DOMUS NOVA



Westbourne Grove Mews, W11 – £3,150 p/w (SL)

In partnership with BARNES INTERNATIONAL REALTY



Positioned just off Westbourne Grove, this two-bedroom apartment makes the most of its spacious lateral plot with considered modern design, bold patterns and textural creativity. Enter on the first floor into an expansive open-plan kitchen, dining and reception room, with warm wood parquet floors making a stylish first impression. A series of arched and sash windows filter sunlight across the pale walls, while the footprint has been thoughtfully delineated for cooking and lounging.

Form meets function in the kitchen, with navy-blue kitchen cabinets offset by glossy whitewashed worktops and a mirrored splashback, complemented by neatly integrated hi-tech appliances. A pair of orange bar stools offer modish tonal contrast and an informal dining option. Set adjacent, the perspex dining table seats six, with an antique glass and brass chandelier suspended above. The living area features an array of seating: padded tuxedo sofas and tangerine mid-century-style chairs are positioned around a stone fireplace surround. Material intrigue is drawn with a granite-toned feature wall that recalls the moodier tones of the kitchen joinery.

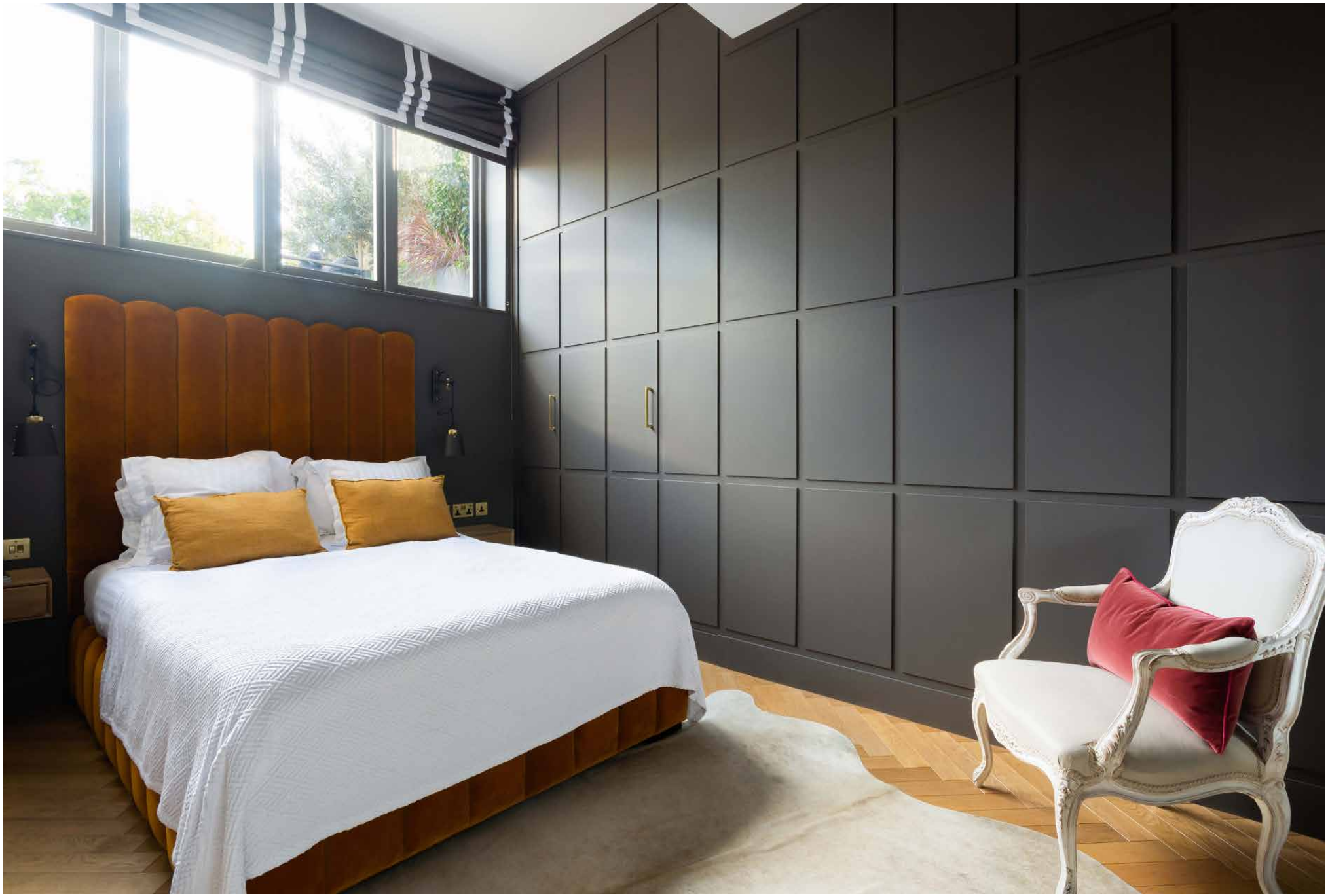




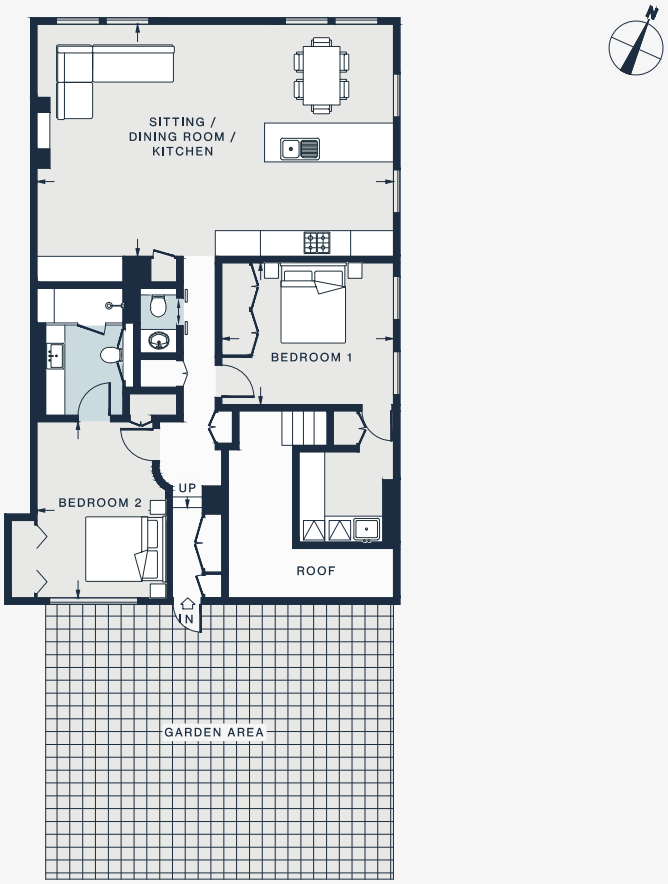


Things take a more dramatic turn in the principal bedroom suite, with dark floor-to-ceiling wall panelling and a velvet upholstered double bed. Natural light is gently filtered through a picture window, while designer wall lights add a warm glow come evening. The en suite bathroom maintains this modish feel, with a large vanity and oversized shower wrapped in greyscale marble tiling. A guest bedroom suite is a more minimalist affair, with pale walls and wood floors illuminated through a pair of sash windows. Full-height wardrobes keep things tidy, while antique bedside tables make a patterned focal point. It's served by a skylit en suite bathroom, featuring a bath backdropped by whitewashed metro tiling. Completing the property is an expansive private terrace, bordered by verdant planting for a sense of privacy. Gather friends for al fresco lunches and dinners to make the most of London's sunny days.









SITTING /DINING ROOM / KITCHEN	BEDROOM 1	BEDROOM 2
27'2 x 17'10 (8.3m x 5.4m)	13'7 x 9'9 (4.1m x 3.0m)	13'1 x 10'11 (4.0m x 3.3m)

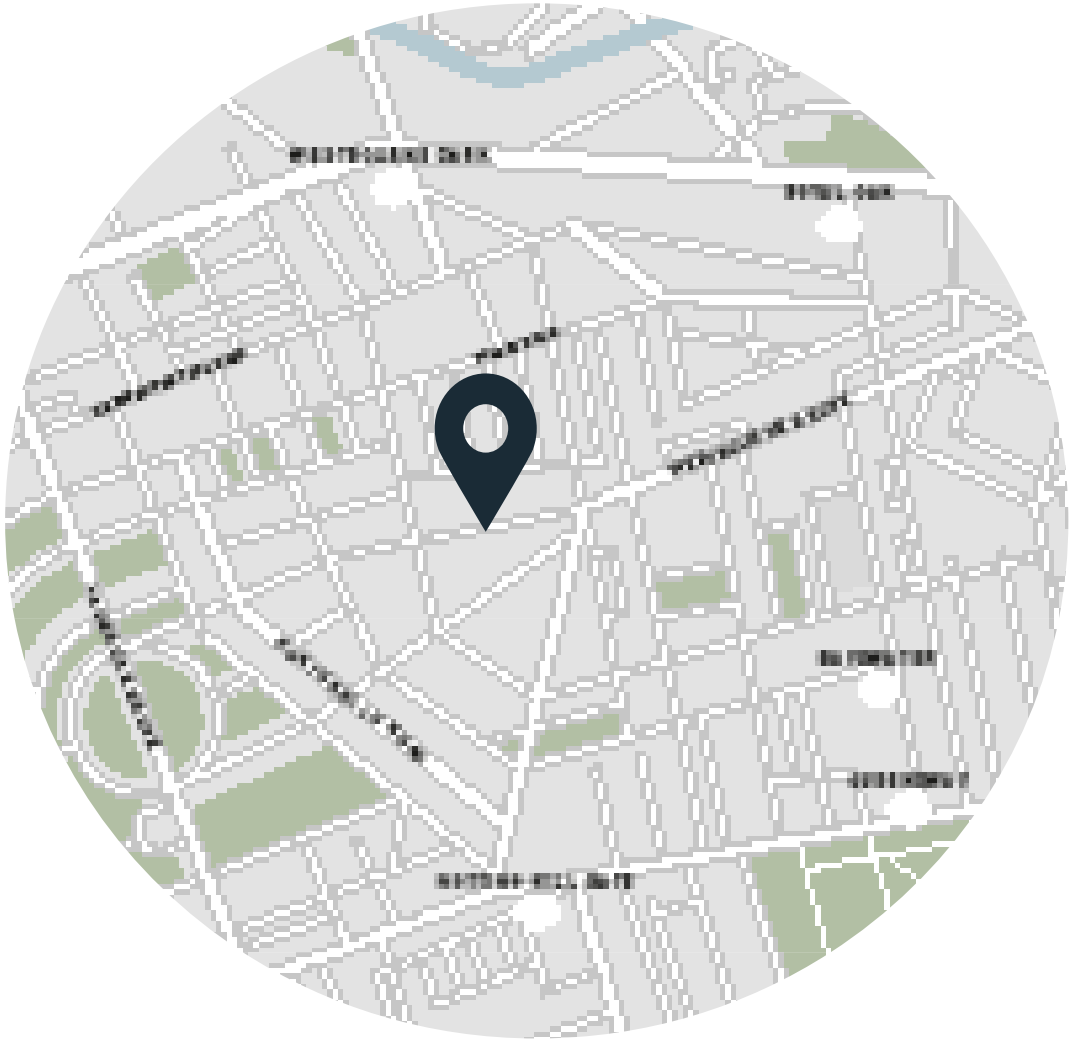
Approx. Gross Internal Area = 1,080 sq ft / 100.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

2 Bedrooms, 2 Bathroom
First-floor lateral apartment
Open-plan kitchen, dining and reception room
Principal bedroom suite
Guest bedroom suite
Additional WC
Private terrace
Royal Borough of Kensington & Chelsea

Approx 1,080 sq ft / 100.31 sq m
EPC = D
Council Tax Band = E
Deposit = £12,600



Location

Arguably Notting Hill's most fashionable thoroughfare, Westbourne Grove is home to a wealth of upmarket boutiques, eateries and wellness centres. Local produce is best from Daylesford Organic Farm Shop or Planet Organic, while favoured brunch spots include Beam, Granger & Co. and Sunday in Brooklyn. For invigorating workouts, head to Bodyism, 1Rebel or Psycle. It's a short walk to the manicured lawns of Hyde Park, which is ideal for dog walks and runners, as well as outdoor swimmers – courtesy of the Serpentine Lido. Come evening, catch a film at the Electric Cinema on Portobello Road after dinner at one of the many local foodie institutions.

Notting Hill Gate - 12 mins (Central, Circle, District)



Who we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.



Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.

DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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