

DOMUS NOVA



Elgin Avenue W9
£1,400,000



Set on the first floor of a red-brick Victorian conversion, this two-bedroom apartment balances period finesse and contemporary flair.

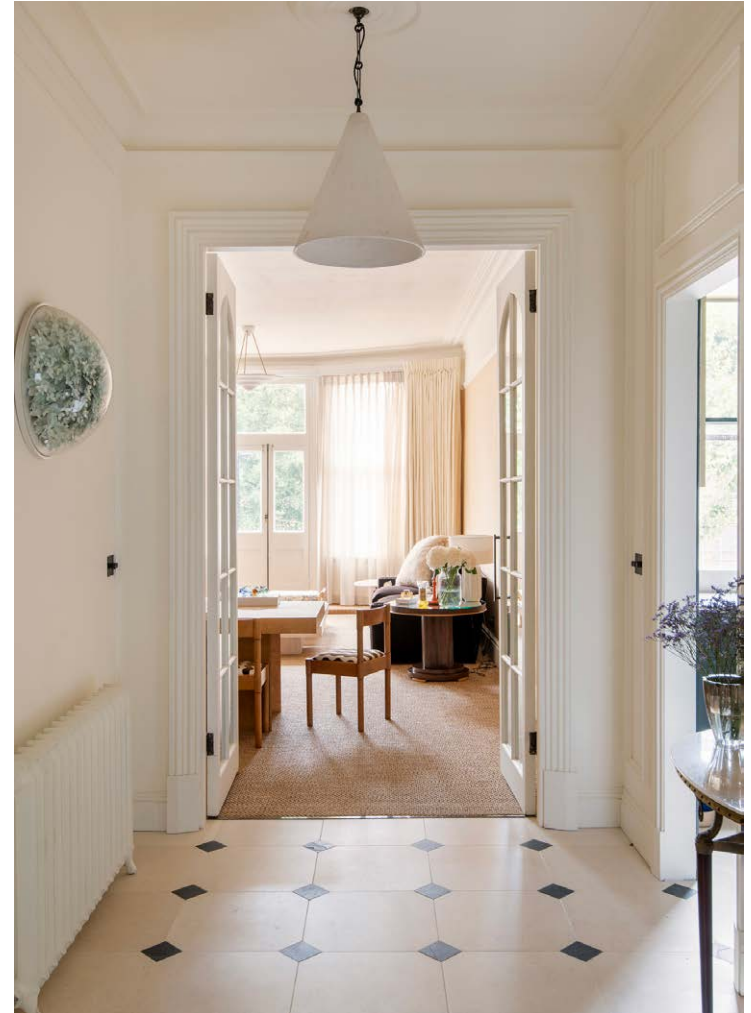
Sensitively restored by its current owners, heritage charm has been reinstated to this Maida Vale apartment, together with a modern sensibility. Off a grand, tiled hallway, double doors open onto the reception room. High ceilings trimmed with traditional plasterwork accentuate the feeling of openness, while a statement curved window dials up the brightness and leads to a balcony overlooking the tree-lined street below. Generously proportioned, the space can accommodate both seating and dining areas. An original fireplace provides a focal point, and hessian carpets and apricot-toned walls add warmth.

Next door, the kitchen is just as considered. Wraparound teal cabinets and marble surfaces lend a traditional feel, while floral wallpaper and open shelving add a playful twist. Equipped for keen cooks, there's a Quooker tap, two-door range oven and Liebherr fridge.











Both bedrooms are found at the opposite end of the hallway. The principal bedroom suite has a calming atmosphere courtesy of its pale blue walls and south-facing bay window, which washes the space in abundant natural light. A bespoke wardrobe offers an elegant storage solution. Through an archway, the en suite bathroom is bright and inviting – think dual aspect windows and a rolltop bathtub. A second bedroom features a built-in double bed and storage. It's served by a sleek shower room finished with a marble-topped vanity unit and a walk-in shower.







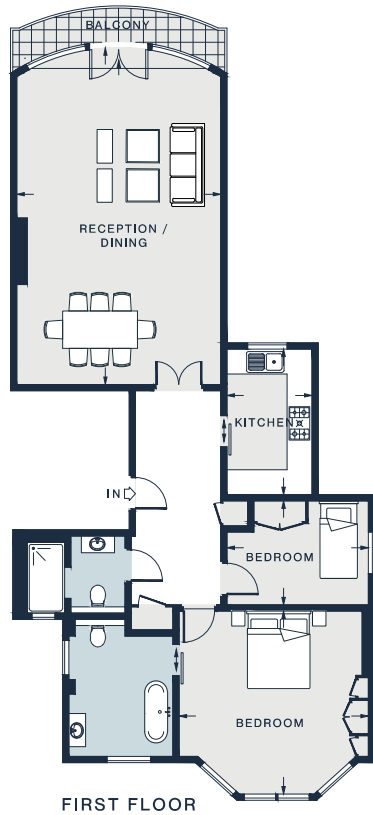




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RECEPTION/DINING
26'7 x 16'0 (8.1m x 4.9m)

KITCHEN
11'5 x 6'9 (3.5m x 2.1m)

BEDROOM
10'1 x 8'2 (3.3m x 2.5m)

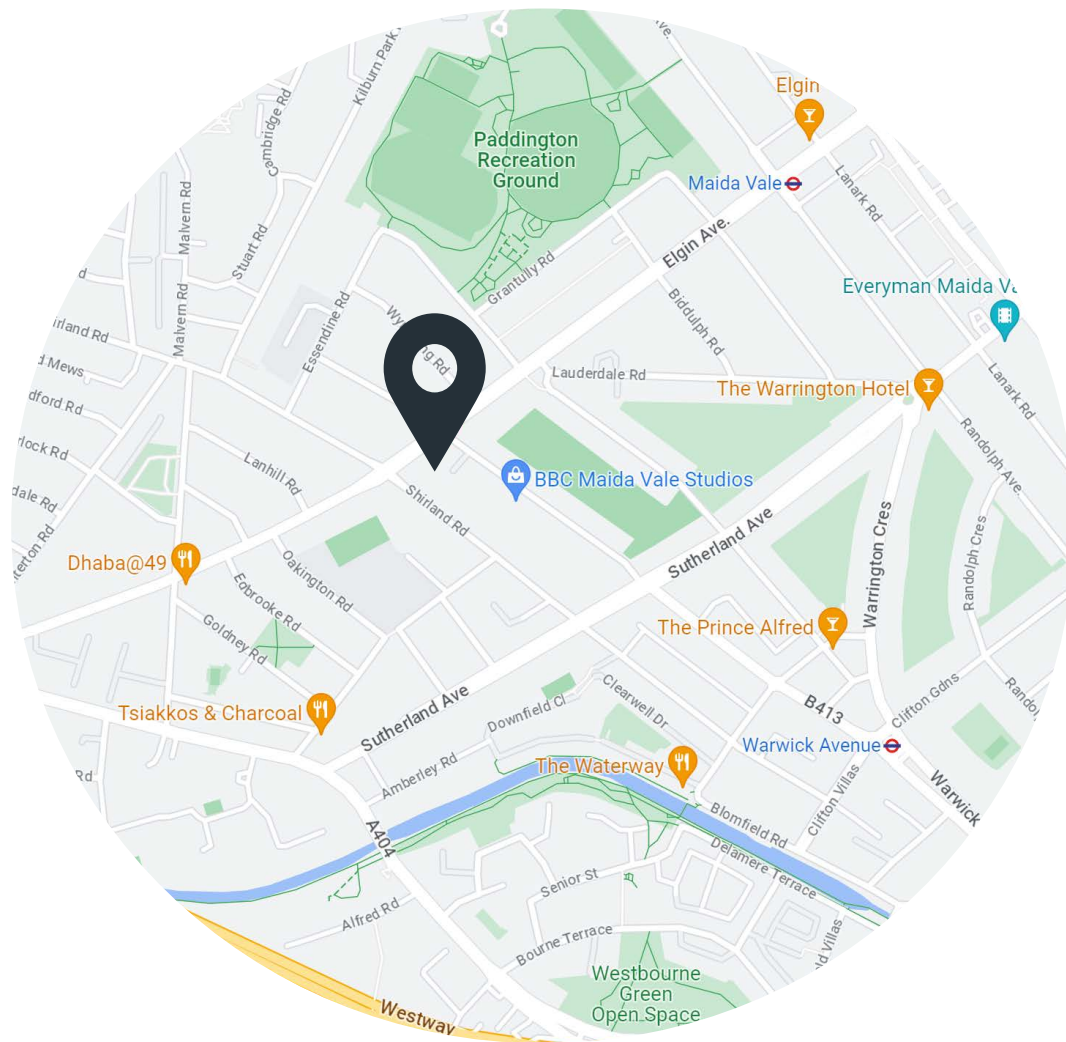
BEDROOM
14'1 x 14'6 (4.5m x 4.4m)

Approx. Gross Internal Area = 1,106 sq ft / 102.75 sq m

Property Details

- Open-plan reception and dining room
- Original features
- Separate kitchen
- Principal bedroom suite
- One further bedroom
- Shower room
- Balcony
- Communal garden access
- City of Westminster

- Approx. 1,106 sq ft / 102.75 sq m.
- EPC - D
- Council tax - G
- Share of freehold - circa 84 years
- Annual service charge - £1,600



Location

Set in the picturesque heart of Maida Vale just around the corner from the legendary BBC recording studio, Elgin Avenue puts you within strolling distance of the colourful barges of Little Venice. Watch the boats go by from the terrace at The Waterway, set right on the water. Nearby, the independent business-lined Clifton Road and Formosa Street have a welcome community feel. Shop for supplies at Raoul's Deli and The Winery or enjoy a drink at The Prince Alfred. On the weekend, venture towards Golborne Road to browse the antiques stalls that feed into Notting Hill. Closer to home, take a breather at Paddington Recreation Ground or catch a film at Everyman Maida Vale.

Maida Vale – 7 mins (Bakerloo)

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