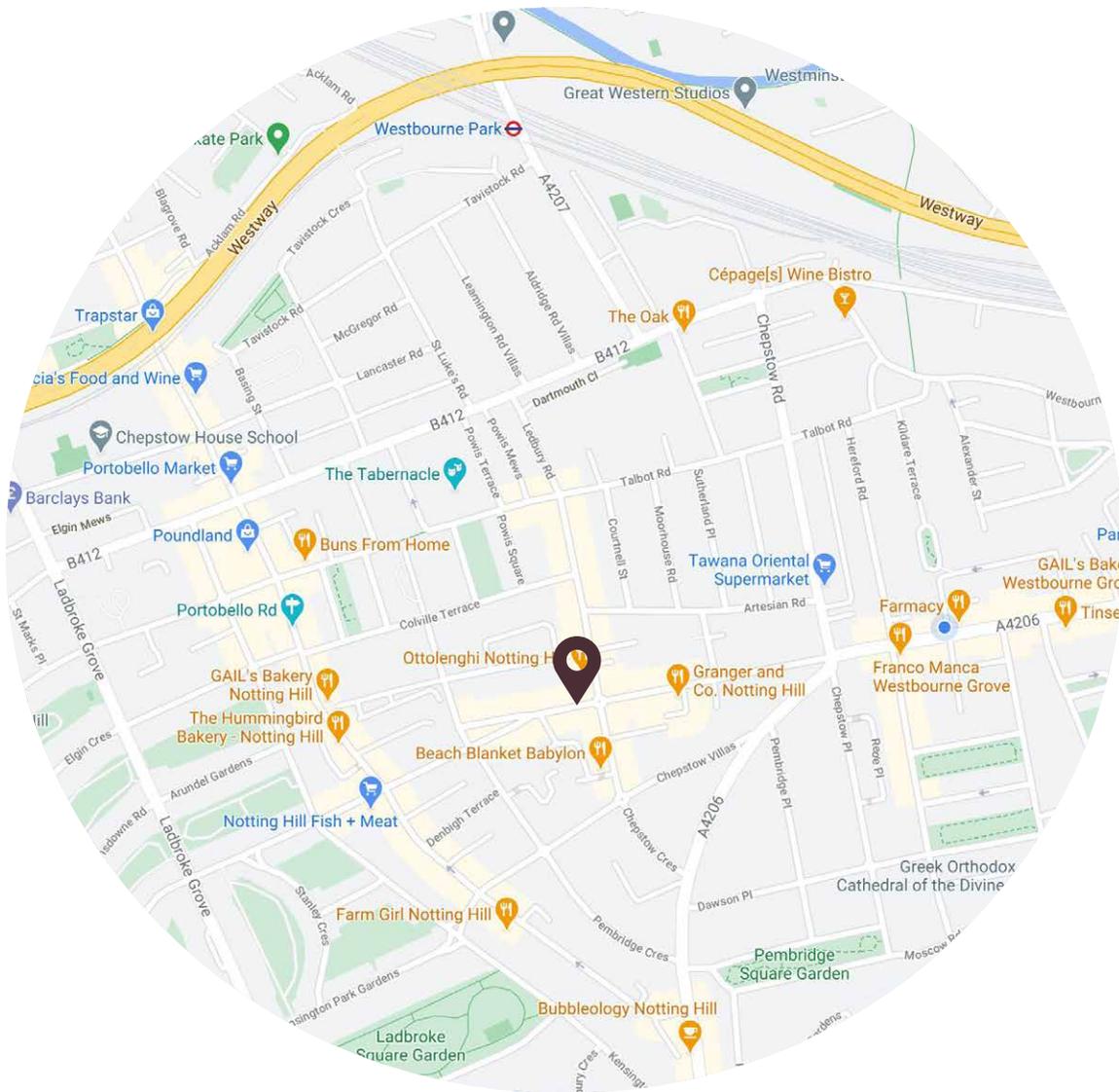
Gated front garden

Secure parking for one large car

Royal Borough of Kensington & Chelsea

Approx. 2,790 sq ft / 259.2 sq m.





Location

Running between Kensington and Queensway, Westbourne Grove is the artery that feeds Notting Hill. A place for leisurely café lunches after sifting through Portobello Road Market, or knocking elbows with chefs at The Notting Hill Fish & Meat Shop. Community too – the carnival passes by your window here, as will a few famous faces. Independent boutiques and design-forward homewares stores are a permanent fixture on your doorstep. Shopping local, made easy.

LET'S TALK

020 7221 7817

sales@domusnova.com

www.domusnova.com

