

# DOMUS NOVA



Boyne Terrace Mews W11 – £2,999,999

In partnership with **BARNES**  
INTERNATIONAL REALTY





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.

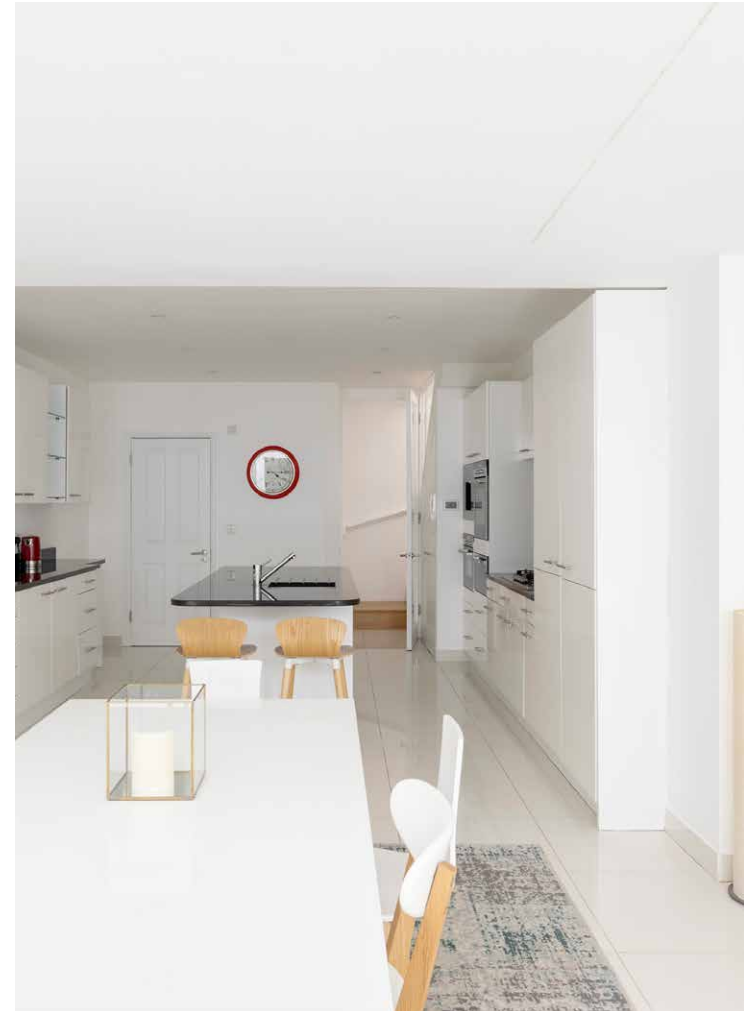
Spread over four floors, communal living areas are found on the ground and lower ground levels. Both are bright, inviting and open onto outdoor terraces. In the generous sized reception room, bi-fold doors completely retract, dissolving boundaries with the courtyard-style, southeast-facing garden. Mirrored 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.









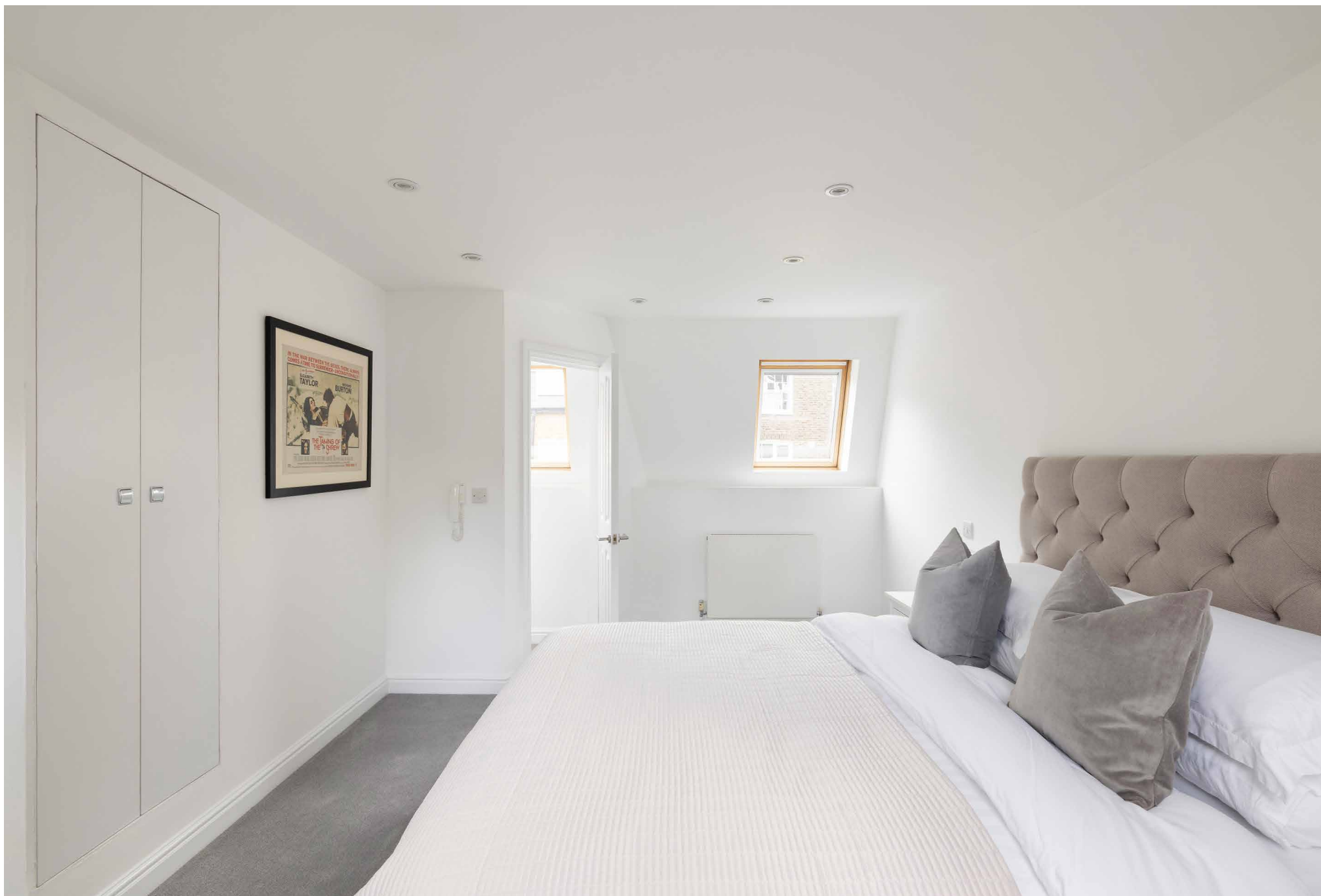


The first floor features three bedrooms, including the principal suite where white walls contribute to a calming atmosphere and French doors open onto a curved balcony. A large walk-in wardrobe offers plenty of rails for clothing. From here, step into a considered en suite bathroom, with a bathtub and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





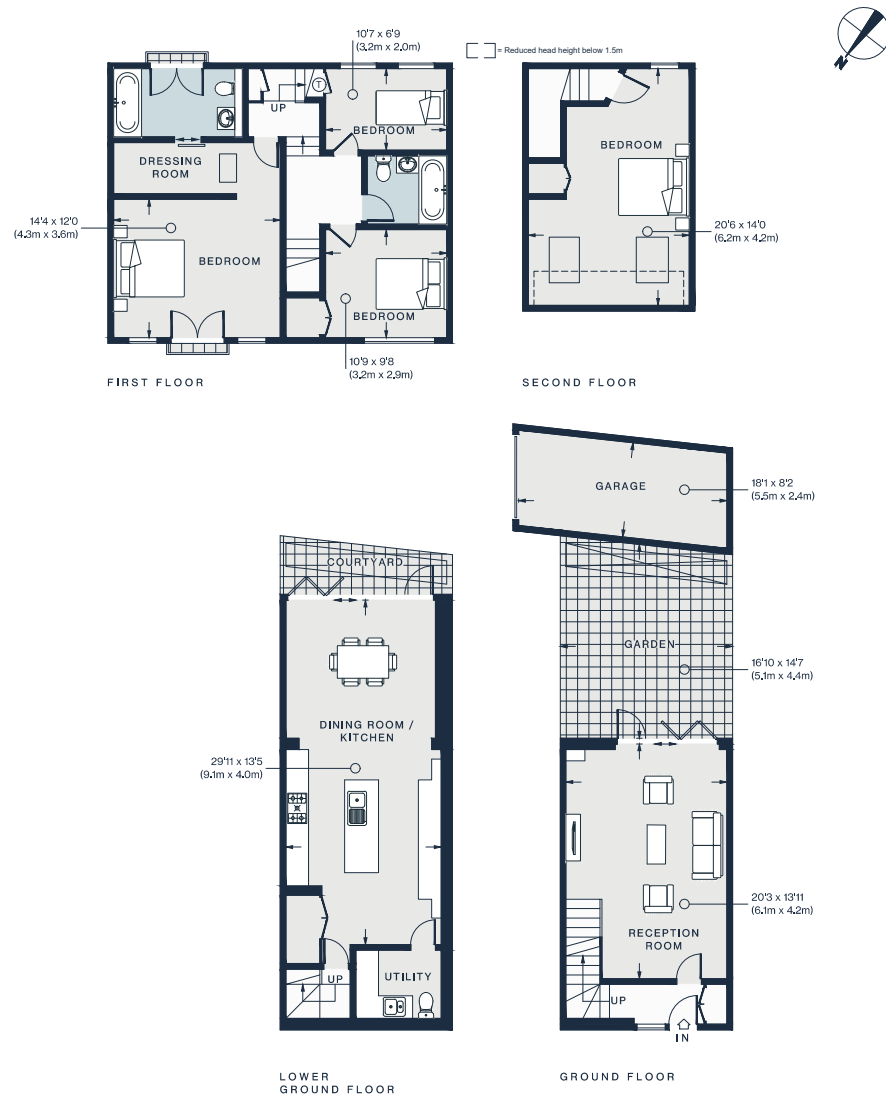












Approx. Gross Internal Area = 1,778 sq ft / 165.2 sq m  
 Garage = 148 sq ft / 13.8 sq m  
 Total = 1,926 sq ft / 179.0 sq m

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

## Property Details

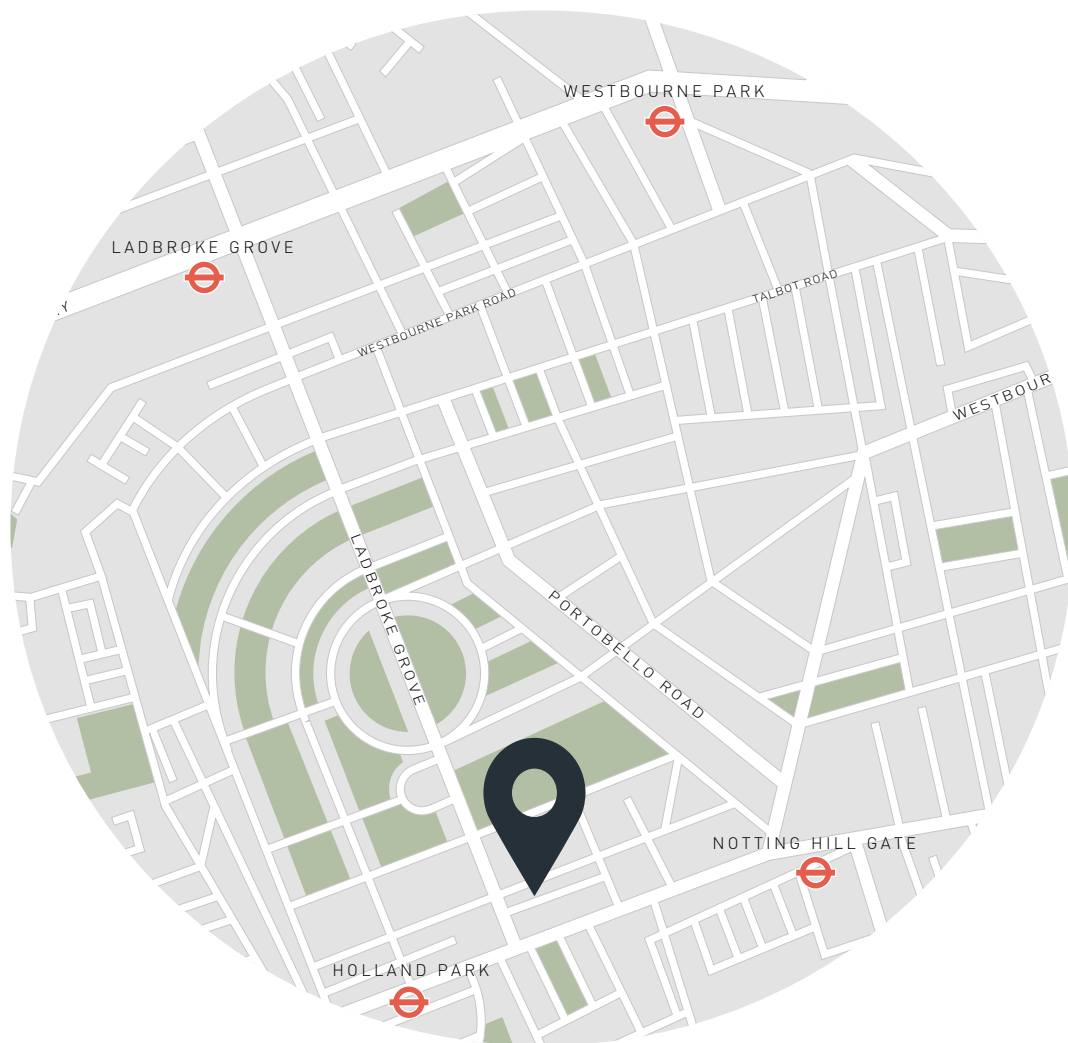
Bright reception room  
 Open-plan kitchen and dining room  
 Principal bedroom suite with walk-in wardrobe and dual balconies  
 Three further bedrooms  
 Family bathroom  
 Southeast-facing garden  
 Courtyard  
 Garage  
 Utility room with WC  
 Royal Borough of Kensington & Chelsea

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)



# 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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