

DOMUS NOVA



Princes Yard W11
£3,500,000



Princes Yard is tucked away in a quiet mews enclave, just moments from the handsome period townhouses and vibrant thoroughfares that line Holland Park Avenue. Remodelled and extended by Gunnar Orefelt of Orefelt Associates, the home's modern façade is marked by cubic panels of glass and a black wood render – a precursor to the clean-line architectural forms found within.

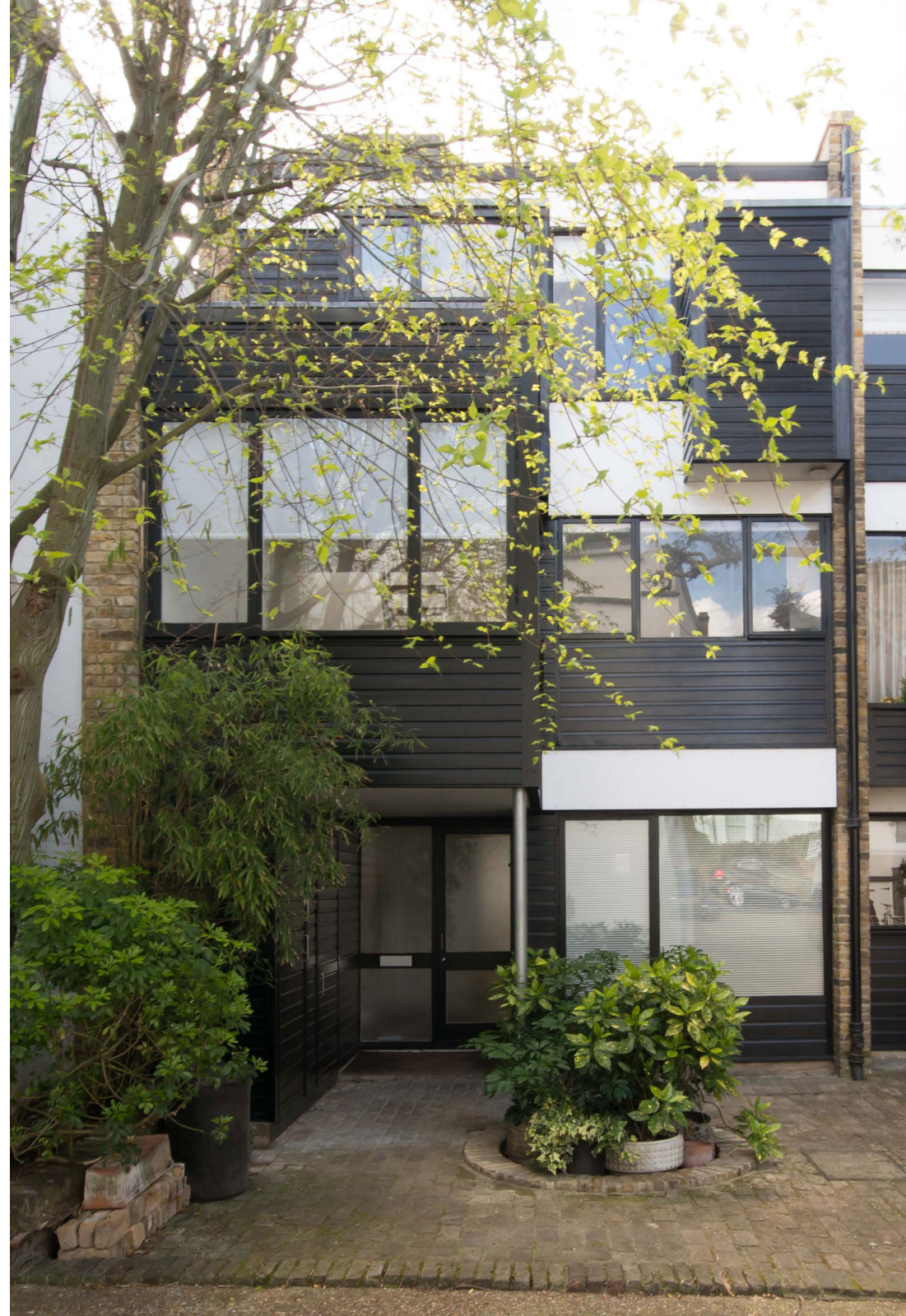
Blonde hardwood floors draw you into the open-plan reception room, spread across the entire first floor. It's a bright and uplifting space, with cascades of light pouring in through dual-aspect windows. There's gallery-esque form and feeling to the expansive whitewashed walls, panels of glass that frame the staircase and wooden shelving with metal cable brackets. A dining space sits at one end of the room, an inviting living area at the other – from here, full-width glazing slides open to a balcony, employing a sense of connectivity between the indoors and out. A minimalist kitchen is also found on this floor, pairing muted cabinetry with stainless steel worktops.







Running throughout the home, the staircase has been artfully finished in steel and timber. Ascend to the second-floor principal bedroom, complete with pared-back hues, full-height storage and an en suite bathroom. Three additional bedrooms continue the tranquil feel and understated design of the principal suite, set across the ground and second floors. Two family-sized bathrooms wrapped in pale mosaic tiles serves these rooms. One of the ground-floor bedrooms enjoys direct access to a Japanese-inspired courtyard garden, designed by Mark Anthony Walker Associates.









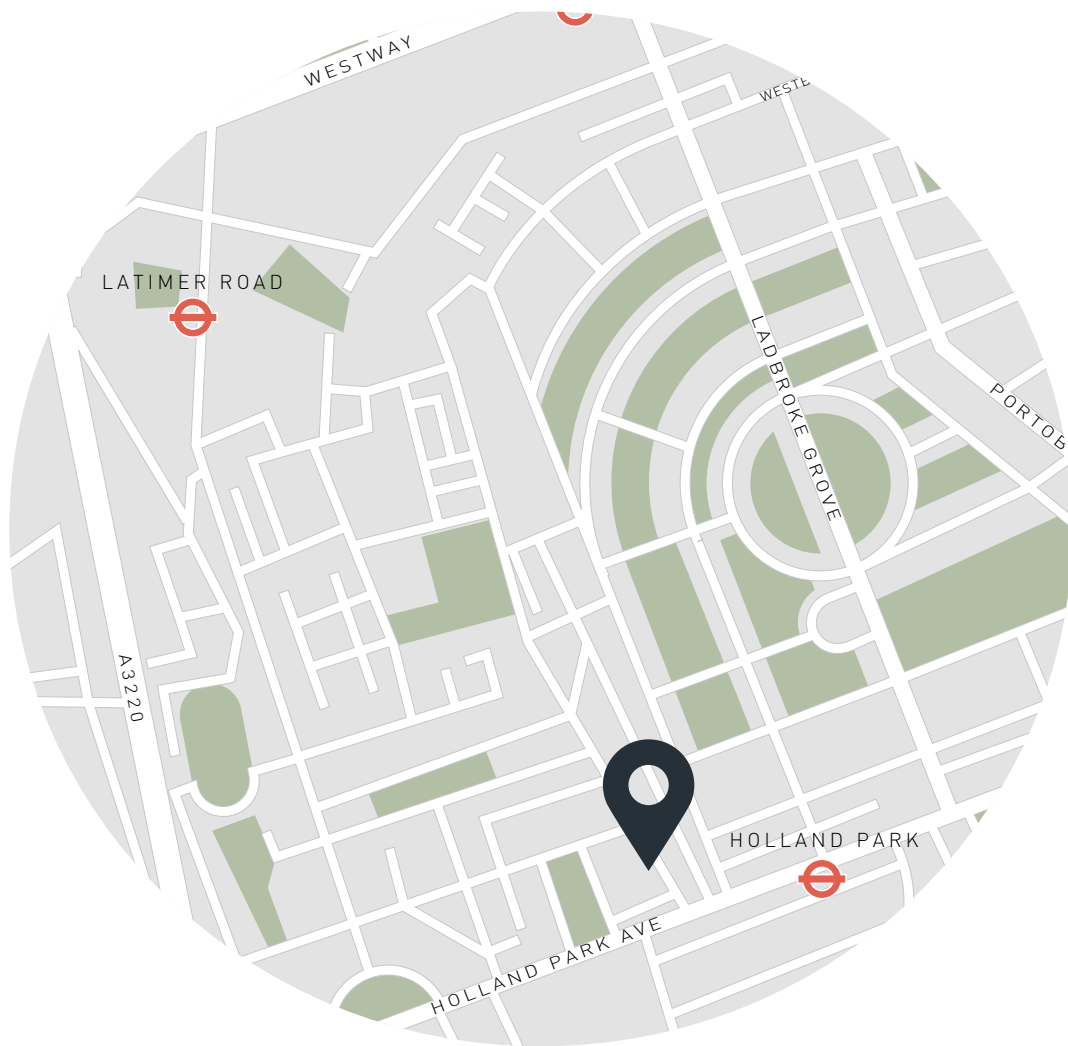
Approx. Gross Internal Area = 1,658 sq ft / 154.0 sq m

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

Property Details

- Open-plan reception room and kitchen
- Principal bedroom suite
- Three additional bedrooms
- Two family bathrooms
- Private balcony
- Private parking
- Architecture by Orefelt Associates
- Courtyard garden by Mark Anthony Walker Associates
- Royal Borough of Kensington & Chelsea

- Approx. 1,658 sq ft / 154 sq m
- EPC - D
- Freehold
- Council tax band - G



Location

A neighbourhood steeped in history and rich in culture, Princes Yard is on the doorstep to some of west London's most dynamic streets. Holland Park showcases impressive Victorian and Georgian architecture – sandy bricks, grand porticos and ornate entablatures. Stroll south and you'll reach the verdant Kyoto Gardens for a breath of fresh air, followed by a world-class exhibition at the Design Museum. Head in the other direction to The Village at Westfield Shopping Centre or a gig at the Shepherd's Bush Empire. Holland Park Avenue is on your doorstep; pick up essentials from Supermarket of Dreams and sweet treats at Buns From Home. Venture into Notting Hill for a film at the Electric Cinema, then finish the evening at local haunts Gold or Core by Clare Smyth.

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