

DOMUS NOVA



Peel Street, W8 – £2,654 p/w (LL) / £2,769 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



One for the traditionalists, this townhouse is in touch with its period roots. Behind a smart stucco frontage, antique-filled interiors reference the building's history. There's a lived-in feeling of comfort and cosiness to the living spaces. On the ground floor, the eat-in kitchen is well-appointed. A range cooker integrated into the chimney breast acts a centrepiece – and works in cohesion with the dark wooden floors, panelled walls and mahogany-toned worktops. Floor-to-ceiling cabinetry runs along one wall, offering ample storage.

Towards the rear of the property, there are two single guest bedrooms, served by a shower and cloakroom. Both feature built-in beds, ornate wallpaper and lilac and sage hues respectively, with barn-style doors adding a country cottage feel. One leads out to a small, southeast-facing courtyard. Notably, each floor has access to outside space, meaning there's exceptional connectivity between inside and out throughout the home.









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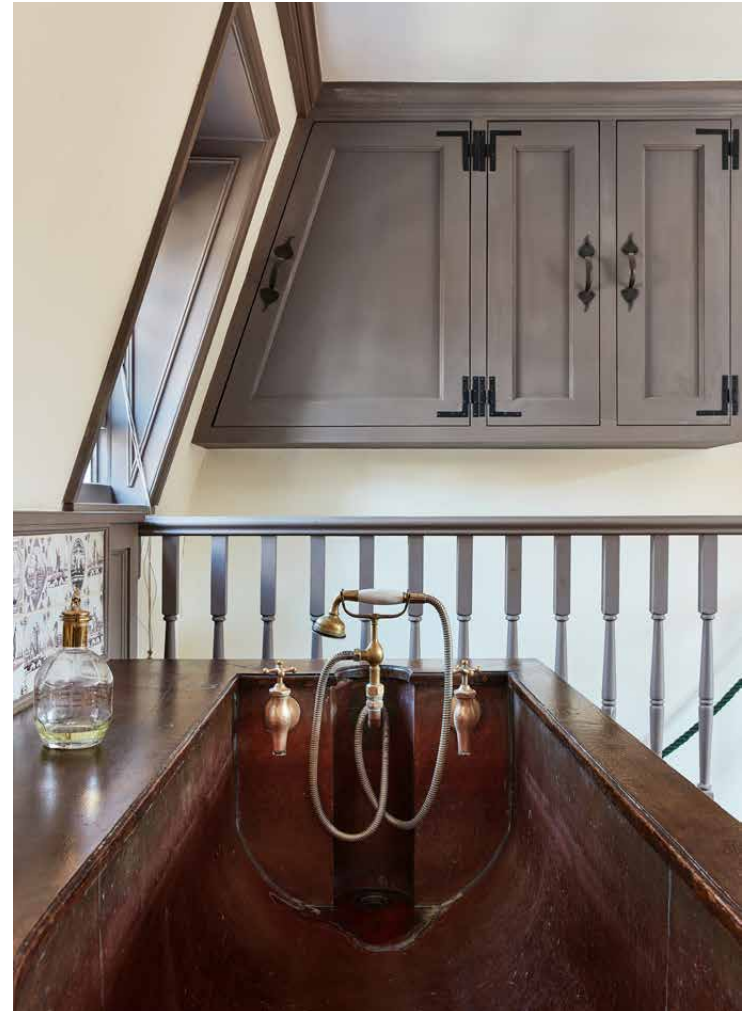


Upstairs, the first floor is devoted to a characterful reception room and study. Rich, ochre tones pop against blue and white fireplace tiles. Several built-in bookshelves lend a library-like atmosphere, while wainscoting adds to the sense of tradition and occasion. When the sun hits, step out onto the generous decked terrace.

The principal bedroom also occupies its own floor. An in-room bathroom adds a touch of luxury – complete with a rare wooden bathtub that’s elevated with reclaimed brass mixer taps. An antique cupboard conceals a wash station featuring an ornately patterned ceramic sink and baroque style wallpaper.

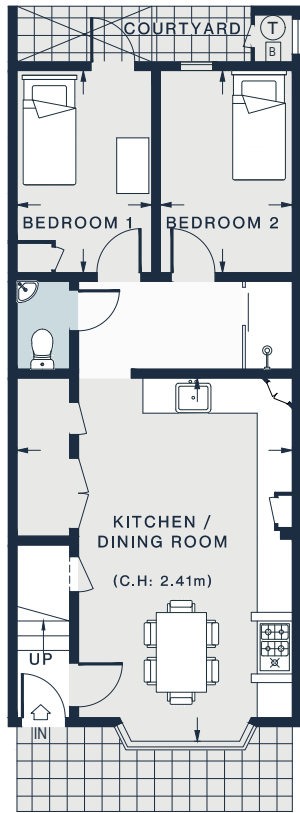






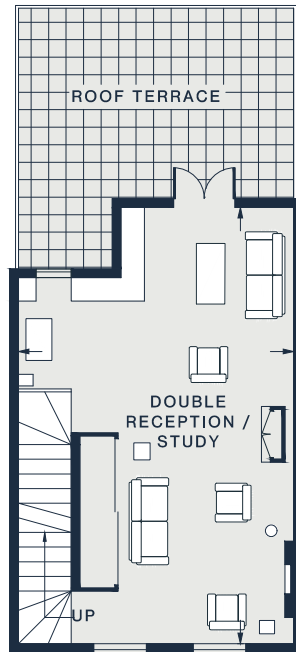




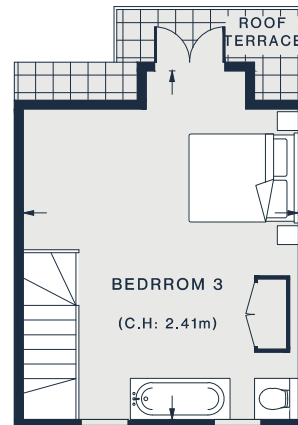


GROUND FLOOR

= Reduced head height below 1.5m



FIRST FLOOR



SECOND FLOOR

DOUBLE RECEPTION / STUDY

24'1 x 15'2 (7.3m x 4.6m)

KITCHEN / DINING

20'5 x 15'8 (6.2m x 4.7m)

BEDROOM 1

11'3 x 7'7 (3.4m x 2.3m)

BEDROOM 2

11'3 x 7'5 (3.4m x 2.2m)

BEDROOM 3

19'5 x 15'4 (5.9m x 4.6m)

Approx. Gross Internal Area = 1202 sq ft / 111.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- 3 Bedrooms, 2 Bathrooms
- Classic design and period features throughout
- Eat-in kitchen with range cooker
- Separate reception room and study
- Principal bedroom suite with balcony
- Two further bedrooms
- Shower and cloakroom
- Southeast-facing terrace and courtyard
- Royal Borough of Kensington & Chelsea

Approx. 1,202 sq ft / 111.6 sq m

EPC=D

Deposit: £15,924 (LL) / £11,077 (SL)

Council Tax Band: H



Location

In walking distance of Notting Hill Gate and Kensington High Street, local amenities are in plentiful supply at Peel Street. Bookending the road, there's the Windsor Castle and The Churchill Arms – both local favourites. Hillgate Village is on the doorstep too, home to food hotspots Mazi, Suzi Tros and Kuro Eatery. Grab a coffee at Lift en route to picking up groceries at Whole Foods Market. Or take a detour through leafy Holland Park. In the opposite direction, peruse the market stalls along Portobello Road.

Notting Hill Gate – 5 minutes (Central, 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

020 7727 1717

lettings@domusnova.com

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