

# DOMUS NOVA



Palace Court W2  
£3,850,000



The handsome façade of this period red-brick mansion block makes an eye catching first impression, but the ultra-contemporary apartment that awaits on the first floor sits in stark and striking contrast to the heritage exteriors. MM-L Studio's complete reimagination of the space brings modern living to the fore.

In the lateral open-plan reception room a swathe of white tones washes over every surface. Three impressive twisting columns create a sculptural centrepiece. The entire footprint is awash with an intricate, black-flecked marble, which offsets the minimalist design details that flow throughout. A sleek, white kitchen with a curved Corian island and integrated appliances is at the heart of the space, with plenty of room for entertaining.











A bright and airy living area dominates the rest of the space, with a floor-to-ceiling bookcase and plenty of leeway for a work from home setting. Subtly separated by another bookcase, the principal suite enjoys a studio-style layout. Light floods in through a vast window, illuminating a wall of custom-build storage while a Corian en suite bathroom is tucked tactfully behind a sliding door.

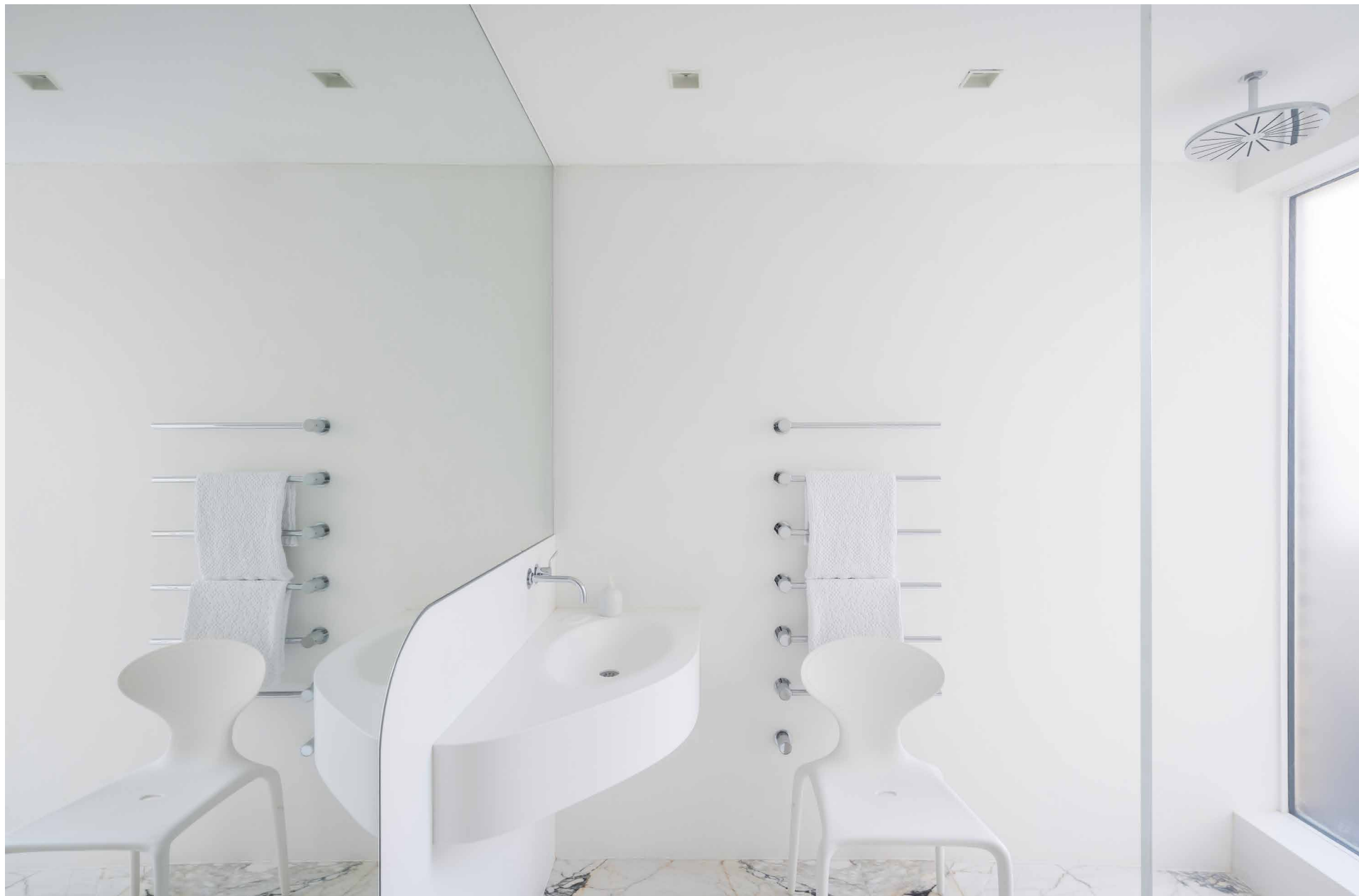
The striking marble floor continues to the back of the home where a second bedroom enjoys the privacy of its own suite. A bathroom with a rainfall shower and a full-wall mirror sits to one side. Minimalist build-in storage retains the sense of flow that is felt throughout.











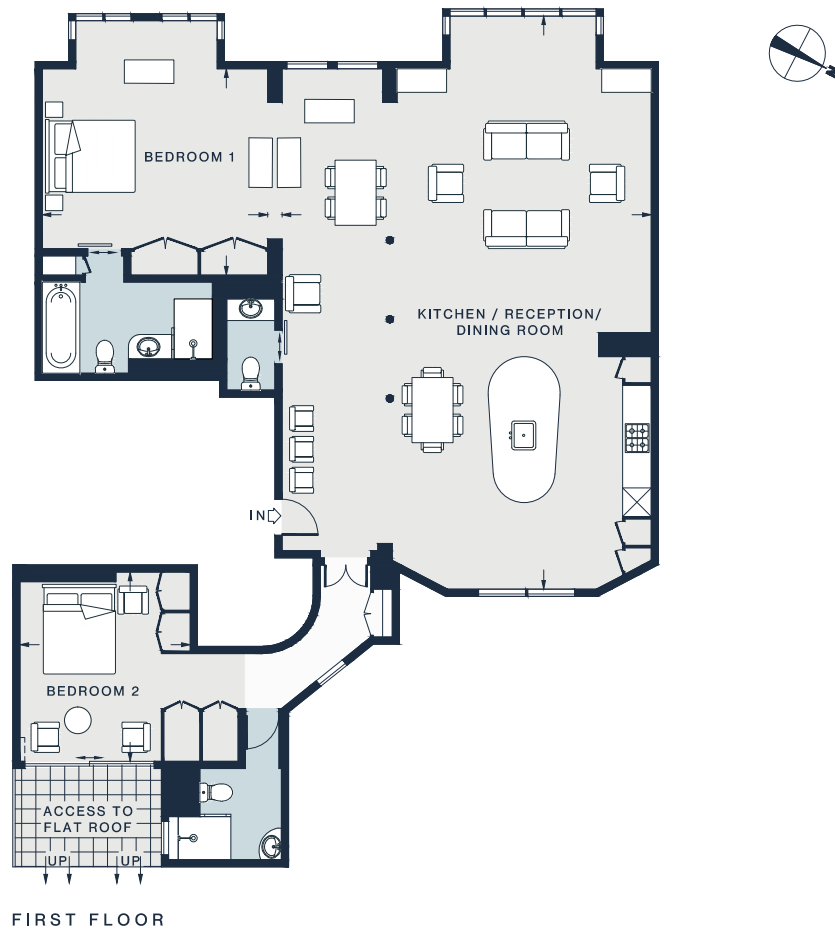


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KITCHEN / RECEPTION /  
DINING ROOM  
39'10 x 25'3 (12.1m x 7.6m)

BEDROOM 1  
15'5 x 14'4 (4.7m x 4.2m)

BEDROOM 2  
12'11 x 11'7 (3.9m x 3.5m)

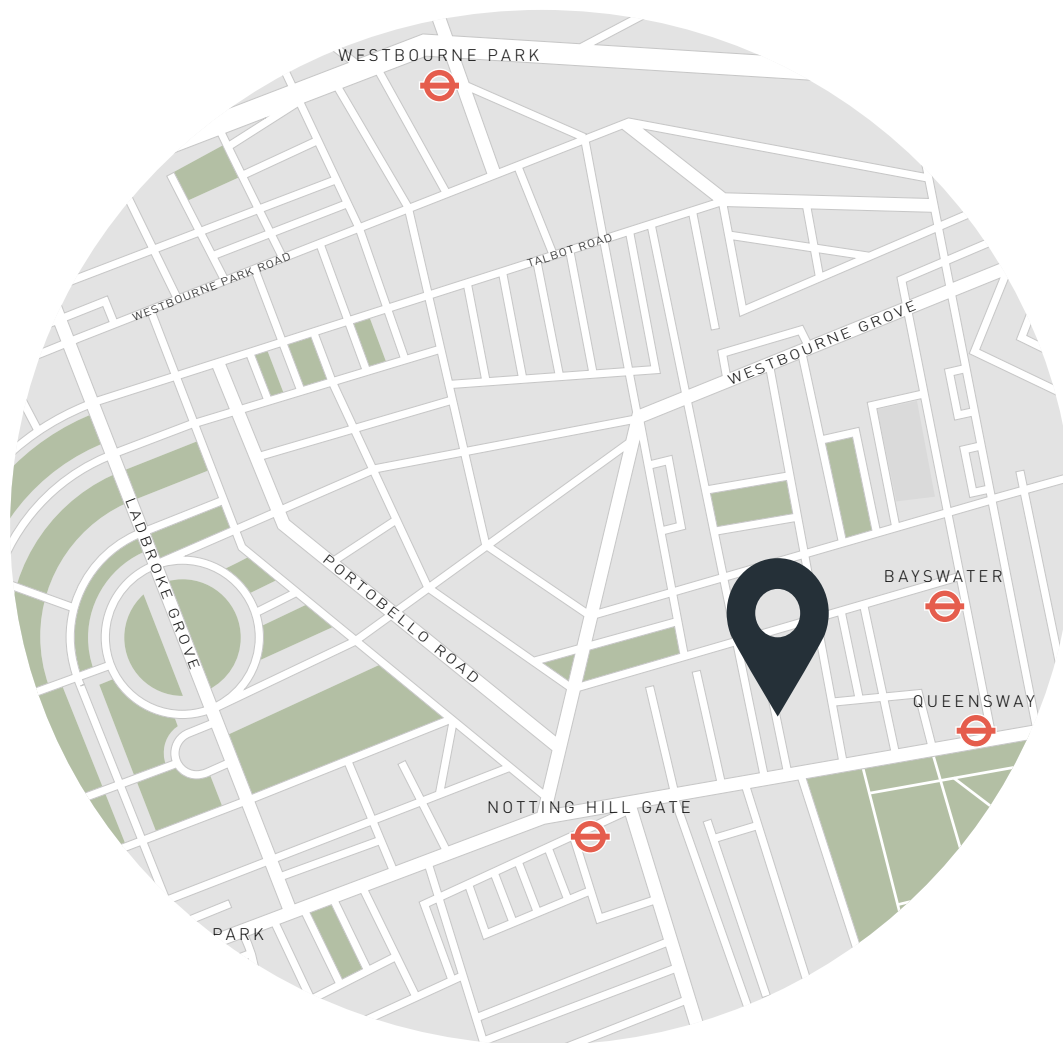
Approx. Gross Internal Area = 1,582 sq ft / 147.0 sq m

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

## Property Details

Designed by MM-L Studio  
Open-plan kitchen, living and dining room  
Principal bedroom suite  
Guest bedroom suite  
Cloakroom  
Lift  
Communal courtyard access  
City of Westminster

Approx. 1,582 sq ft / 147 sq m  
EPC=C  
Tenure: Share of Freehold  
Council Tax Band: H



## Location

Nestled between Notting Hill Gate and Bayswater, Palace Court is a springboard to the best of west London. Pick up a coffee from Guillam and stroll down to the expansive lawns of Hyde Park, where the Serpentine Lido is poised for early morning swims. Hop between the brunch spots, boutiques and wellness centres that line Westbourne Grove – before arriving at Portobello Road for vintage shopping and global eateries. For an evening of fine dining, Core by Clare Smith, Gold and The Ledbury await.

Bayswater – 5 mins (Circle, District)

Queensway – 5 mins (Central)

Notting Hill Gate – 5 mins (Circle, District)

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