

# DOMUS NOVA



Palace Gate, W8 – £3,650 p/w (LL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



Beyond the stucco façade and porticoed porch of a Victorian townhouse, this duplex apartment reveals itself across the upper levels with quiet confidence. Inside, marble floor tiles lead the way into a reception room that establishes the home's rhythm. Light filters through twin sash windows, illuminating cornicing, a ceiling rose and original marble fireplace. Contemporary finishes – an acrylic coffee table, a bespoke corner sofa and print by Joan Miró – sit effortlessly alongside the period detailing.

The adjoining dining room continues the sophisticated narrative. At its centre, a dark-wood oval table that seats eight, framed by plush grey chairs and a sculptural chandelier that lends a sense of occasion. A Victorian fireplace with a carved mantel and gilded mirror adds a note of formality, complemented by a modern bar trolley.





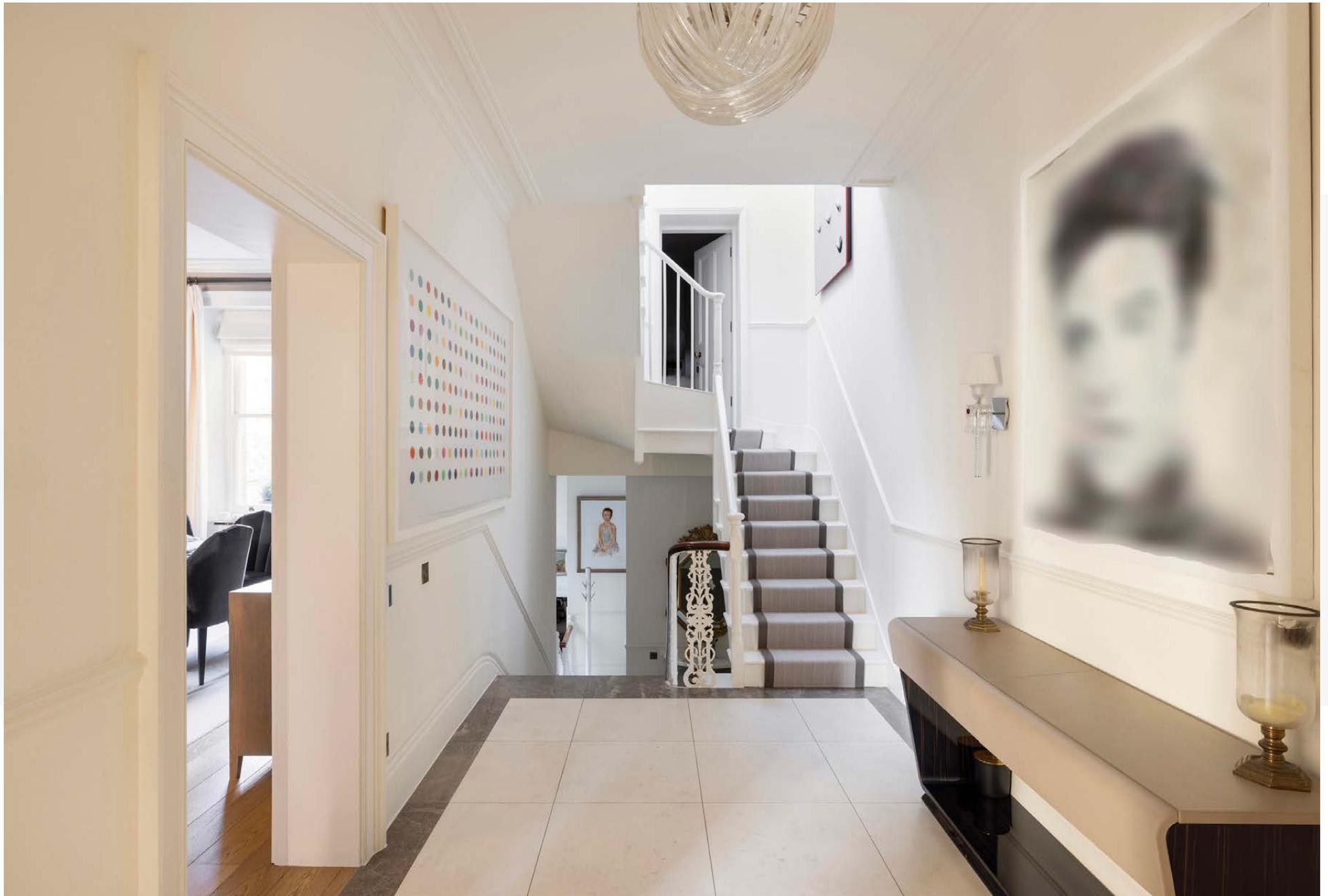


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Down a set of stairs, the kitchen offers a bright and functional backdrop to everyday life. White shaker cabinetry is paired with Quartz worktops and a stainless-steel under-mount sink, creating a clean, cohesive look. A Range cooker anchors the space, while other high-quality appliances are subtly integrated, leaving the kitchen with a seamless feel. A breakfast bar defines the room's flow, leading to a built-in booth where casual entertaining or family dinners can unfold.









Upstairs, the sleeping quarters have a sanctuary-like feel. The principal suite, arranged across two tiers, feels deliberately tucked away. The sleeping area centres around an upholstered bed backdropped by a wall of antique mirrors. Steps lead down to a generous dressing room, then onwards to a spa-like bathroom where marble flooring meets herringbone tiles brushed-gold accents and underfloor heating.

Three additional bedroom suites complete this floor, each bathed in natural light. Playful wallpapers and neutral furnishings set an inviting tone, while well-appointed en suite bathrooms balance style with everyday practicality.















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

4 Bedrooms, 4 Bathrooms  
 Open-plan reception and dining room  
 Contemporary kitchen with booth seating  
 Principal bedroom suite with dressing room  
 Three further bedroom suites  
 Additional WC  
 Study  
 Lift  
 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

Deposit: £ 21,900

Council Tax Band: H



## Location

Nestled beside Kensington Gardens and moments from Kensington Palace, Palace Gate occupies one of London's most discreet and 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 await nearby, 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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