

DOMUS NOVA



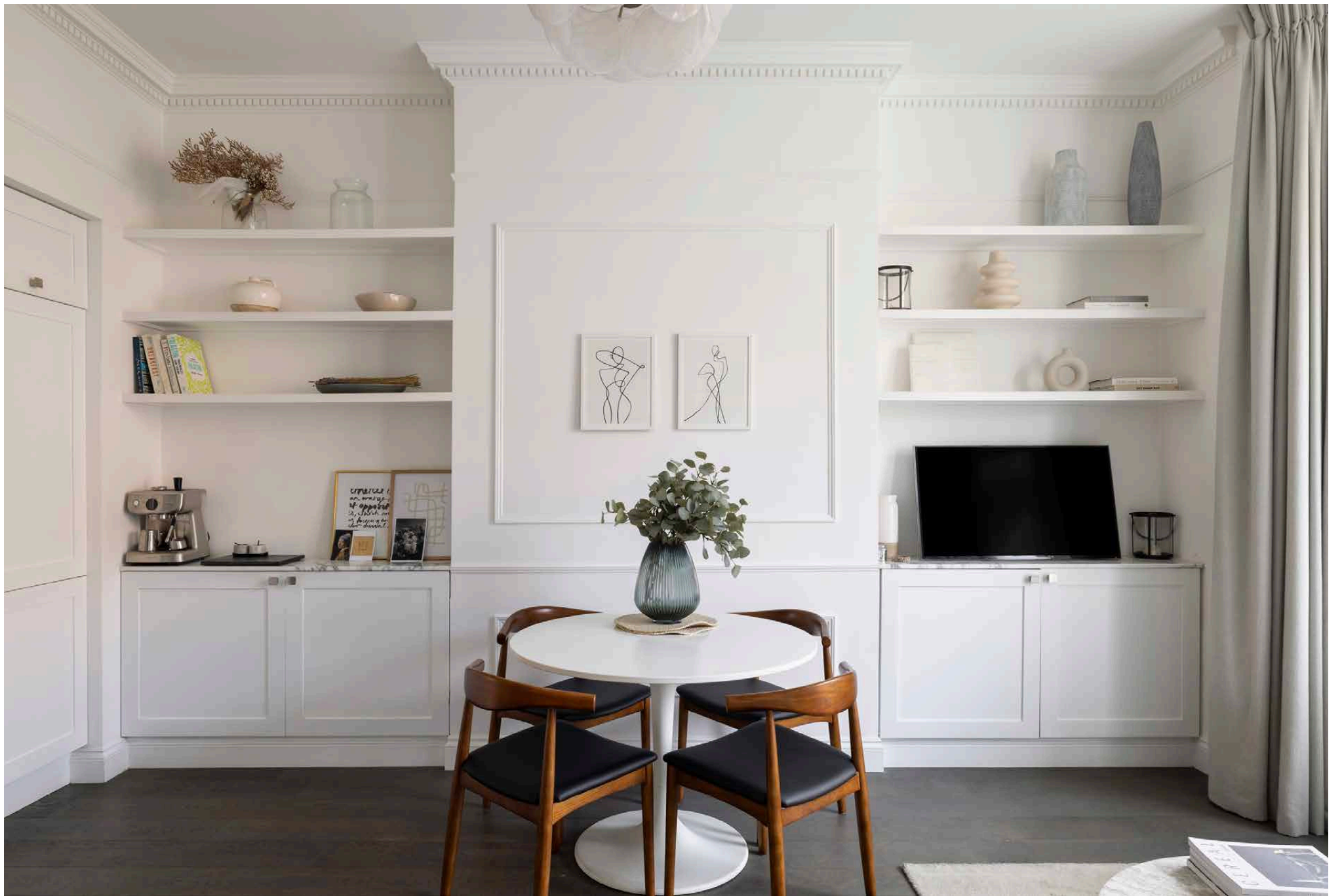
Elgin Avenue W9
£925,000



A marriage of modern minimalism and period elegance, this two-bedroom apartment for sale takes a coveted spot on leafy Elgin Avenue.

All hushed hues and natural light, Elgin Avenue is a quiet echo of its serene surrounds. Arranged across the raised ground floor, lateral living comes with a sophisticated setting.

Backdropped by a large bay window, tall period proportions and generous light set a calming tone in an open-plan kitchen and reception room. Intricate cornicing lends character to a pared-back material palette, while dark wooden flooring brings depth to the bright canvas. Completing the room, shaker cabinetry and smooth stone worktops form a sleek space to cook.



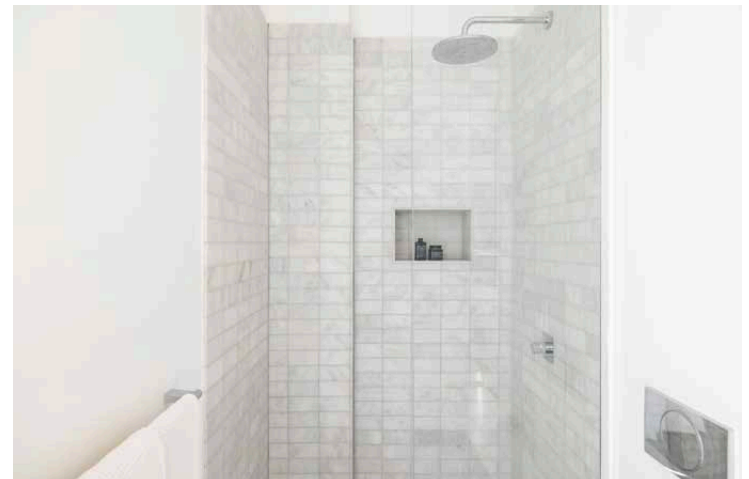
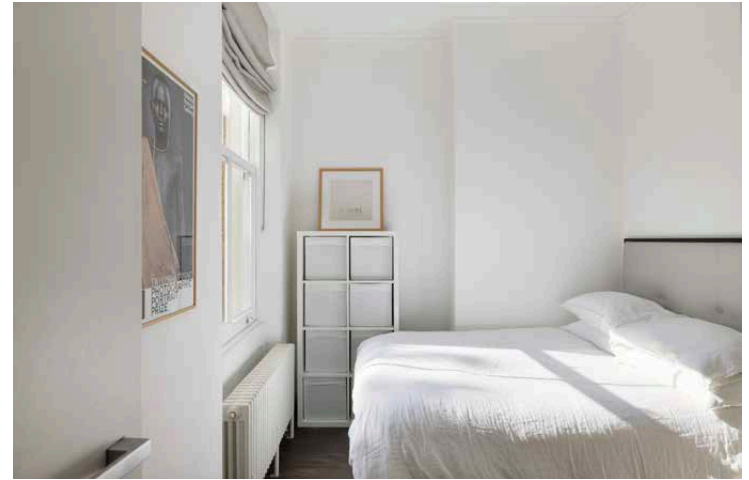


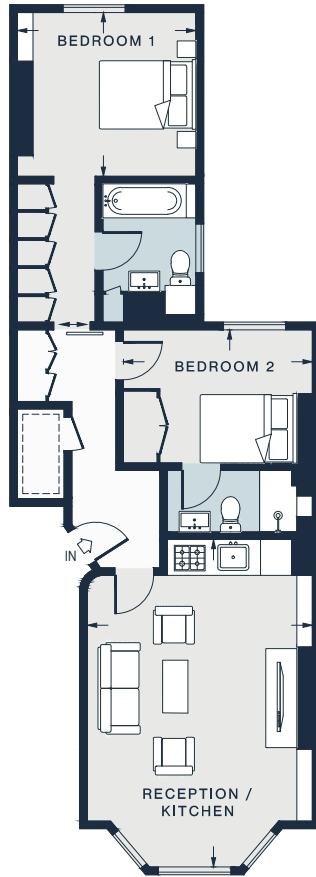
A tranquil feel continues into the principal bedroom suite, where a wall of fitted wardrobes guides into soothing sleeping quarters. Finishing with understated design, a sash window lends a lively air. A considered en suite bathroom is similarly soothing, complete with a large bathtub. One further bedroom embraces minimalist style, served by an en suite bathroom with a walk-in rainfall shower.











RAISED GROUND FLOOR

RECEPTION / KITCHEN
21'0 x 14'3 (6.4m x 4.3m)

BEDROOM 1
11'4 x 10'7 (3.4m x 3.2m)

BEDROOM 2
12'0 x 8'6 (3.6m x 2.5m)

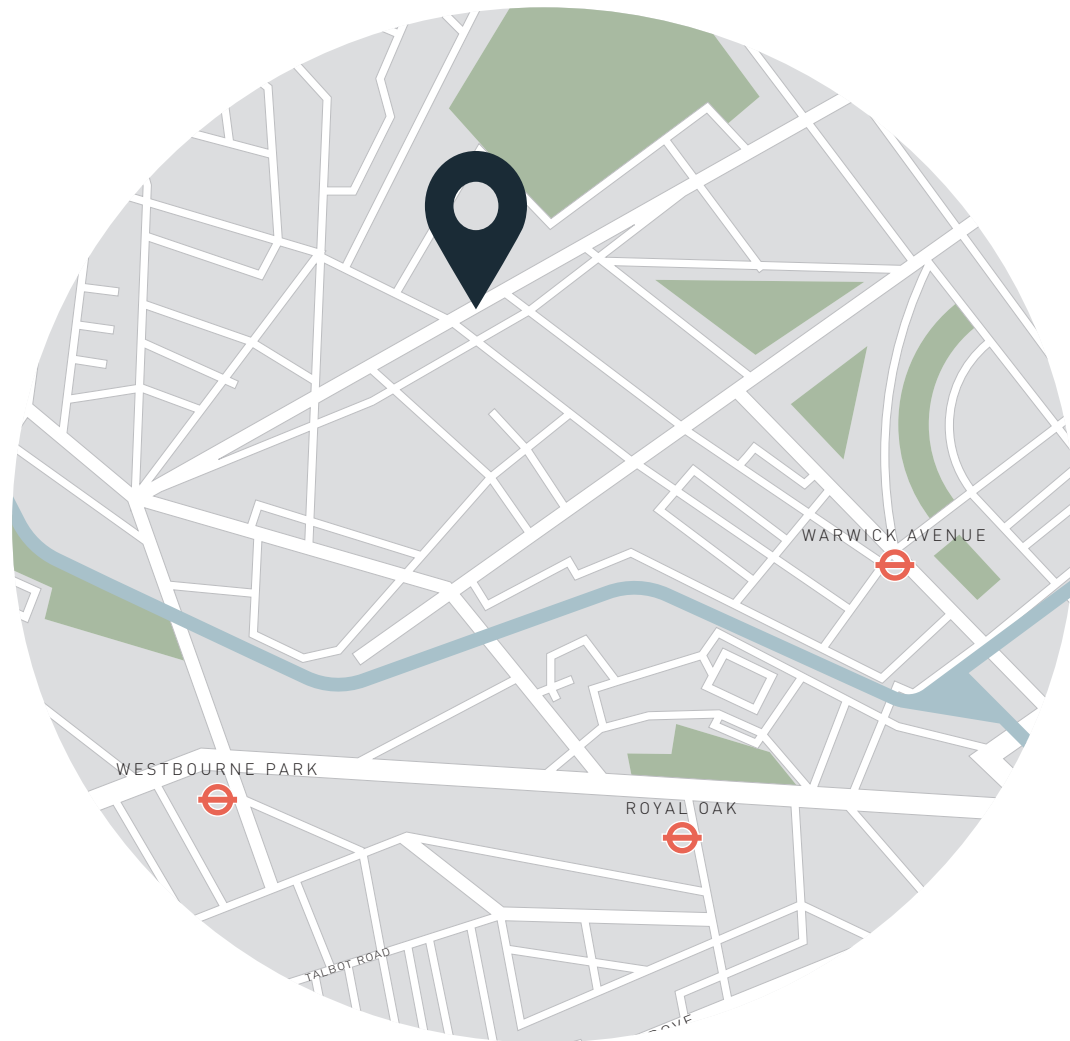
Approx. Gross Internal Area = 750 sq ft / 69.7 sq m

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

Property Details

Open-plan kitchen and reception room
Principal bedroom suite with fitted wardrobes
Guest bedroom suite
City of Westminster

Approx. 750 sq ft / 70 sq m
EPC - D
Tenure: Share of Freehold
Lease Length: Circa 959 years
Council Tax Band: E



Location

Bordered by North Kensington, Queen's Park and Notting Hill, Maida Vale is an elegant residential enclave with an array of eateries and activities close by. Walk along to Clifton Nurseries for brunch, then wander past the vibrant barges of Little Venice. Catch live theatre at Canal Café Theatre or play a game of tennis at Paddington Sports Club or Paddington Recreation Ground. Venture southwards to Golborne Road, lined with independent eateries and antique stalls that feed into Notting Hill. For fine dining, Sushi Murasaki features an eccentric live sushi-making counter. Be home in five.

Maida Vale – 10 mins (Bakerloo)

Westbourne Park – 13 mins (Circle, Hammersmith & City)

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