

DOMUS NOVA



Blomfield Road W9
£2,900,000



Set over three floors of a white stucco-fronted townhouse a stone's throw from Regent's Canal, impressive volumes unfold throughout this immaculate triplex. Stairs descend from the entrance hall to the core of the home – an open-plan kitchen and dining room overlooking a dramatic double-height void.

Every detail has been considered. Custom-made cabinetry painted a vibrant denim blue is finished with brass handles and topped with white marble. Striking a balance between traditional and contemporary, the result is timeless. A glass balustrade offers a viewpoint over the living space below, and a sightline to the communal garden just outside. At the opposite end of the room, step out onto an inviting south-facing patio.

Found at garden level, the reception room plays with proportions – soaring ceilings segue into a more intimate seating space tucked away under the kitchen above. Duck egg blue walls and wainscoting add a sense of polish, while bespoke joinery is simultaneously elegant and practical.

















Sweeping wooden floorboards elongate the footprint, leading out to a split-level patio. Enveloped by greenery, there's a prevailing feeling of privacy. Poised for al fresco entertaining, an outdoor kitchen features a sink and hooded gas barbecue. From here, a cast iron gate opens onto the manicured, tree-lined lawns of Bristol Gardens.

Statement making finishes inject opulence into the principal bedroom suite, where textured inky-toned wallpaper creates a restful backdrop. In one corner, a metal-coated bathtub sits in front of a mirrored wall. Next door in the en suite, dark-veined marble elevates the walk-in shower and dual vanity. Two guest suites are finished with bold wallpaper and spa-like en suite bathrooms.



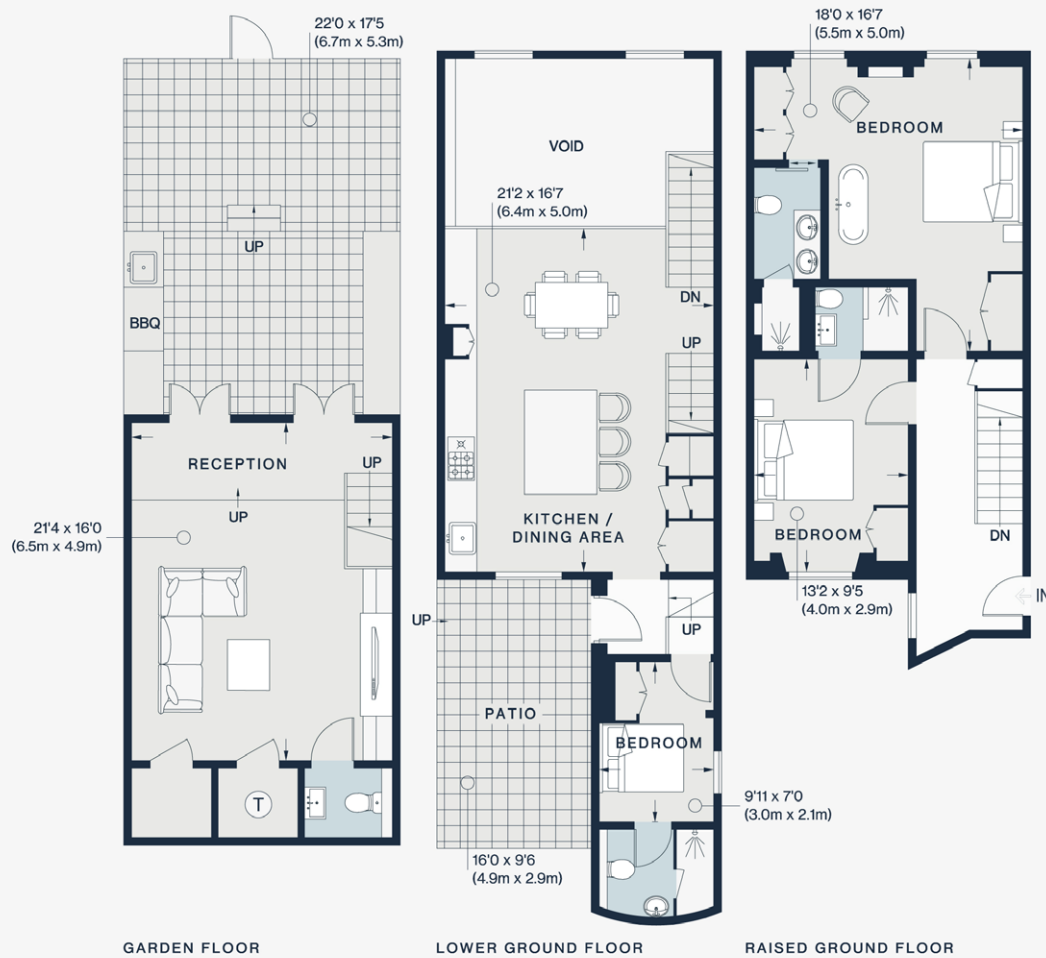












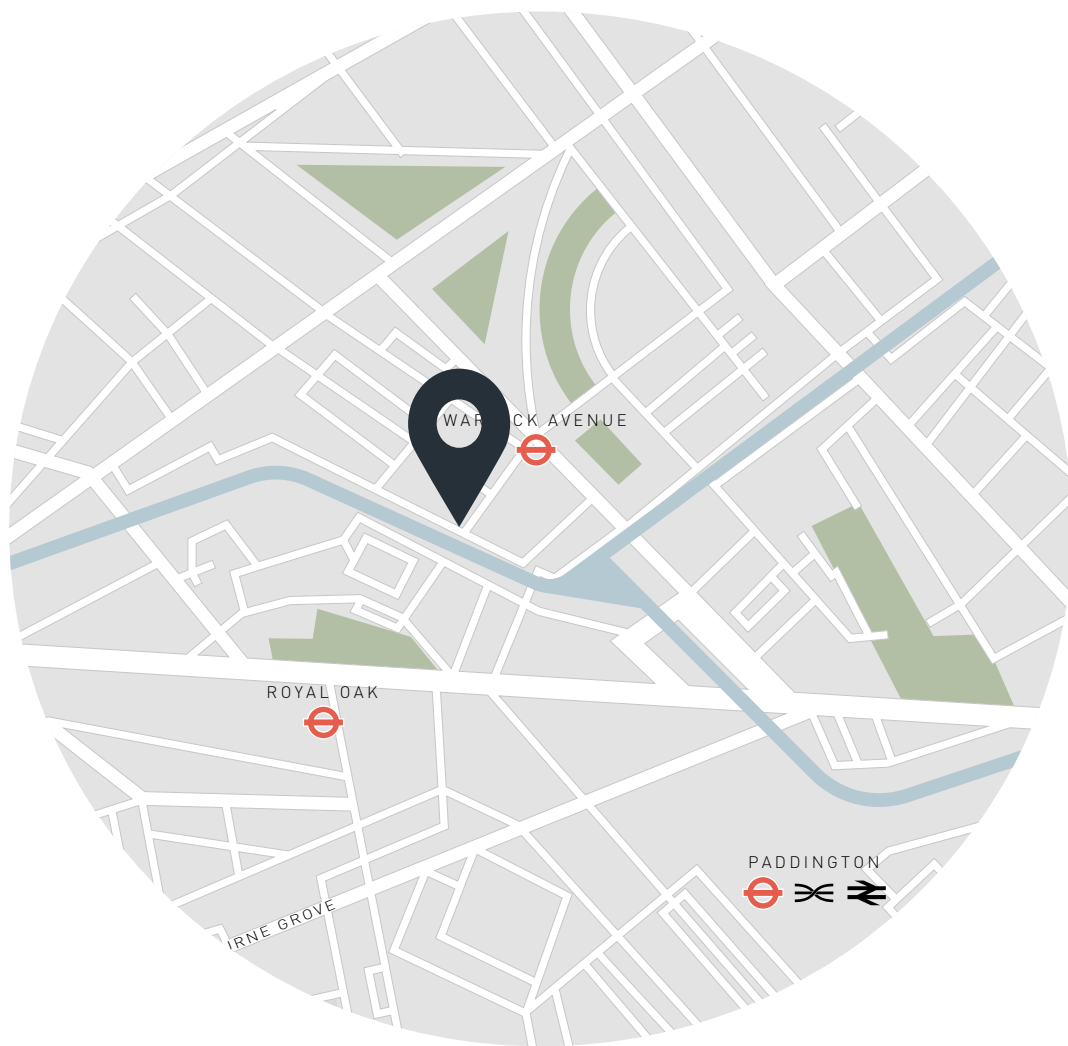
Property Details

- Open-plan kitchen and dining room
- Reception room with double-height void
- Principal bedroom suite with fitted storage
- Two further guest suites
- Separate cloakroom
- Front and rear patio gardens
- Direct communal garden access
- City of Westminster

- Approx. 1,469 sq ft / 136.5 sq m
- EPC=D
- Council tax - E
- Share of freehold - circa 994 years
- Annual service charge - circa £1,500

Approx. Gross Internal Area = 1,469 sq ft / 136.5 sq m
(Excluding Void)

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



Location

There's a romantic, film set feel to Little Venice. The canal is right on your doorstep here, along with the independent boutiques and antiques dealers of Formosa Street. Kickstart the day with coffee and pastries from Toast, or while away a weekend afternoon at The Waterway or The Summerhouse, both on the water's edge. Catch a live performance at Canal Café Theatre or a test match at Lord's Cricket Ground. Come evening, enjoy wine tasting and French cuisine at local favourite Paulette.

Warwick Avenue – 3 mins (Bakerloo)
Paddington - 10 mins (Circle & District, Hammersmith & City, Elizabeth Line, National Rail)

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