

# DOMUS NOVA



Boyne Terrace Mews W11  
£2,999,999





Despite its proximity to boutique-lined Holland Park Avenue, there's a peaceful, charming feel to Boyne Terrace Mews. Unassuming from the outside, inside pared-back design accentuates the space and light on offer throughout.

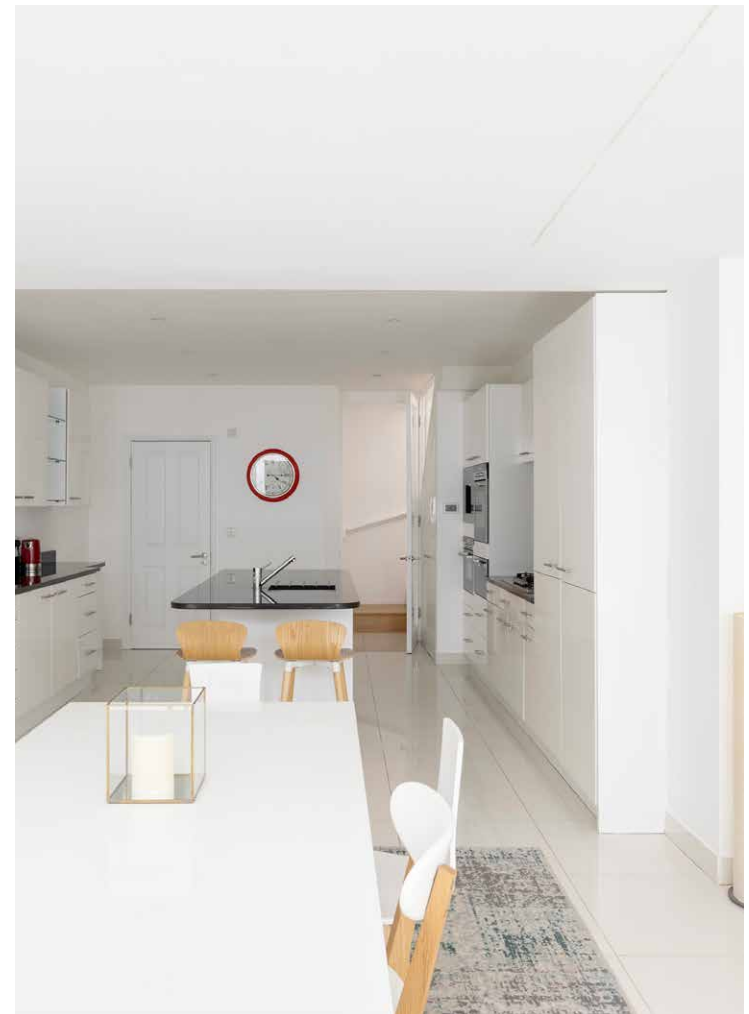
Spread over four floors, communal living areas are found on the ground and lower ground levels. Both are bright, inviting and open onto outdoor terraces. In the generous sized reception room, bi-fold doors completely retract, dissolving boundaries with the courtyard-style, southeast-facing garden. Mirrored panels amplify the al fresco footprint while high fences make this an incredibly private space, with access to a garage at the rear of the property.

Below, the open-plan kitchen and dining room is ergonomic and sociable. White lacquered cabinets contrast with black worktops and large format floor tiles, creating a sleek and streamlined backdrop for hosting, complete with integrated Siemens appliances. Fold back the doors onto a mirrored courtyard to invite fresh air in. There's also a utility room with a cloakroom on this floor.









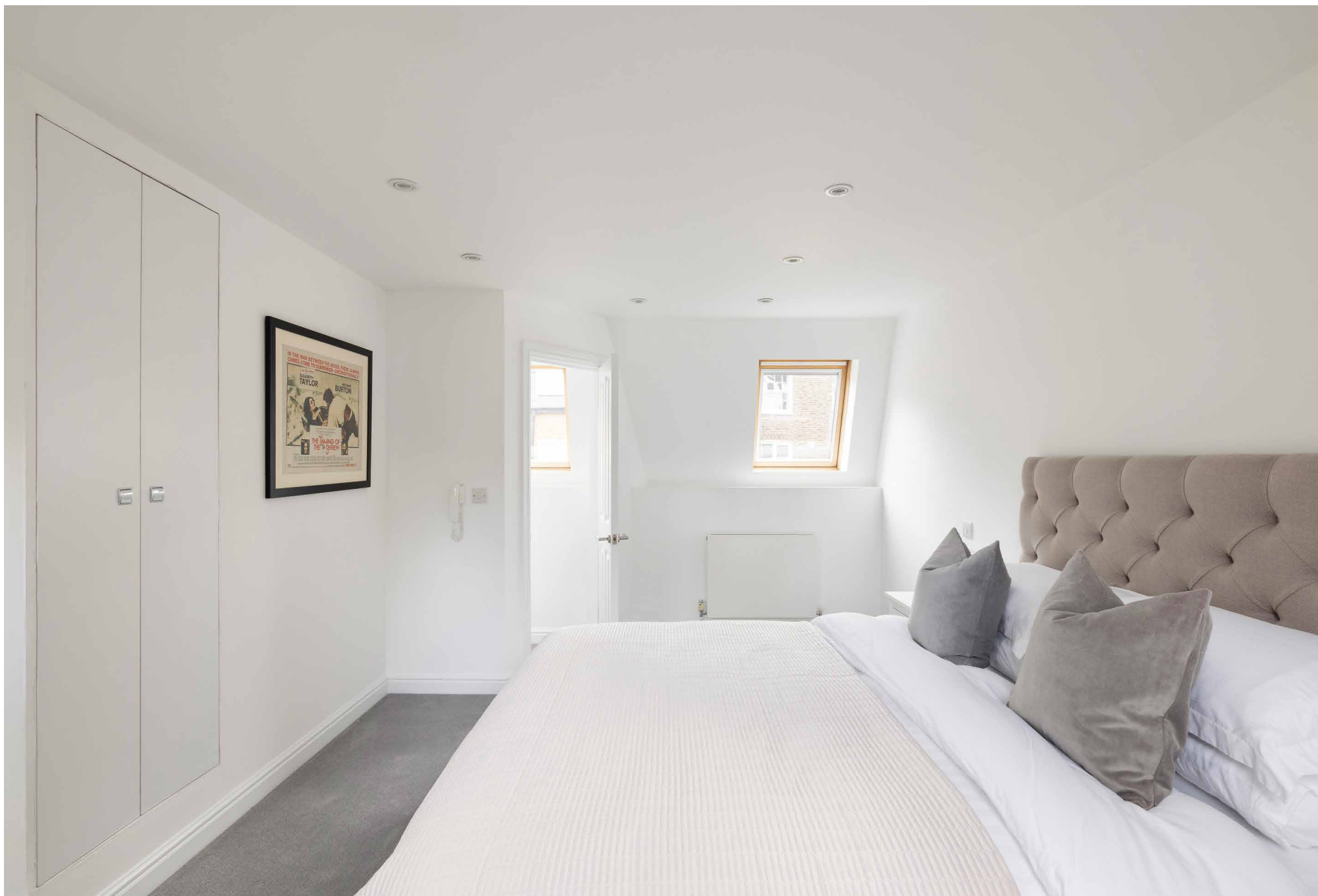


The first floor features three bedrooms, including the principal suite where white walls contribute to a calming atmosphere and French doors open onto a curved balcony. A large walk-in wardrobe offers plenty of rails for clothing. From here, step into a considered en suite bathroom, with a bathtub and access to another balcony. Three additional bedrooms are served by a contemporary family bathroom, finished with mirrored panels and sky-blue surfaces.





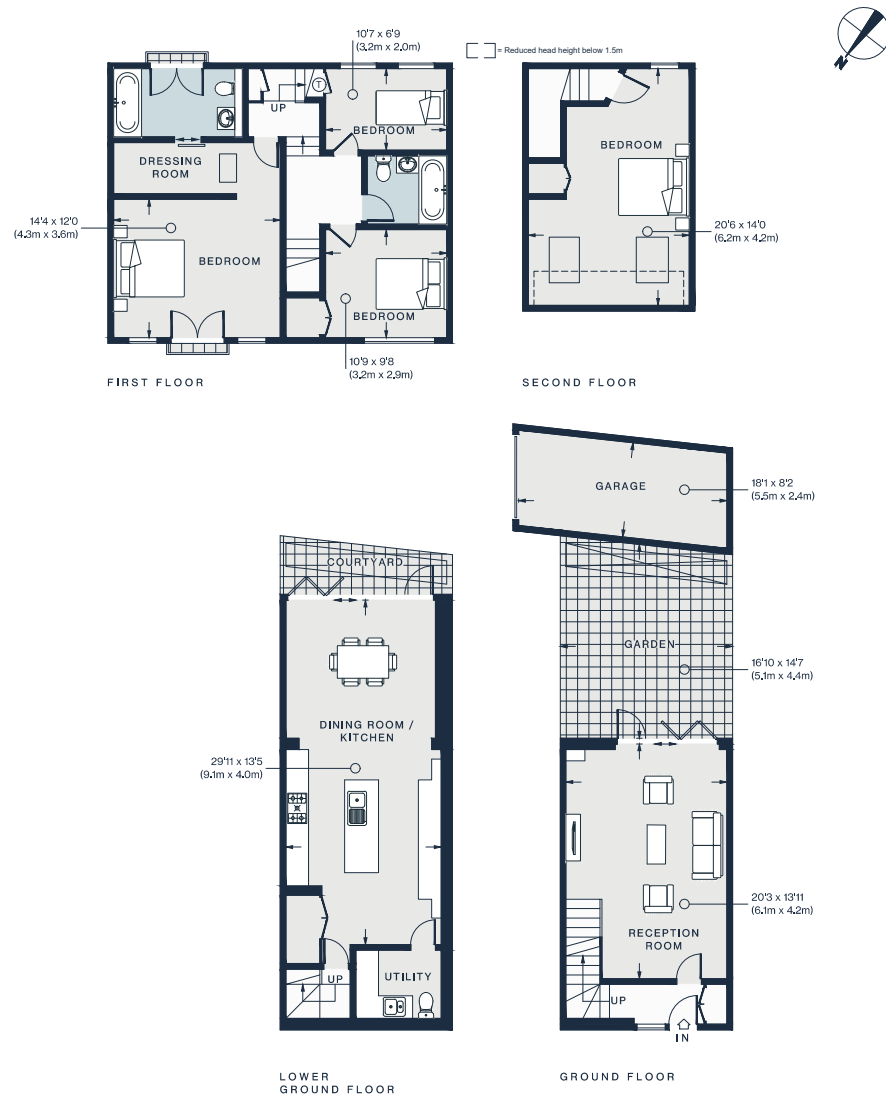












Approx. Gross Internal Area = 1,778 sq ft / 165.2 sq m  
 Garage = 148 sq ft / 13.8 sq m  
 Total = 1,926 sq ft / 179.0 sq m

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

## Property Details

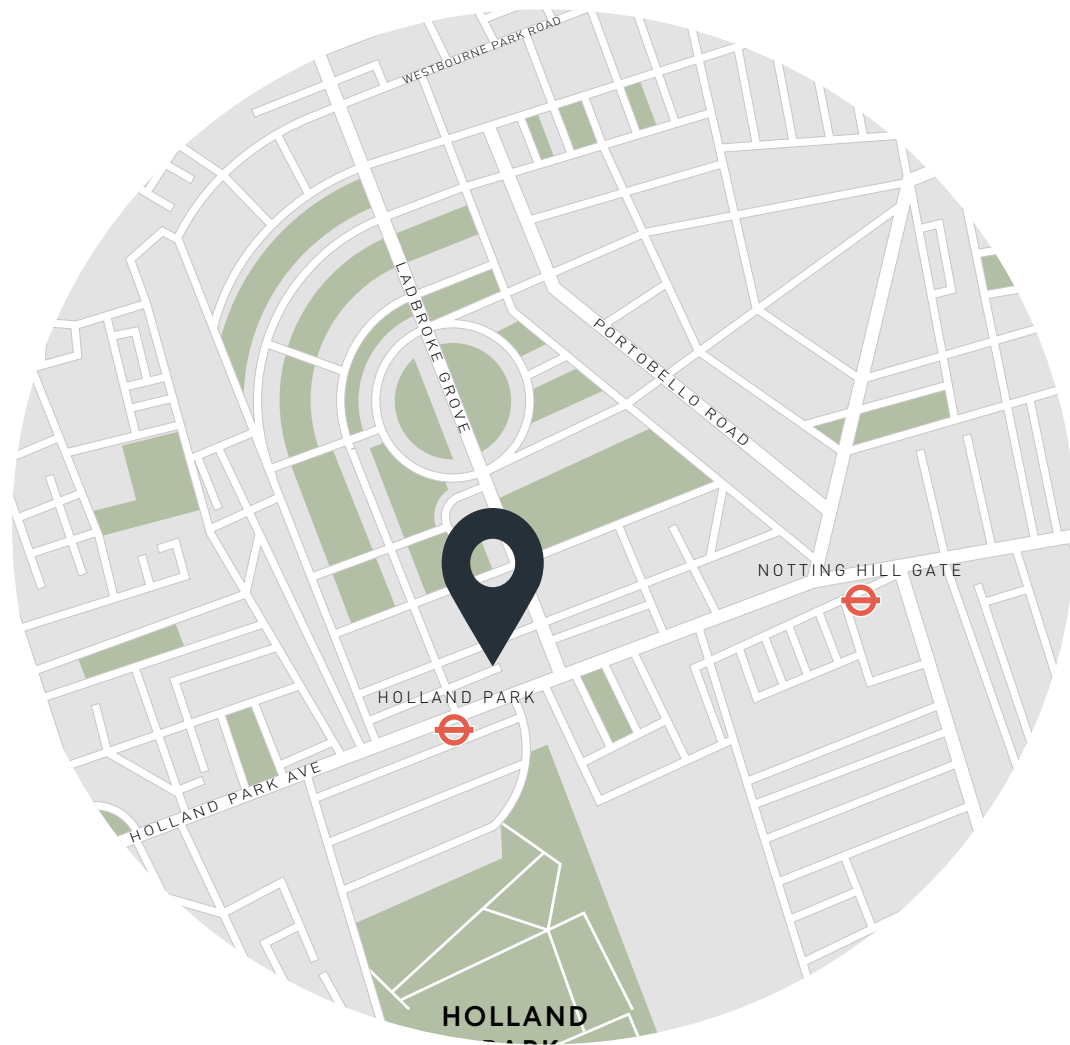
Bright reception room  
 Open-plan kitchen and dining room  
 Principal bedroom suite with walk-in wardrobe and dual balconies  
 Three further bedrooms  
 Family bathroom  
 Southeast-facing garden  
 Courtyard  
 Garage  
 Utility room with WC  
 Royal Borough of Kensington & Chelsea

Approx. 1,926 sq ft / 179 sq m

EPC: D

Tenure: Freehold

Council Tax Band: H



## Location

Found just off Lansdowne Road and round the corner for Holland Park Avenue, Boyne Terrace Mews puts you in walking distance to some of the area's best independent spots. Shop for groceries at Supermarket of Dreams, followed by something sweet from Buns from Home or Melt Chocolates. Browse Daunt Books then take a stroll through charming Clarendon Cross. For special occasions, there's Six Portland Road and Julie's – or head to Gold on Portobello Road, just 10 minutes away.

Holland Park – 2 mins (Central)



Specialising in London  
and Ibiza's design-led homes

Let's talk  
020 7221 7817  
sales@domusnova.com  
domusnova.com

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Domus Nova does not give any representations or warranties; nor represent the Seller legally. Domus Nova has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction.

Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our [Privacy Statement](#).

© Domus Nova 2025. All rights reserved.