

# DOMUS NOVA



College Mansions NW6  
£1,000,000



A magnet for natural light, this cool and contemporary two-bedroom apartment for sale enjoys a creative streak. Currently a home-cum-studio for a photographer, creativity comes to the fore at this Queen's Park apartment. Set on the first floor of a handsome red brick mansion block right on the corner of Salisbury Road, there's an impressive sense of space and light throughout.

Crisp white walls and stripped wood create a blank canvas in the well-proportioned reception room – a fluid, versatile space with an artful edge. With nine windows lining its periphery – five of which face west – natural light streams in steadily from dawn until dusk. A loft-like aesthetic prevails; think original floorboards, exposed steel girders and low-strung filament lighting. To one side of the room, the chimney breast is painted black in bold contrast to the monochrome colour palette. To the other, an exposed brick wall backdrops an ideal studio area or additional living zone.

The clash of light and dark tones continues to make a statement in the kitchen, where a vivid tangerine feature wall adds further impact. Thoughtfully kitted out – note the bottle green range cooker and spacious breakfast bar – the combination of subway tiles, custom-designed terrazzo, and stainless-steel surfaces balances form and function and makes this a great space for entertaining.













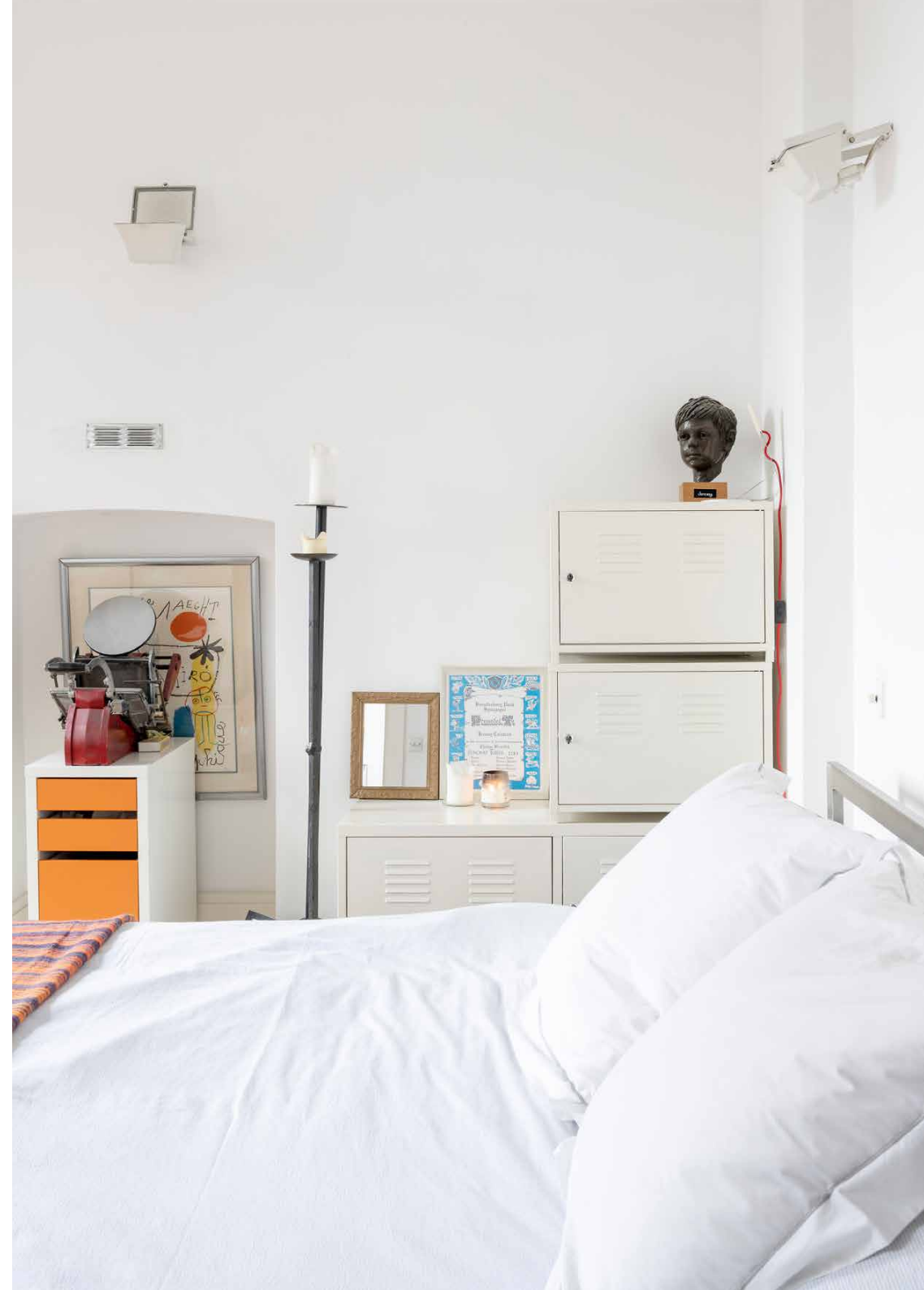






Both bedrooms are imbued with a calming, understated aesthetic. Simplicity is a defining feature of the principal bedroom suite, illuminated by east-facing sash windows that bathe the room in morning light. The en suite bathroom, which features a separate bathtub and shower, is similarly bright, airy and conducive to switching off. The second bedroom – currently set up as a study – is served by a smart family bathroom and enjoys ample natural light once again.

In keeping with the clean-lined feel of the apartment, the building's communal areas are beautifully maintained. Checkerboard black and white tiles and cast-iron details lend a welcome first impression.













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Mon - Fri  
8 - 9.00 am  
&  
2.30 - 4 pm  
except cycles



Don't let  
this point  
lead you  
to a dead  
end



FIRST FLOOR

<p>RECEPTION</p> <p>19'6 x 10'3 (5.9m x 3.1m)</p> <hr/>	<p>BEDROOM 1</p> <p>13'8 x 13'5 (4.1m x 4.0m)</p> <hr/>
<p>RECEPTION ROOM / KITCHEN</p> <p>29'8 x 15'0 (9.0m x 4.5m)</p> <hr/>	<p>BEDROOM 2</p> <p>13'0 x 10'4 (3.9m x 3.1m)</p> <hr/>

Approx. Gross Internal Area = 1,281 sq ft / 119.0 sq m

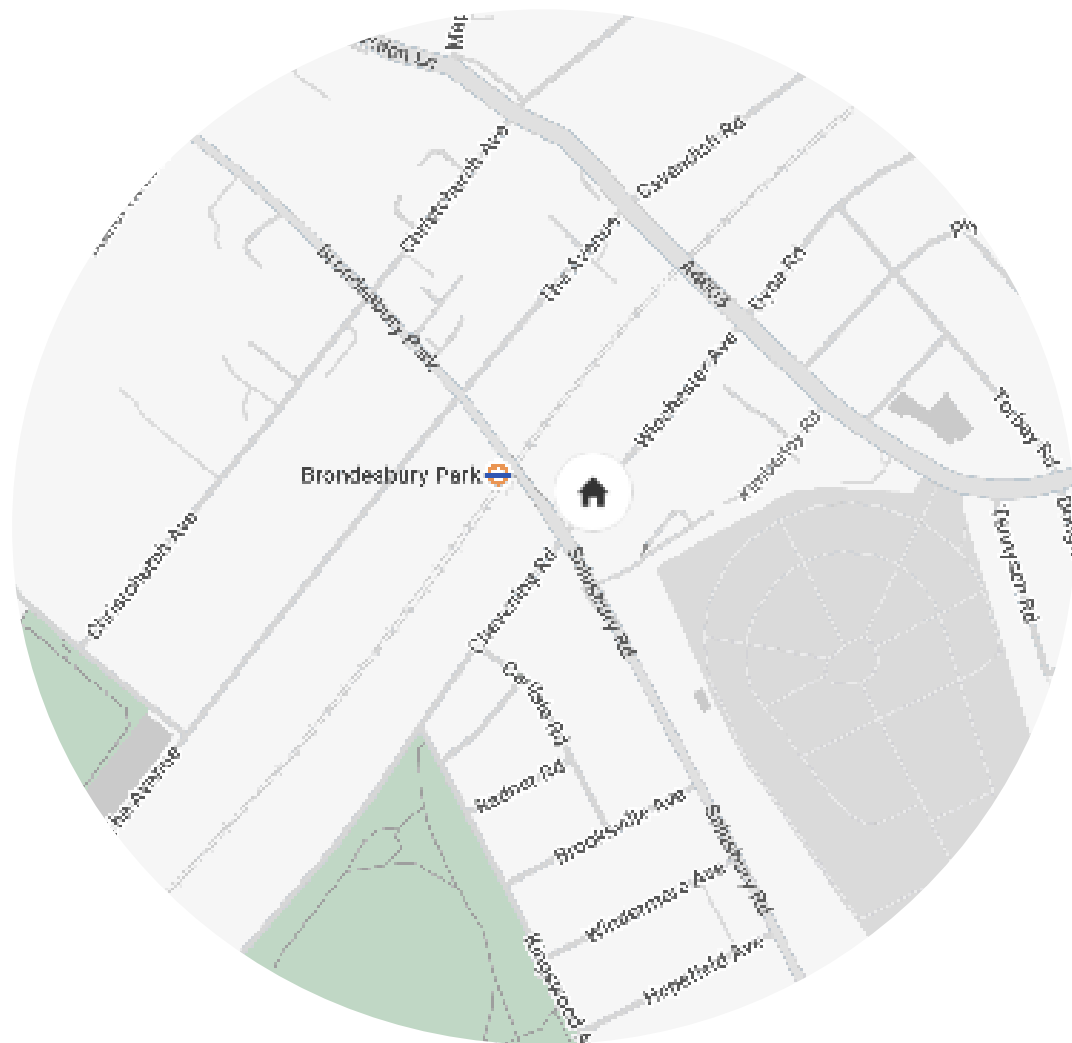
Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

- An apartment with a loft-like aesthetic
- Open-plan reception room and kitchen with an industrial edge
- Abundant natural light throughout
- An ideal live-work environment
- Principal bedroom suite
- Guest bedroom
- Contemporary bathroom
- Well-maintained communal areas
- Covetable Queen's Park location

Approx. 1,281 sq ft / 119 sq m  
 EPC= D  
 Tenure: Share of freehold  
 Council Tax Band: D  
 Service charge: £2,600 per annum  
 Ground Rent: £100





## Location

Seconds from Salusbury Road and in strolling distance from Chamberlayne Road, Winchester Avenue sits right at the heart of this community minded enclave. Independents rule here: caffeinate at Dark & Light Coffee, brunch at Milk Beach or order sushi to go from Michiko Sushino. On Sundays, shop for fresh produce at Queen's Park Farmers' Market, or take a stroll around the area's namesake green space – a dose of escapism any day of the week. For a special celebration, book a table for dinner at welcoming local spot Carmel. End the evening with a spot of culture at the Lexi, a neighbourhood cinema run by volunteers.

Brondesbury Park – 2 mins (London Overground)

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