

domus
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Kensington Gardens Square

Notting Hill W2

2 Bedrooms, 2 Bathrooms
For 4 guests





A duplex that's a conversation between past and present, with access to a private garden square.

Found in a handsome 1860s Notting Hill townhouse, this two-bedroom apartment pairs period features with contemporary design across two storeys. Awash with natural light and neutral tones, it's a calming backdrop for switching off, close to vibrant Bayswater and Notting Hill.

A portico entrance sets the scene from the street. Upstairs on the third floor, a bespoke pocket door slides to reveal the open-plan kitchen, dining and reception room. Herringbone flooring and wall coving create a smart backdrop, illuminated by double-aspect sash windows that face east and west, allowing a flow of natural light throughout. An original mantelpiece hints at the home's Victorian pedigree while the Ashley Ann kitchen provides a modern update, complete with granite worktops, integrated Bosch appliances and a large dining table. Also on this floor you'll find a dedicated study, quietly tucked away.



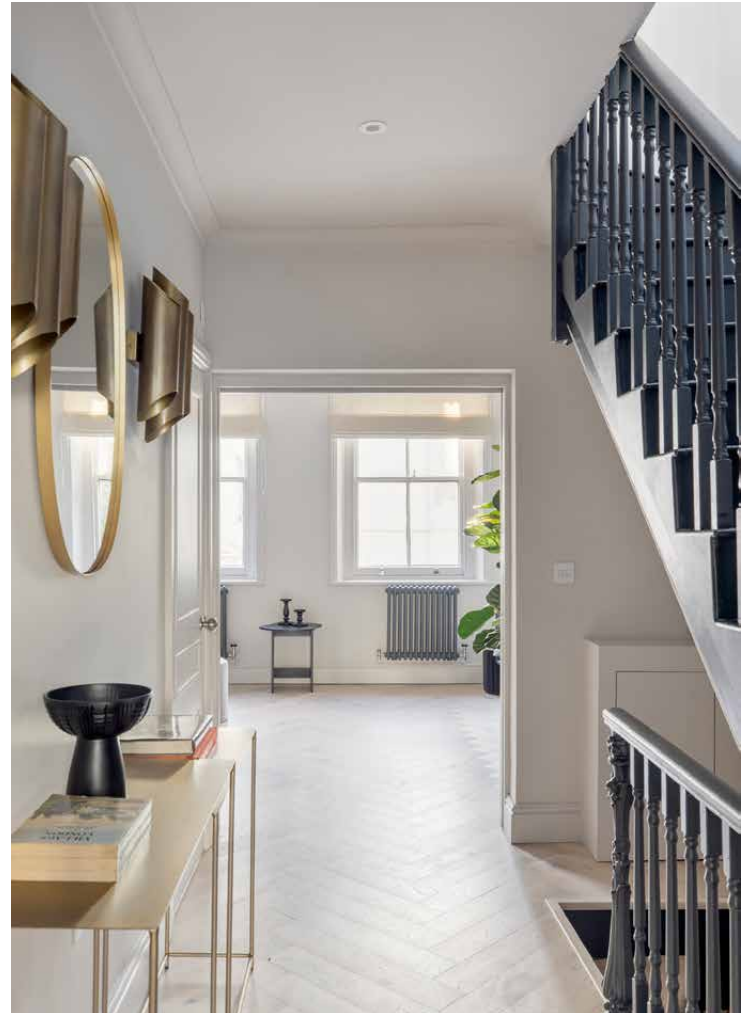
Contemporary updates work in harmony with period features throughout, creating an interesting dialogue between old and new.

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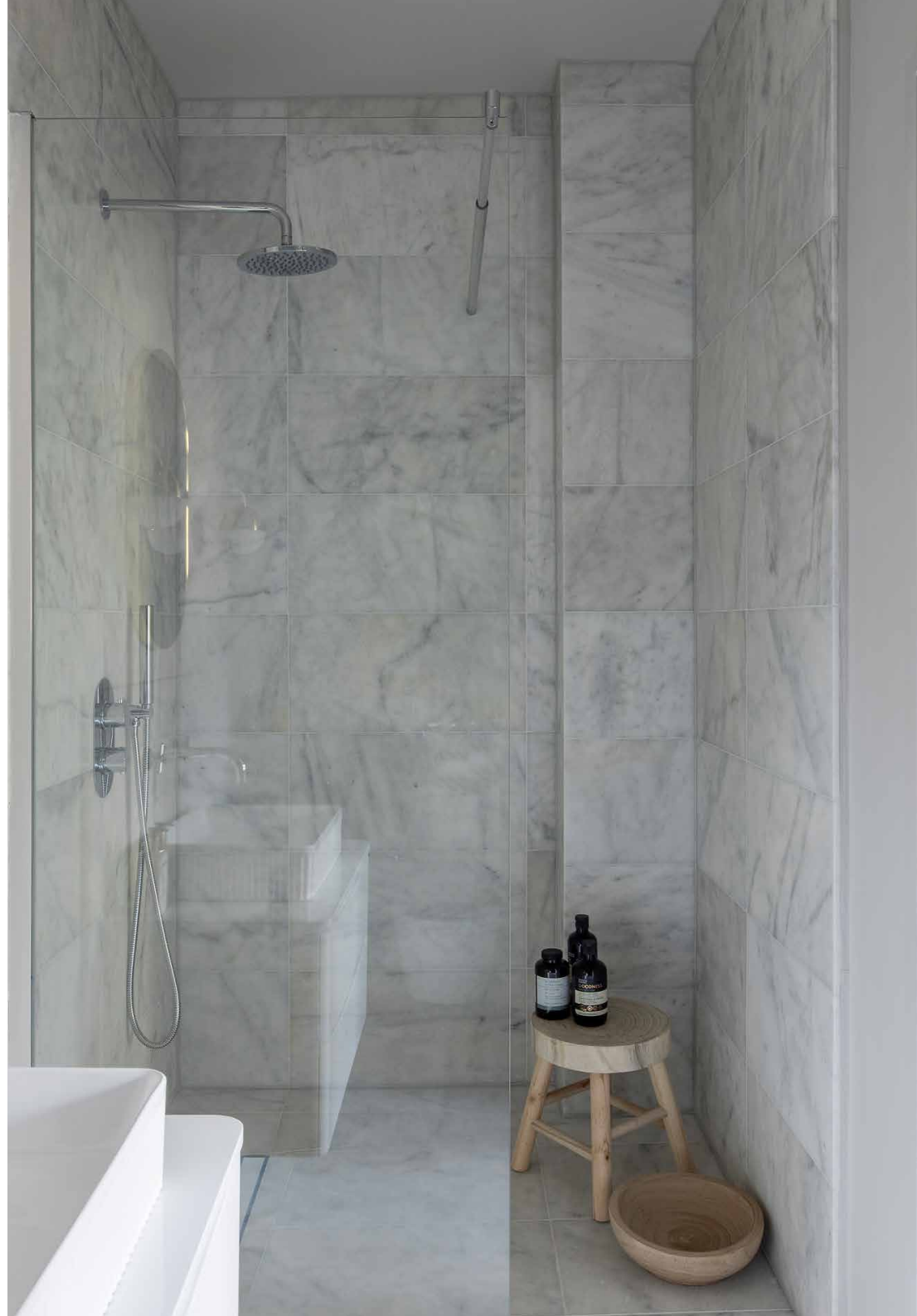


Both bedrooms are found on the floor above. Bi-folding doors add a sense of ceremony to a principal bedroom suite that's understated and calming. Think arched sash windows and floor-to-ceiling wardrobes, plus an en suite bathroom wrapped in marble. The guest bedroom follows the same aesthetic with ample storage space and minimalist wall lighting. It's served by an additional bathroom, complete with an inviting bathtub.

When you want to take a breather, the apartment also comes with access to the adjoining private garden square, a perfect spot for unwinding in the spring and summer months.













LOCATION

Historic townhouses and garden squares define this neighbourhood as much as its exciting food scene and boutique workout spaces.

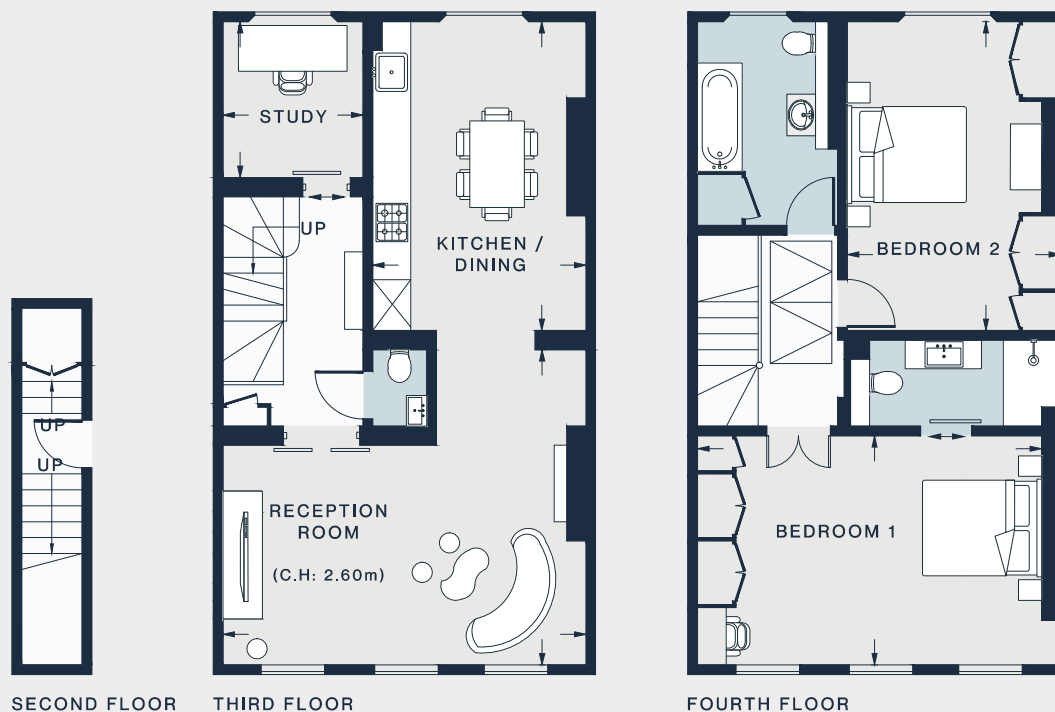
Make Westbourne Grove your first port of call – for brunch, barre or browsing. From an energising Pilates session at Psycle to refuelling over coffee at Beam and picking up groceries from Planet Organic and Prezzemole & Vitale, there's everything you could need on the doorstep. Also moments away is the exciting Whiteley's development, which is soon to include a Six Senses spa and range of upmarket boutiques. Stretch your legs with a stroll around Hyde Park, or head towards Portobello Road to source antiques, have dinner with friends or catch a film at one of Britain's oldest cinemas, The Electric.





PROPERTY HIGHLIGHTS

- Duplex apartment in 1860s building
- Open-plan kitchen, dining and reception room
- Principal bedroom suite
- Guest bedroom
- One further bathroom
- Study
- Additional WC
- Access to private garden square
- City of Westminster



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

RECEPTION ROOM

18'7 x 16'6 (5.6m x 5.0m)

KITCHEN / DINING

15'10 x 11'0 (4.8m x 3.3m)

STUDY

8'0 x 7'3 (2.4m x 2.2m)

BEDROOM 1

18'8 x 11'8 (5.6m x 3.5m)

BEDROOM 2

16'1 x 11'1 (4.8m x 3.3m)

Approx. Gross Internal Area = 1302 sq ft / 121 sq m

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



Please don't hesitate to get in touch if you have any questions or require any further information.

hello@domusstay.com

+44 (0)20 8168 8880

Domus Stay provides the perfect combination of property, place and personal service for the world's most remarkable people. If you have any questions, or if we can help in any way, please contact us on the above number. Be it about a property you have, a property you want, dates to check or any special requirements you may need, we'd love a chat.

