

DOMUS NOVA



Palace Gardens Terrace W8 – £20,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



A six-bedroom Victorian townhouse for rent in Kensington that blends traditional West London architecture and modern interior design.

With its white stucco façade and first-floor balustrades, the exterior of Palace Gardens Terrace is typically Victorian. Delicate plasterwork around its many sash windows and porch adds to the period charm, which continues inside.

Acting as the spine of the home, the hallway's majestic staircase with cast iron railings provides access to all six floors. Black marble flooring continues through to a large foyer, which leads you to the dining room and kitchen.

In contrast to the heritage features found elsewhere, the kitchen is thoroughly contemporary, featuring a striking white marble island paired with grey lacquered cupboards and wide panelled hardwood floors. All the amenities you'd expect are installed, including a Quooker water system, a wine cooler and Gaggenau appliances, making this the perfect kitchen for entertaining. An oak dining table with upholstered red banquette seating serves as a casual dining area, overlooking the patio. Floor-to-ceiling Crittall-style sliding doors invite the outside in, offering a seamless transition into the garden.

Off the other side of the foyer, there's a large dining room. Decorated with silk wallpaper from Fromental in a smoked purple hue, this room exudes a luxurious and stately feel, a tone further accentuated by four crystal candle-holding wall sconces, plus a white marble fireplace with a working gas fire.



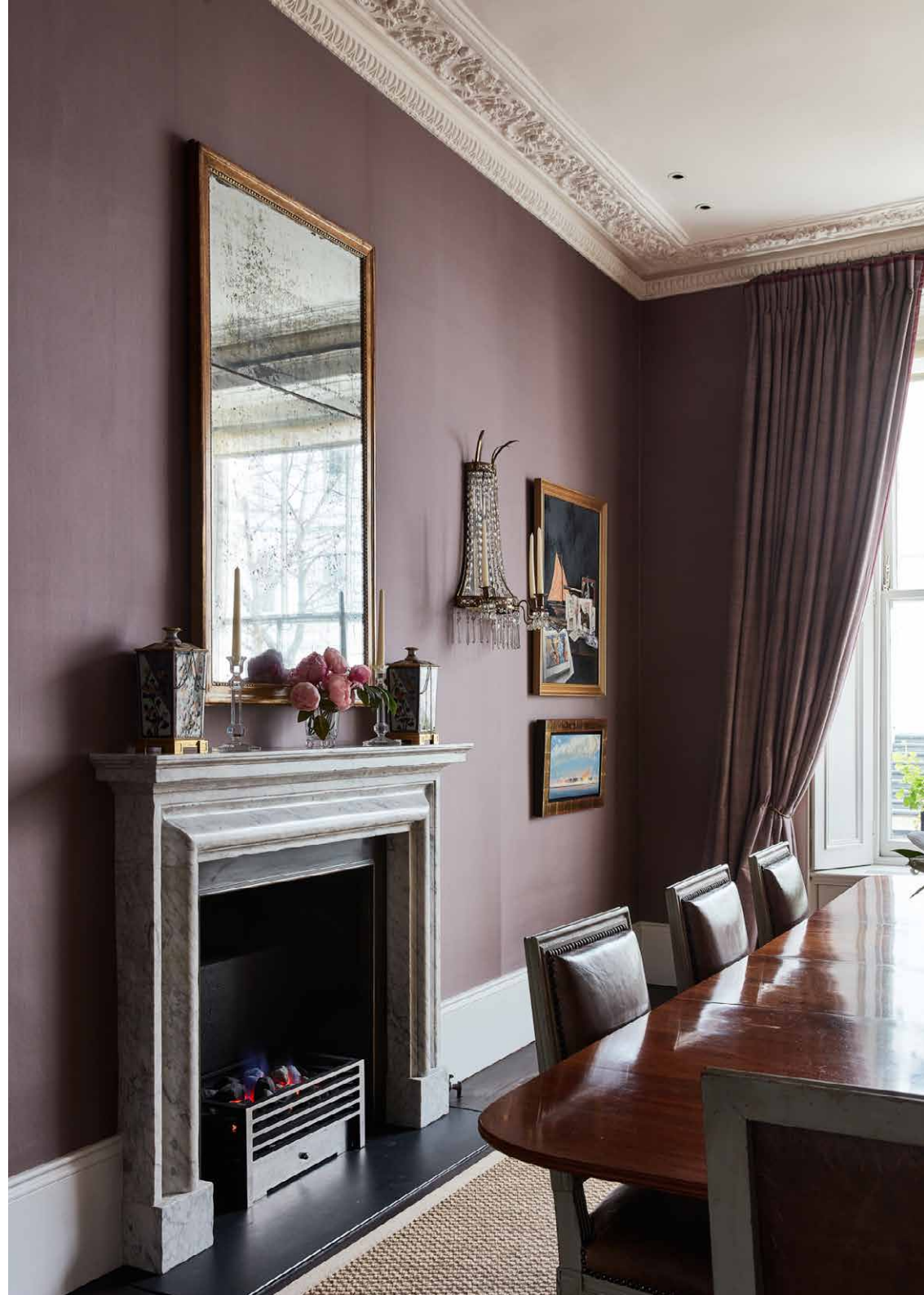


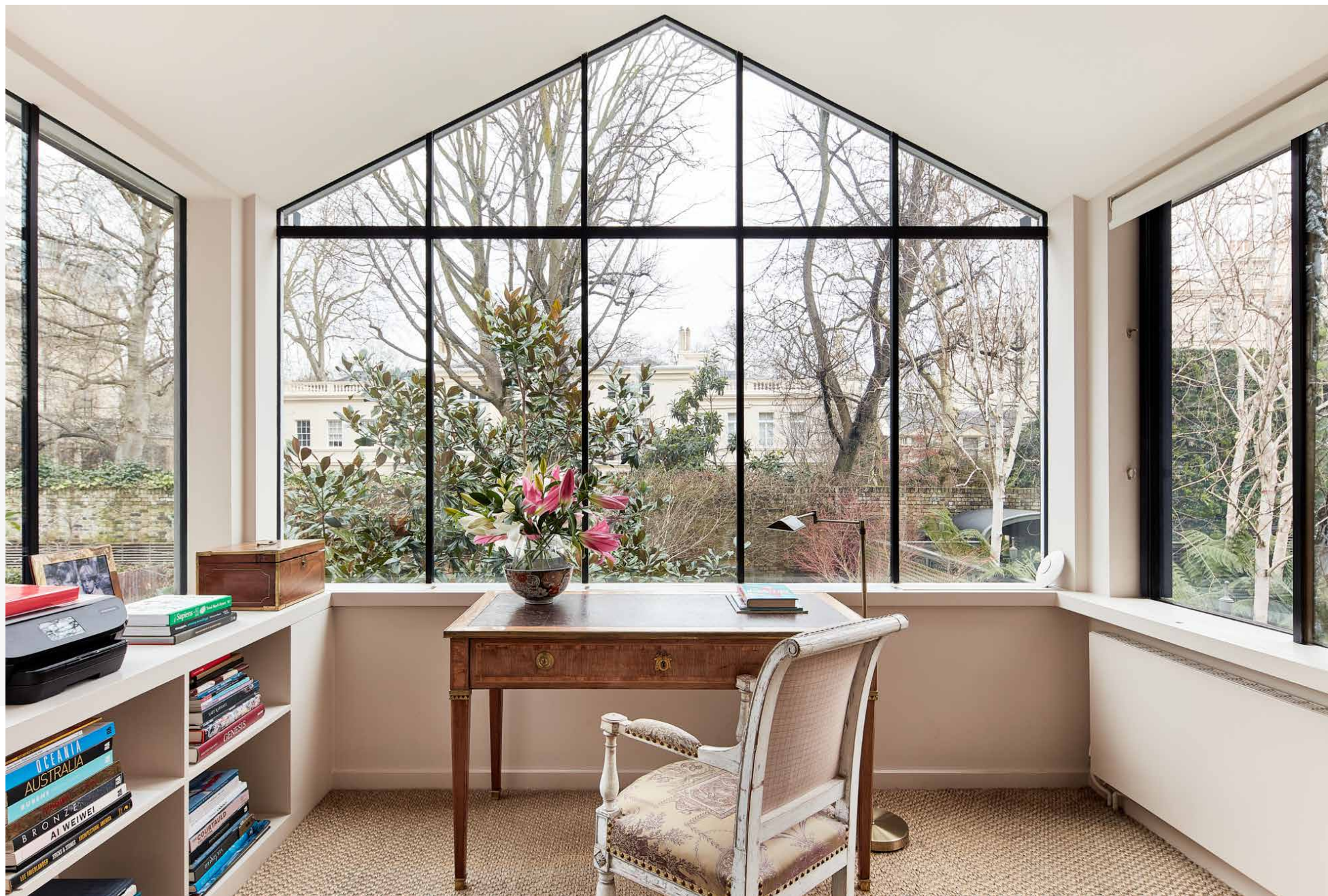


“Floor-to-ceiling industrial-style sliding doors open to invite the outside in, offering a seamless view of the garden.”



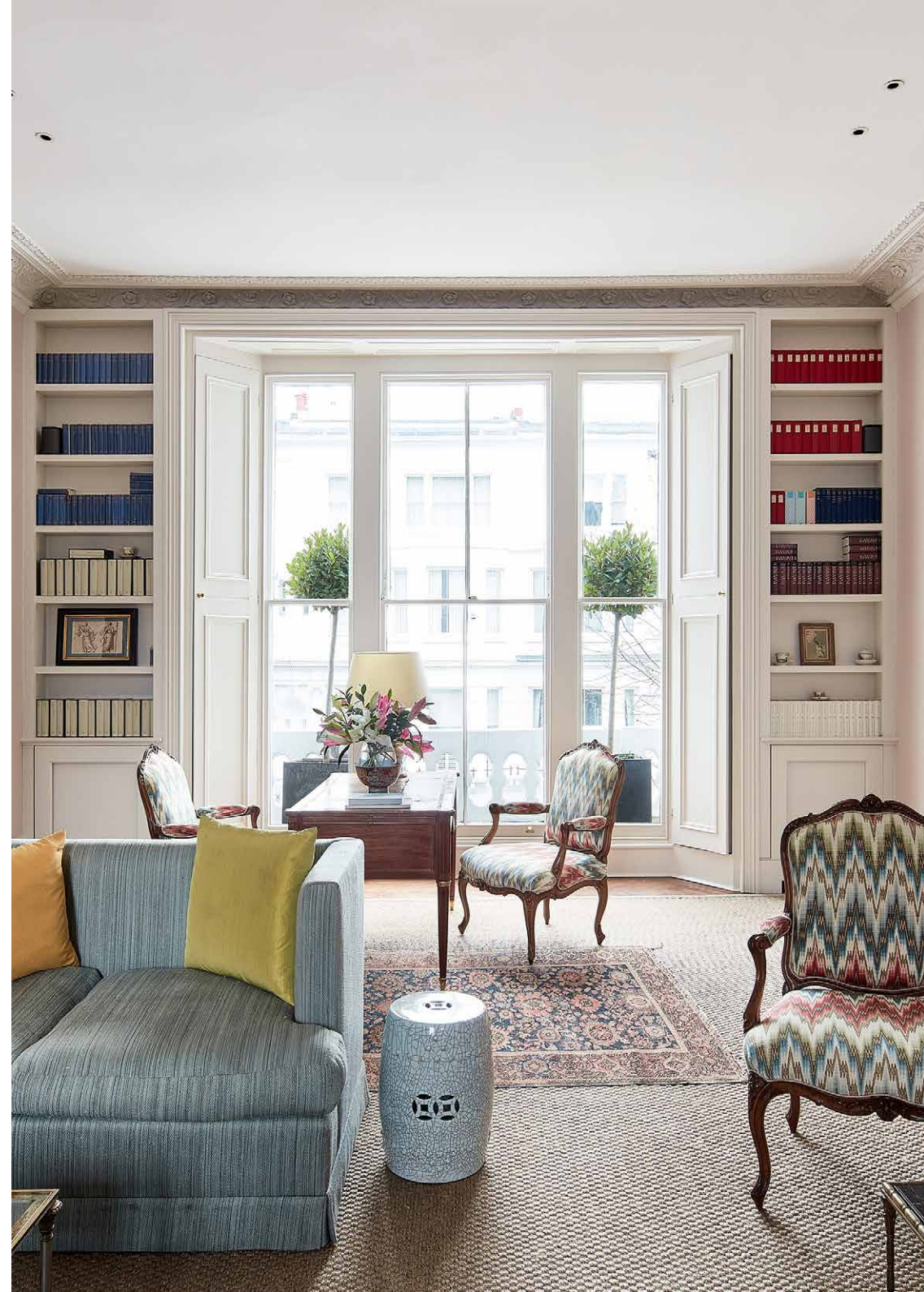




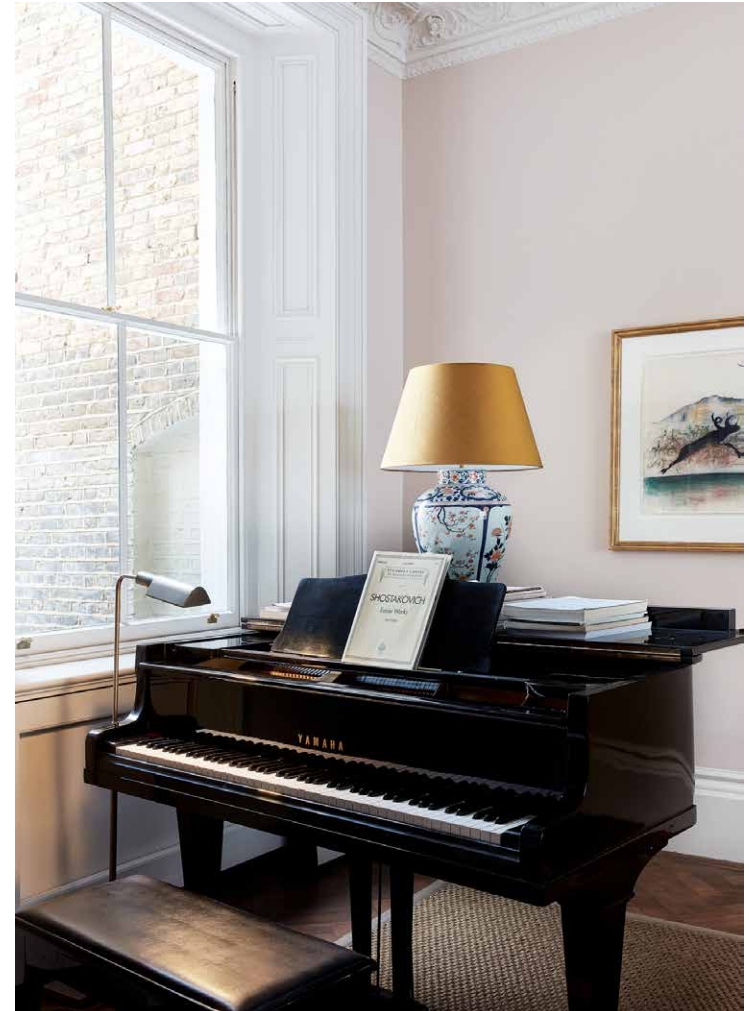


A formal reception room is found upstairs, with a traditional layout reminiscent of a Victorian drawing room. All soft furnishings and fabrics are from Bennison and inspired by the textiles found in Clarence House. Light pours in from the large sash window framed with built-in bookcases. Cornicing fringes the high ceilings, accentuating the impressive proportions of the space. The room's centrepiece – a functioning gas marble fireplace – is just as eye-catching, complete with an ornate gilt mirror hung above. Christopher Spitzmiller lamps and a vibrant modern art collection juxtapose the traditional French and English antique furniture.

An impressive Yamaha grand piano stands in the corner of the room, framed by another sash window. Also on this floor, you'll find an inspiring study space, with panoramic views of Kensington Gardens beyond the terraces. Large panes of glass reach up to eaves of the roof, letting in reams of natural light.









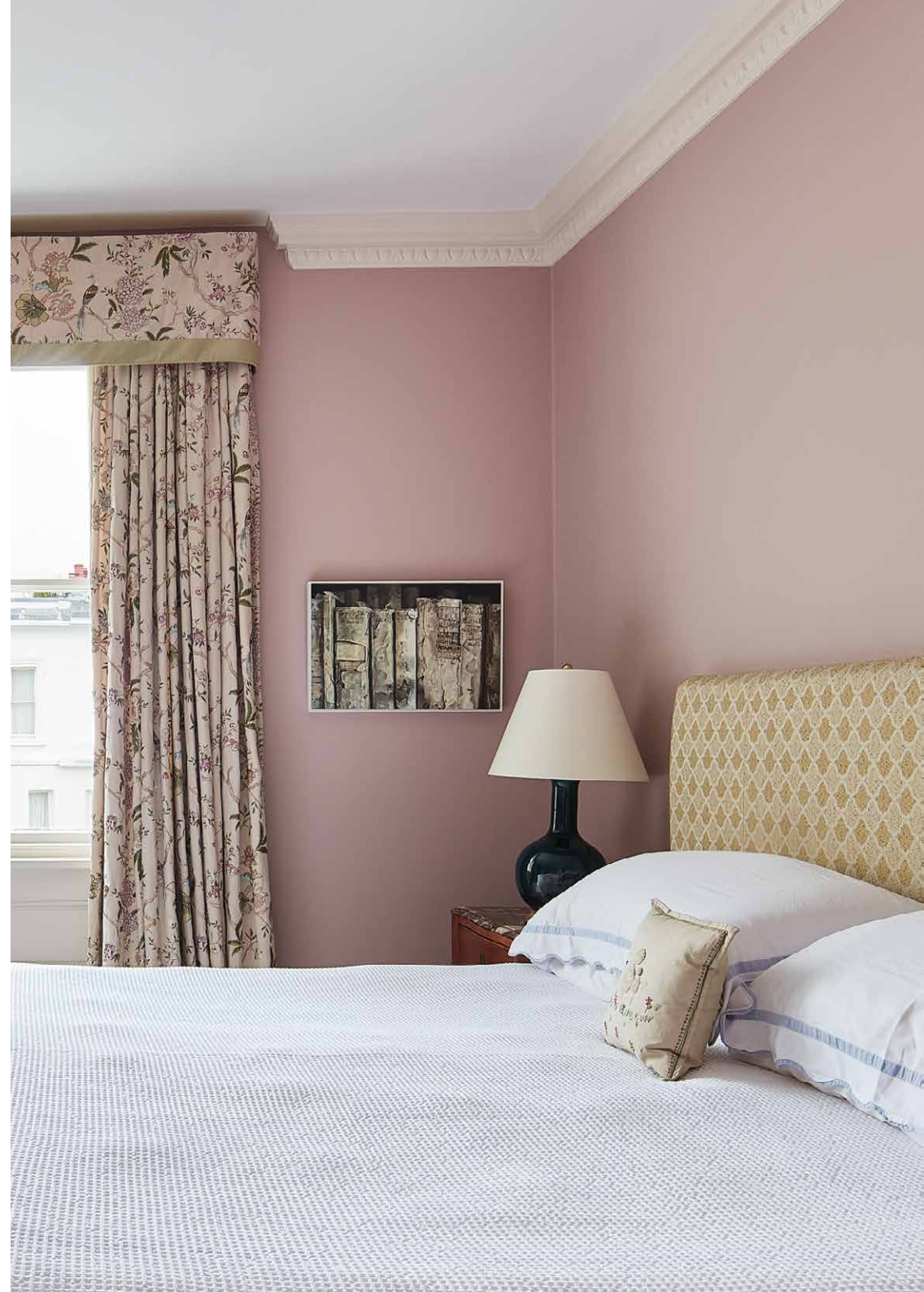




Continue up the staircase to the second floor to the principal suite. A light-filled space, with the same south facing aspect as the reception rooms below, the bedroom exudes calm and warmth, with dusty pink and muted yellow tones. A dressing room clad with floor-to-ceiling mirrored wardrobes, separates the bedroom from the bathroom. Black marble reappears here, elevated with underfloor heating and heated towel racks.

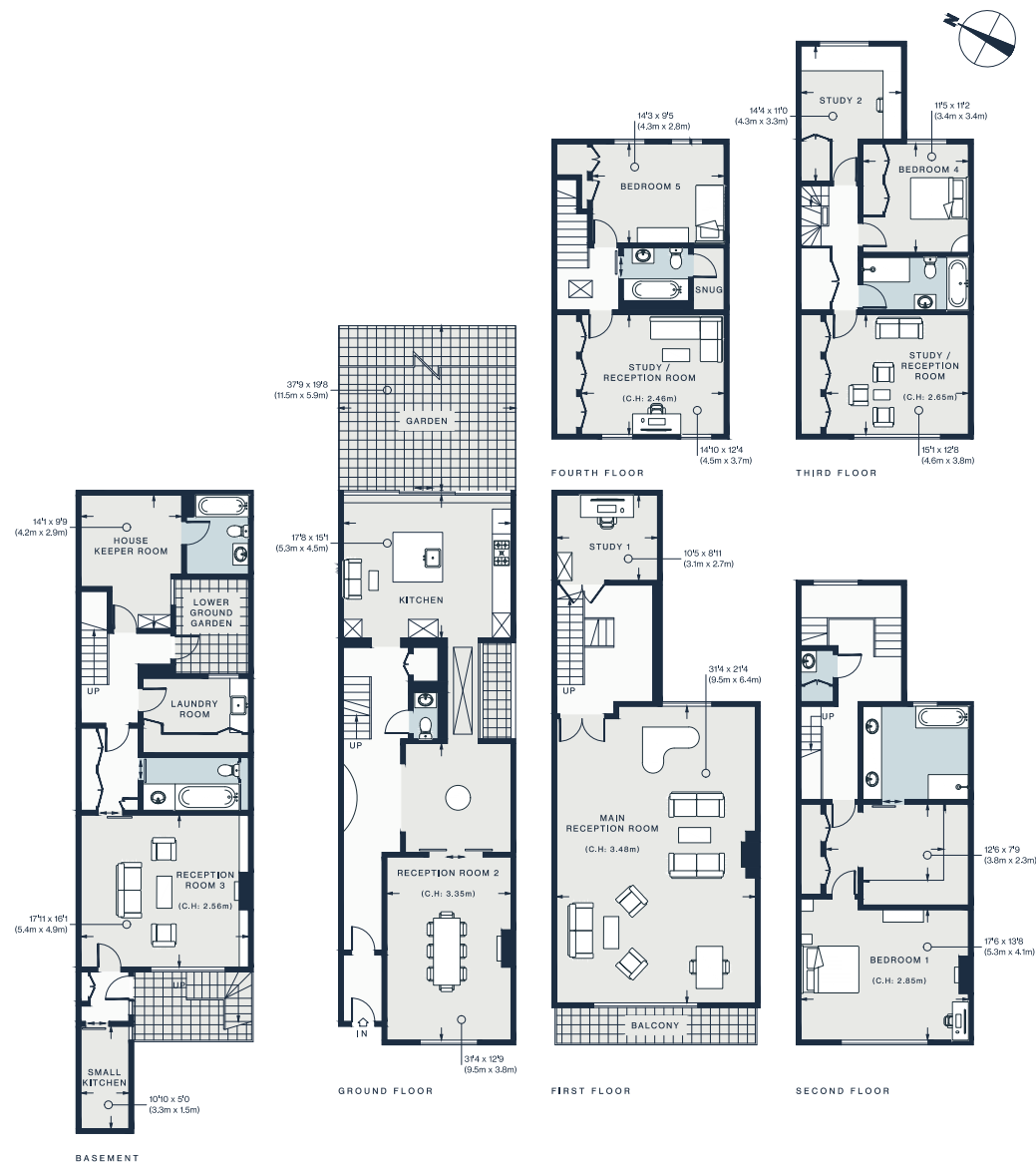
Space is in plentiful supply throughout. Across the top two floors, you'll find three further bedrooms, a study and a TV room. Down in the basement, there's another bedroom that doubles as an annex, along with a utility room and additional storage. There's also a family cinema room, featuring fitted shelves painted in a vibrant red and textured wallpaper.











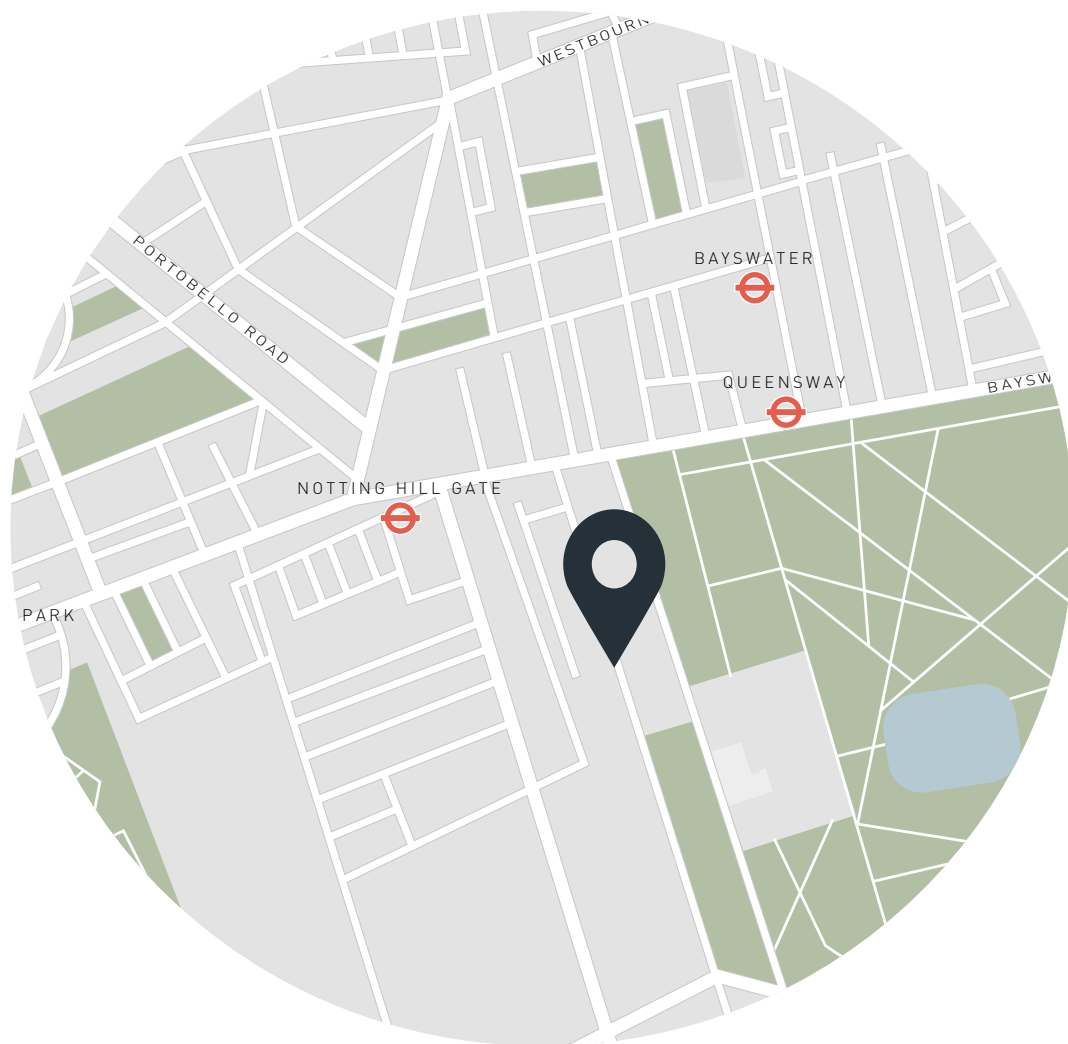
Approx. Gross Internal Area = 4,699 sq ft / 436.7 sq m
(Including Basement)

Property Details

6 Bedrooms, 5 Bathrooms
Victorian townhouse built in the 1870s
Two large reception rooms
Contemporary kitchen
Two TV rooms
Principal bedroom suite
Four further bedrooms
Annexe / bedroom
Cloakroom and utility room
Underfloor heating in all five bathrooms
Elliptical and exercise bike
Sonos and Smart TVs throughout
Front door intercom
Royal Borough of Kensington and Chelsea

Approx. 4,699 sq ft / 436.7 sq m
EPC=D
Deposit: £80,000
Council Tax Band: H

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



Location

A stone's throw from Hyde Park, Palace Garden's Terrace offers a retreat from the bustle of central London, while still being close to the vibrancy Kensington and Notting Hill. Start your day with a bagel and coffee from Kuro, followed by a visit to the Serpentine Gallery in Hyde Park. Then, head onto High Street Kensington to satisfy all your shopping needs. When it comes to dining, Kensington has no shortage of fine choices – from the nearby Los Mochis and Clarke's Restaurant to The Belvedere in Holland Park, the area offers a range of exceptional culinary experiences.

Notting Hill Gate - 7 mins (Central, Circle, District)

High Street Kensington - 10 mins (Central, 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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