

# DOMUS NOVA



Blomfield Court W9  
£795 p/w - Long let



Housed in a red-brick mansion block amongst the leafy avenues of Maida Vale and Little Venice, this two-bedroom apartment is a welcoming city sanctum. Set on the raised ground floor, enter a spacious reception room through double doors. It's a bright and soothing space, courtesy of high ceilings and a pair of sash windows. Warm wood floors and whitewashed walls set a minimalist backdrop for elegant furnishings, from the lilac-toned sofas to the marble dining table. Engaging focal points include a fireplace neatly engineered into a dove-grey feature wall and glass shelves backdropped by a mottled mirror – a subtly-gilded accent to the room.

Down the corridor, a self-contained kitchen is united by a monochromatic palette and eye-catching details. White cabinets are offset by glossy-black worktops and a dedicated wine fridge. To one side, a curved breakfast bar is paired with contemporary sculptural chairs.





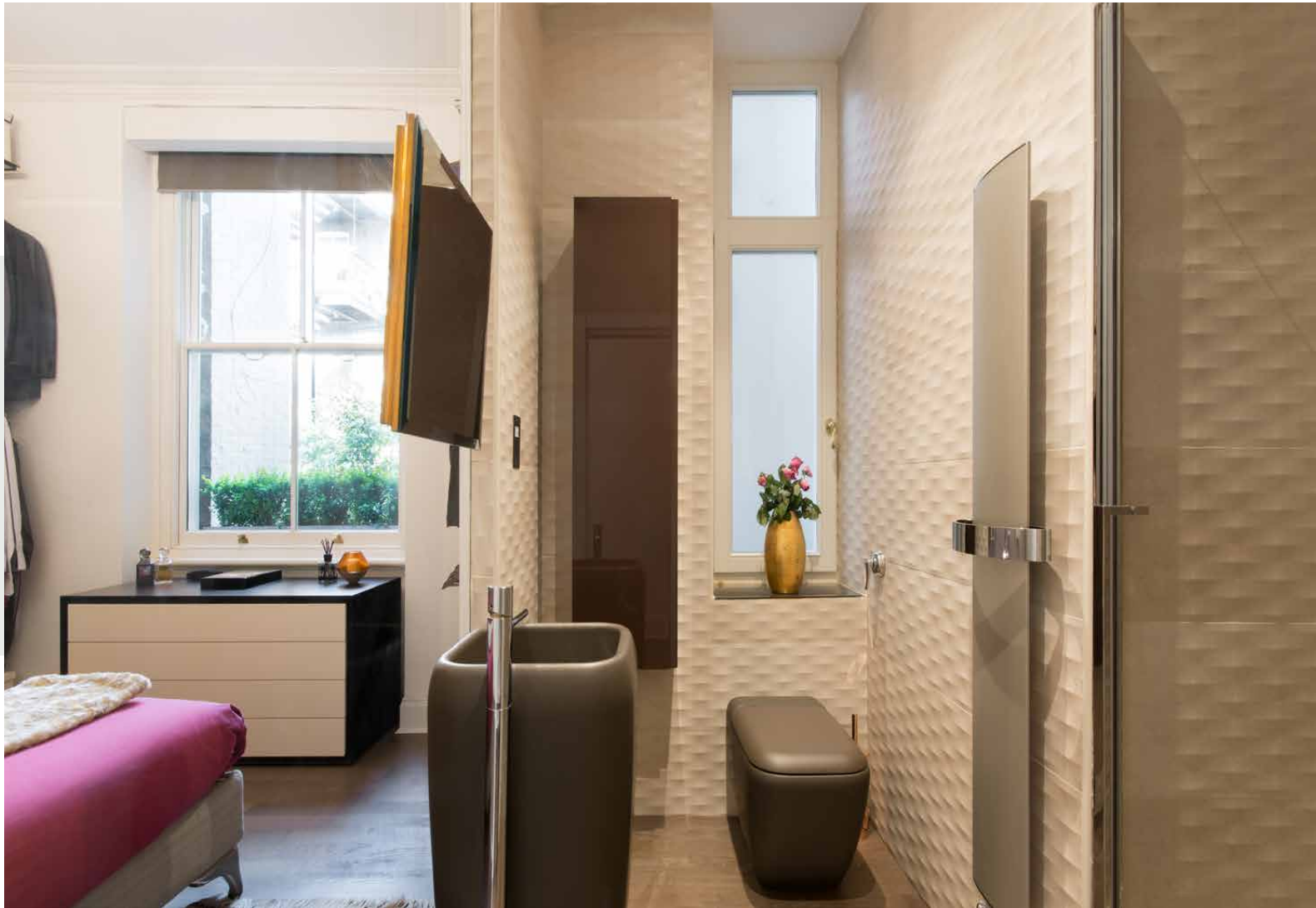


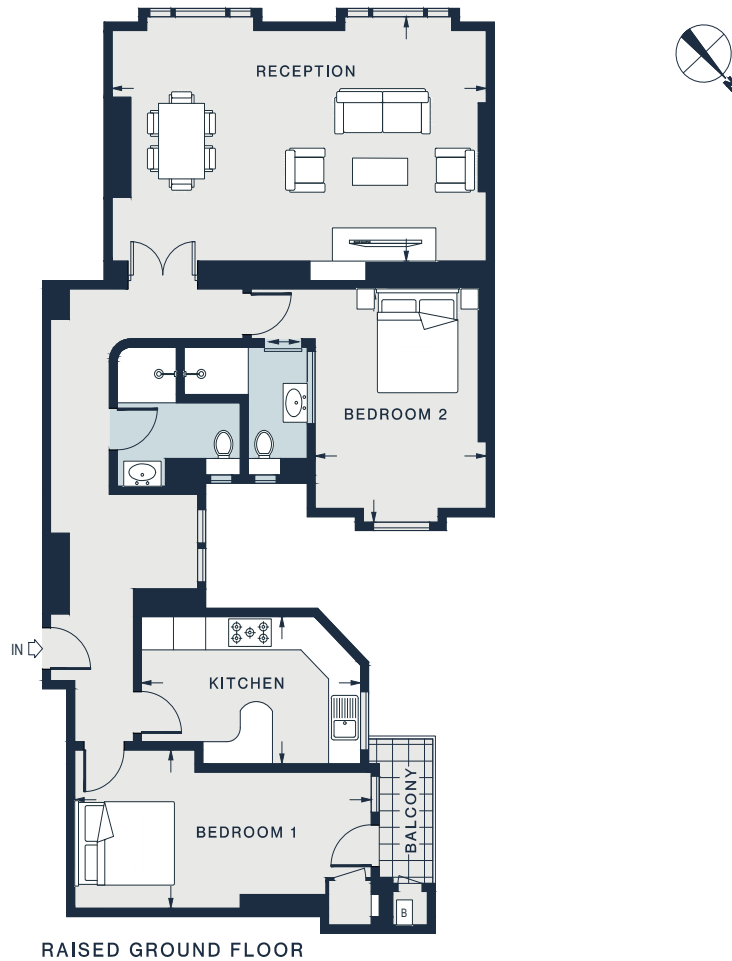




The master bedroom continues the peaceful atmosphere felt in the home's social heart. Morning light enters through a large sash window, framed on either side by exposed clothes rails. Its en suite bathroom is visible through full-height glazing, showcasing textured wall tiles alongside a freestanding charcoal sink. A guest bedroom, currently used as a dedicated dressing area, has direct access to a balcony surrounded by leafy greenery. An additional shower room features an oversized rainfall shower, wrapped in lustrous marble.







RAISED GROUND FLOOR

RECEPTION 23'0 x 14'5 (7.0m x 4.4m)	BEDROOM 1 18'3 x 9'3 (5.5m x 2.8m)
KITCHEN 13'6 x 8'7 (4.1m x 2.6m)	BEDROOM 2 13'8 x 10'5 (4.1m x 3.2m)

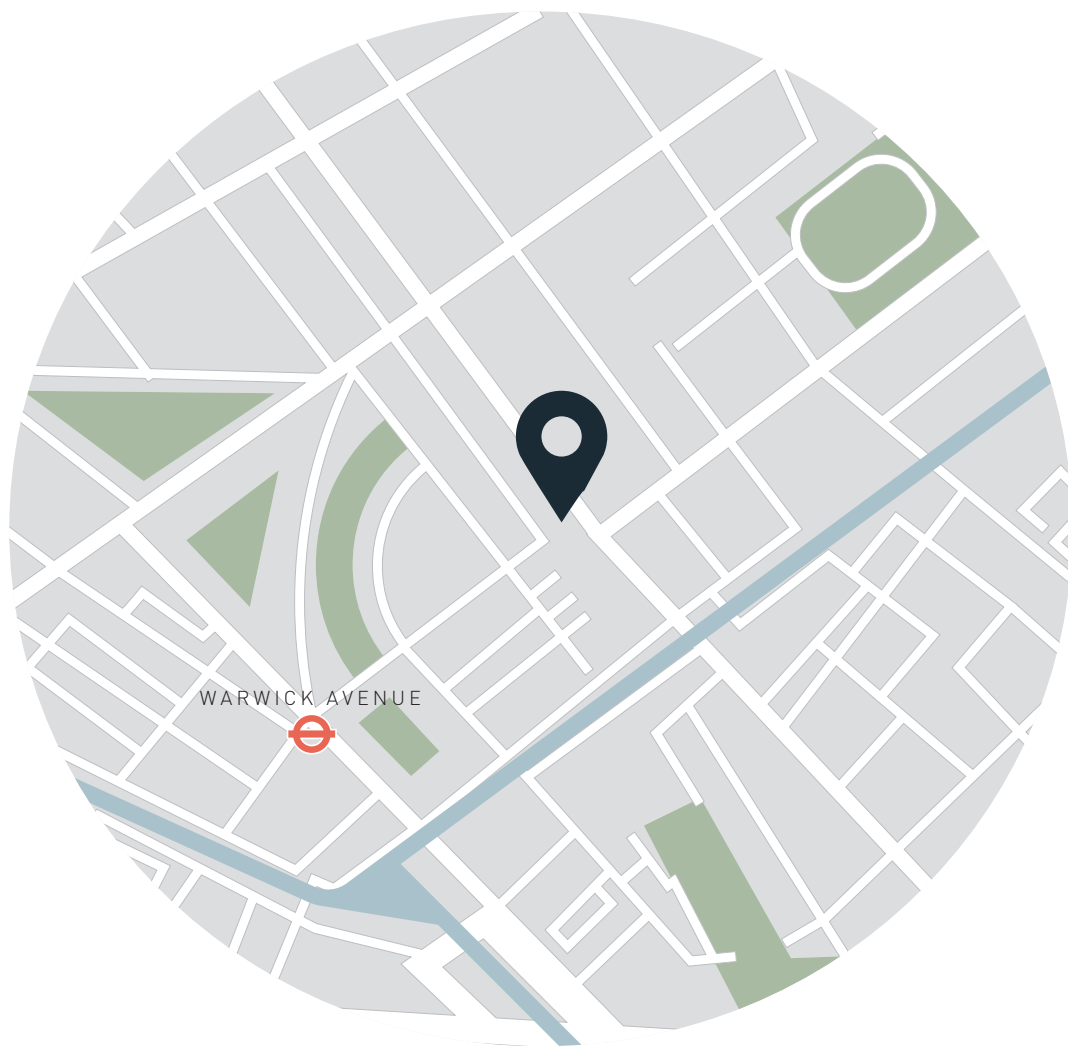
Approx. Gross Internal Area = 1062 sq ft / 98.7 sq m

## Property Details

Spacious reception room  
 Contemporary kitchen  
 Master bedroom suite  
 Guest bedroom with balcony access  
 Additional shower room  
 City of Westminster

Approx 1,062 sq ft / 98.7 sq m  
 EPC = D  
 Council Tax Band = F  
 Deposit payable - £3,180





## Location

Blomfield Court is set in one of the capital's most picturesque locales, nestled in the intersection where Regent's and the Grand Union Canal meet. Known affectionately as Little Venice, it's a neighbourhood brimming with colour and elegance across its vibrant barges and white stucco-fronted period townhouses. When flowers are in bloom, head to Rembrandt Park followed by coffee at The Waterside Café. Further up the canal, reach one of London's oldest sporting venues, Lord's Cricket Ground. Complete an evening with live performances at Canal Café Theatre or the Puppet Theatre Barge. With Paddington Station within close walking distance.

Nearest tube:

Warwick Avenue - 3 mins

Paddington Station - 13 mins

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