

# DOMUS NOVA



Stafford Terrace W8  
£3,750,000



Bordered by Holland Park and High Street Kensington, the Phillimore Estate is one of London's most esteemed addresses. The Grade II listed enclave has a rich history dating back to the 18th century, with its rows of classic period terraces carefully preserved throughout the years. This storied elegance is evidenced on Stafford Terrace, a quiet street lined with stucco-fronted homes and heritage lampposts. Behind its immaculate façade, a four-bedroom triplex apartment pairs the old with the new.

Enter on the upper ground floor into a spacious reception room, with period details including ornate cornicing, a ceiling rose and large bay windows. Hardwood parquet floors and pale walls are a sophisticated canvas for interior creativity, whilst a marble fireplace surround is a striking focal point. Sliding pocket doors are framed by navy-toned cabinets, forming an archway into the kitchen and breakfast room beyond.

A large sash window channels sunlight across the runs of contemporary cabinets and Carrara marble worktops. With underfloor heating and Sonos speakers installed throughout, it's a setting tailor-made for entertaining. Down the hallway, cast-iron steps lead down to the walled garden – a secluded spot to capitalise on London's sunny days. Family life continues in the media room, where pale walls and carpets and a large skylight afford a tranquil character.





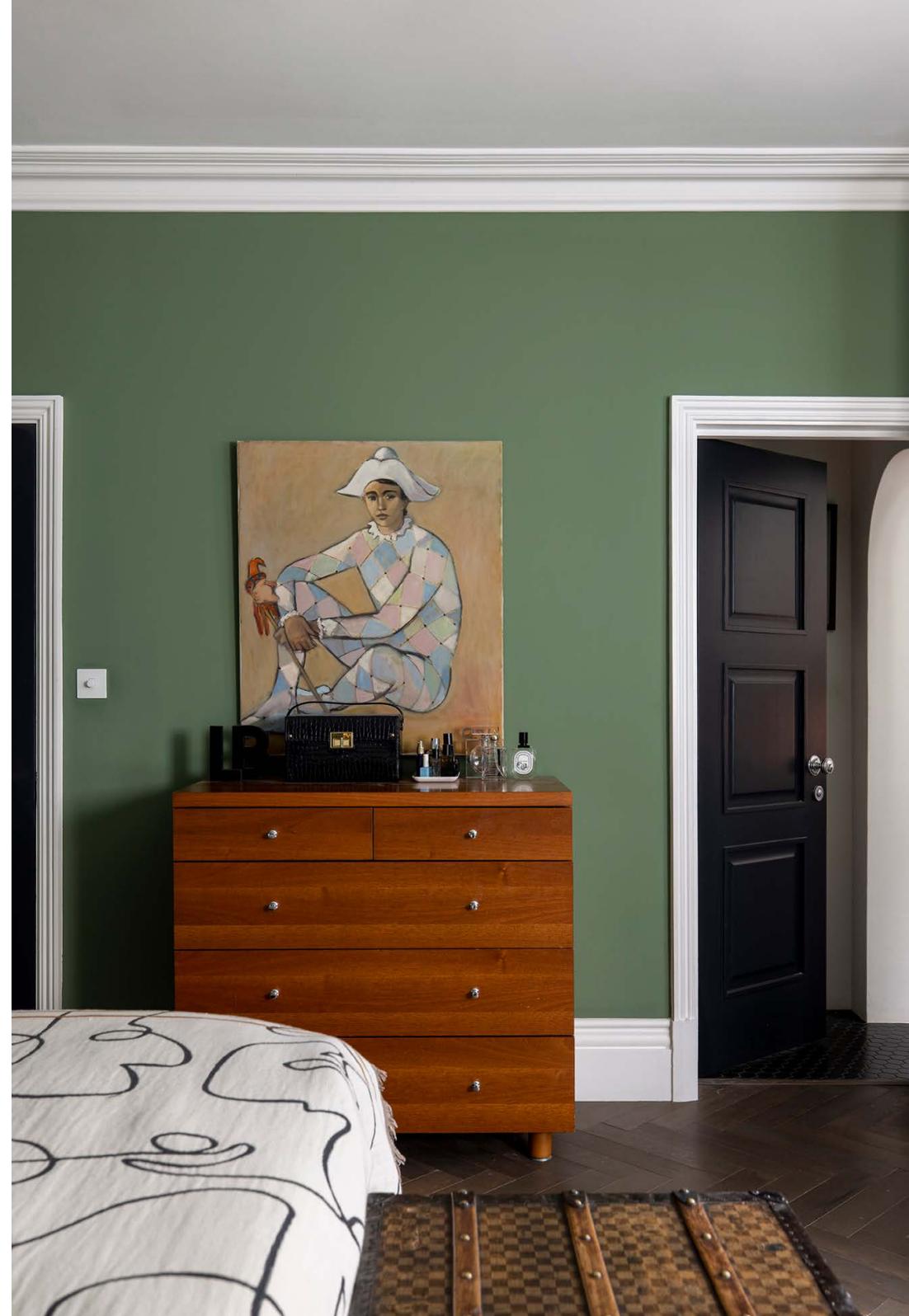






Spread across the lower-ground and basement levels are four expertly-considered bedrooms. The principal bedroom suite is a smart affair, with fern green walls softly lit through a series of sash windows. A curved archway leads into the en suite bathroom, boldly finished with honeycomb and oversized marble tiles. Beyond, the walk-in wardrobe features full-height storage.

A large guest bedroom suite showcases pale sage walls and integrated wardrobes, with French doors that look up to the garden. Downstairs, two additional guest bedrooms – one of which has an en suite shower room – are calming environments with contemporary design.



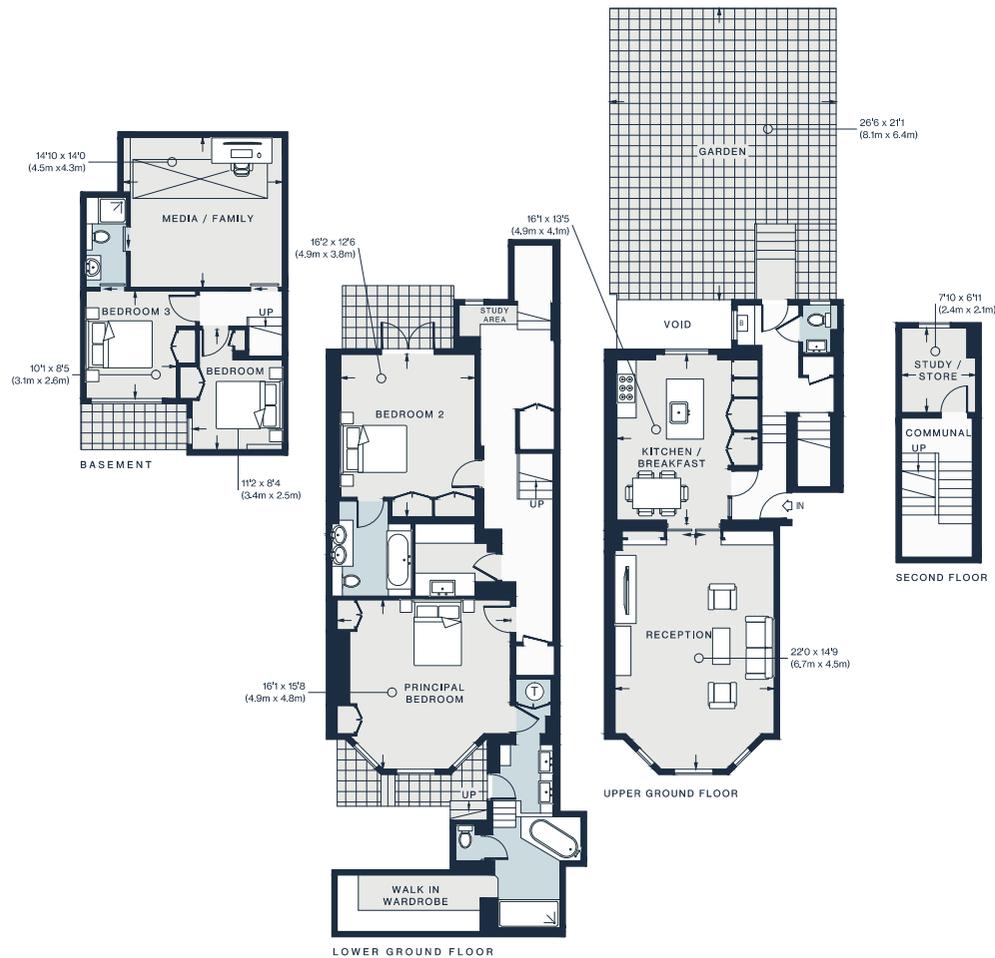












Approx. Gross Internal Area = 2,194 sq ft / 204 sq m

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

## Property Details

- Spacious reception room
- Open-plan kitchen and breakfast room
- Family / media room
- Principal bedroom suite with walk-in wardrobe
- Two guest bedroom suites
- One further bedroom
- Utility room
- Private garden
- Royal Borough of Kensington & Chelsea

Approx 2,194 sq ft / 204 sq m

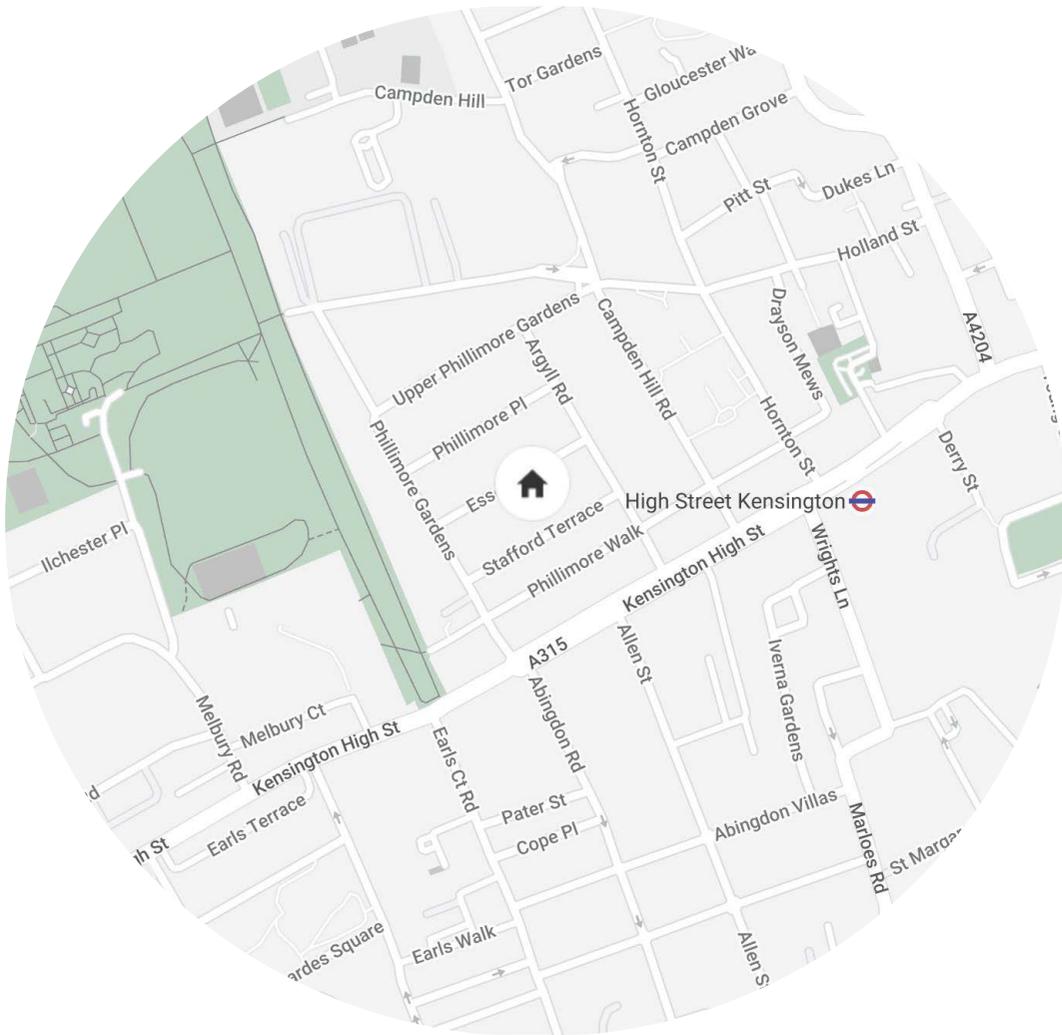
EPC - D

Share of Freehold - circa 993 years remaining

Ground rent - Peppercorn

Service charge - Approx £4,500 per annum

Council tax band - G



## Location

Stafford Terrace exemplifies the borough's handsome architectural heritage with fantastic proximity to west London's best offerings. Stroll around Holland Park and the verdant Kyoto Gardens, followed by a world-class exhibition at the Design Museum. After browsing the wealth of shops along Kensington High Street, enjoy fine dining at The Ivy, or Michelin-star at Kitchen W8. Head to coveted haunt the Troubadour for an evening of live music, followed by a cocktail at one of London's best speakeasys, Evans & Peel Detective Agency.

### Nearest Tube

High Street Kensington - 5 mins (Circle & District)

Holland Park – 15 mins (Central)

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