

# DOMUS NOVA



Palace Gate W8 – £4,250,000

In partnership with **BARNES**  
INTERNATIONAL REALTY



Behind the stucco façade and porticoed entrance of a classic Victorian townhouse, this four-bedroom duplex apartment unfolds across the upper levels with an understated poise. Take the lift to the third floor and enter an elegant reception room. Natural light pours through twin sash windows, highlighting the neat cornicing and original marble fireplace.

Neutral walls and wood floors set a tranquil feel and continue through to the adjoining dining room, which showcases a matching period fireplace with an ornate mantel.

A set of steps leads down to the open-plan kitchen and breakfast room. White shaker-style cabinetry is paired with quartz countertops and a stainless-steel under-mount sink, while a large range oven, integrated Miele and Sub-Zero appliances maintain the kitchen's clean lines. A built-in booth is tailor-made for informal dining. Also on this level, a serene study is suited for home working.





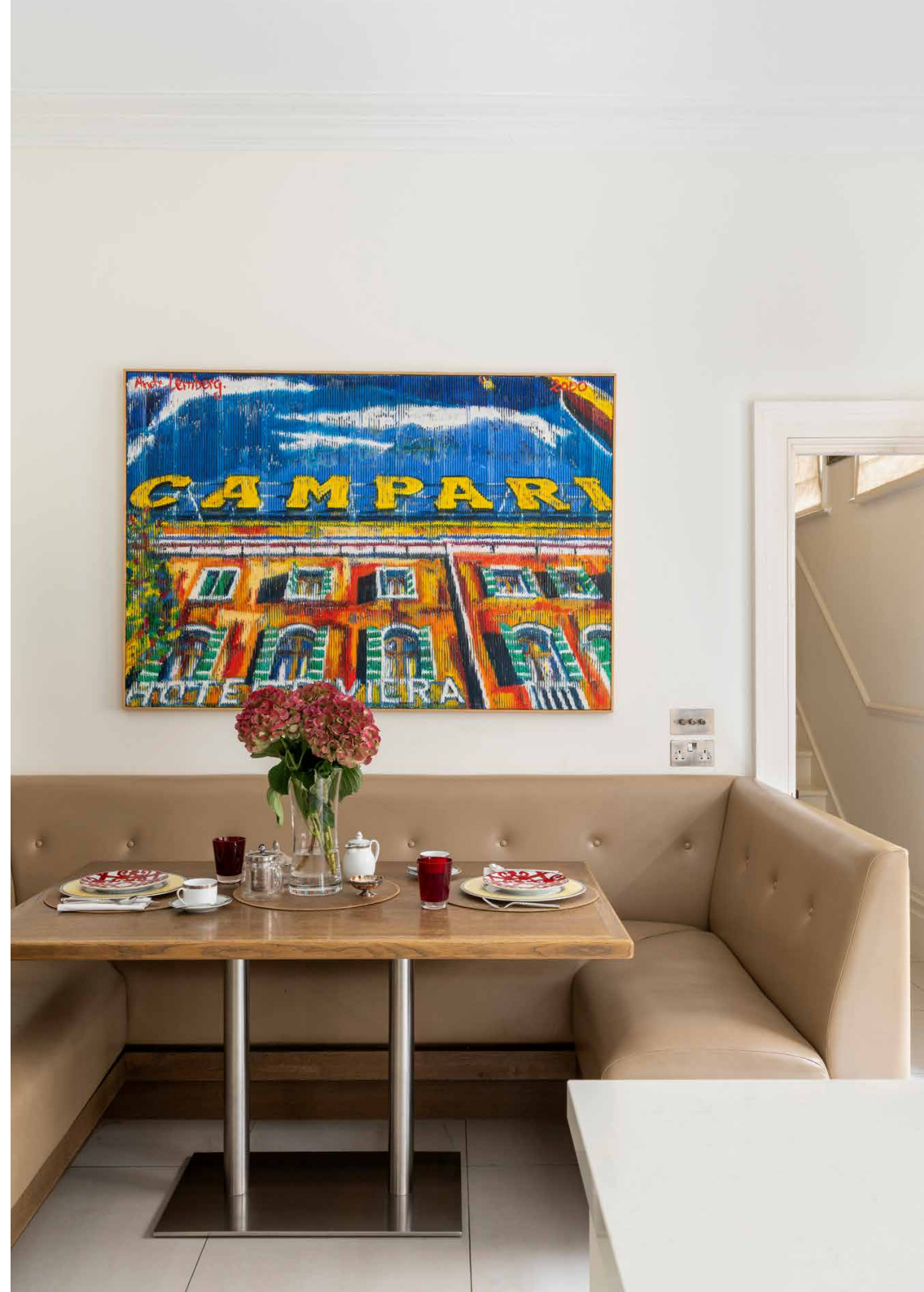


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Upstairs, the bedrooms offer a sense of retreat. The principal bedroom is tucked away over two levels: steps descend to a spacious dressing room, then onward to a spa-like bathroom – finished with heated marble floors, herringbone tiles and brushed-gold fittings. Three guest bedrooms complete the floor, each with charming patterned wallpapers and reams of natural light. Every room enjoys a tranquil en suite bathroom, featuring sleek showers and indulgent bathtubs.















Second Floor = 55 sq ft / 5.1 sq m  
Third Floor = 1346 sq ft / 125.1 sq m  
Fourth Floor = 1309 sq ft / 121.6 sq m  
Fifth Floor = 222 sq ft / 20.6 sq m  
Approx. Gross Internal Area = 2932 sq ft / 272.4 sq m

## Property Details

- Open-plan reception and dining room
- Contemporary kitchen and breakfast room
- Principal bedroom suite with dressing room
- Three further bedroom suites
- Additional WC
- Study
- Lift access
- Attic storage
- NEST smart thermostat
- Philips Hue smart-lighting
- Royal Borough of Kensington & Chelsea

Approx. 2,932 sq ft / 272.4 sq m

EPC=C

Tenure: Share of Freehold

Lease Length: circa 975 years

Annual Service Charge: Approx. £11,876

Council Tax Band: H



## Location

Nestled beside Kensington Gardens and moments from Kensington Palace, Palace Gate occupies one of London's most prestigious addresses. The quarter is defined by its architectural grandeur and immediate access to the capital's cultural landmarks – including the Royal Albert Hall, V&A and Serpentine Galleries. World-class shopping and dining are within easy reach, from Harrods and Harvey Nichols in Knightsbridge to Michelin-starred Kitchen W8 and the charm of local favourites like Maggie Jones's.

Gloucester Road - 10 mins (Circle, District, Piccadilly)  
High Street Kensington - 10 mins (Circle, 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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