

DOMUS NOVA



Hamilton Terrace NW8 – £875,000

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A double-fronted villa makes a handsome first impression as you walk down Hamilton Terrace, one of Maida Vale's most esteemed addresses. Spread across the second floor of this stock-brick townhouse, a soothing lateral apartment is finished with pale tones and sleek materials against a smart heritage backdrop.

There's a welcoming feel to the entrance hallway, crafted with tall ceilings and herringbone wood floors. A classic curved archway leads into the open-plan reception and dining room – a sun-filled space, courtesy of large sash windows. Pared-back walls are met with clean-line ceiling cornicing, while the floor space can be neatly zoned for dining and lounging respectively. Next door, the kitchen is a sleek affair with chequerboard floor tiles, marble worktops, muted mirrored splashbacks and hi-tech appliances.

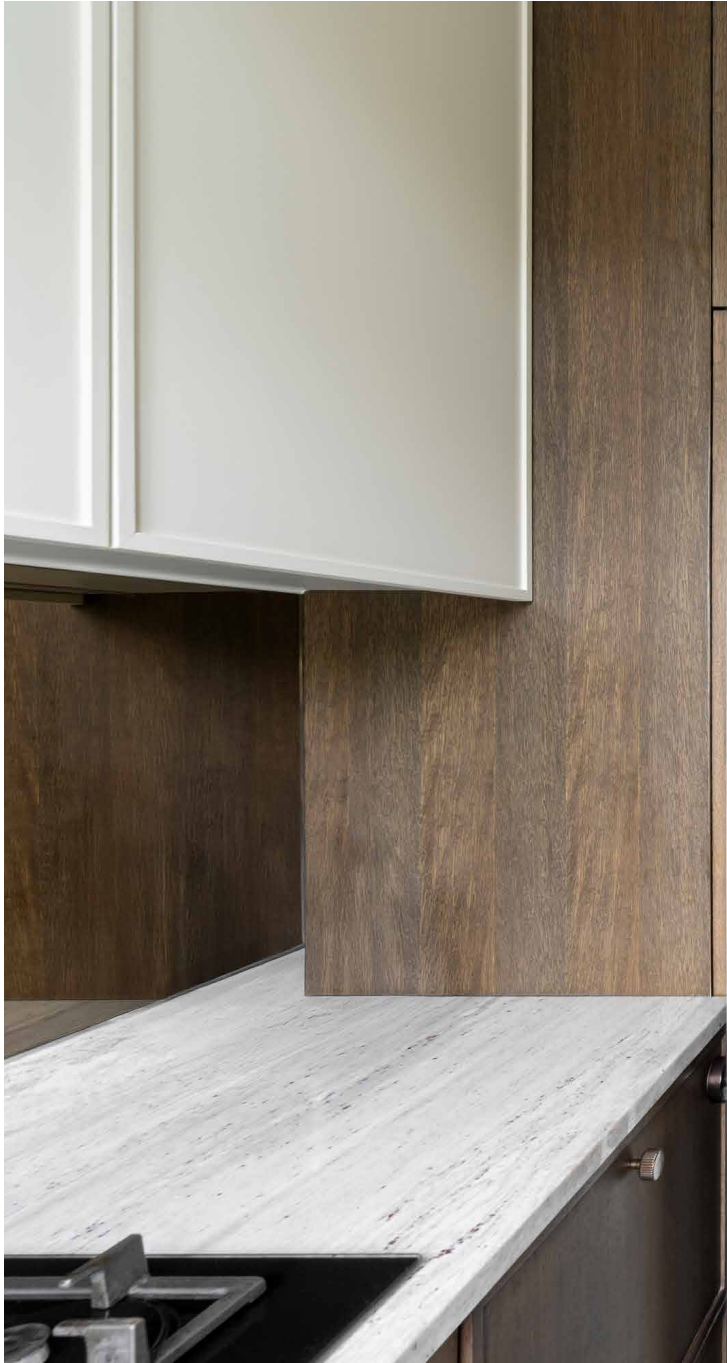






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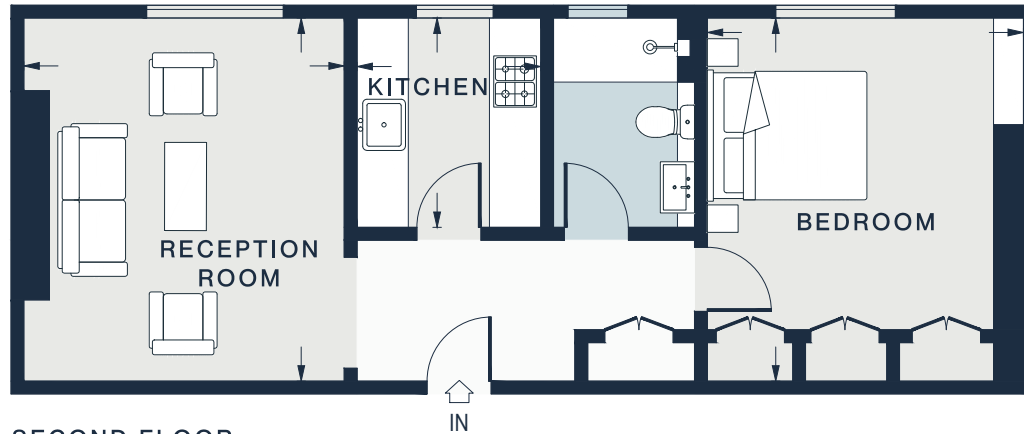


The home's sophisticated aesthetic continues in the double bedroom. Its neutral tonal palette is softly illuminated through a large sash window, while two full-height wardrobes provide neat storage. The bathroom is wrapped in oversized marble tiling, complete with a walk-in rainfall shower.









SECOND FLOOR

RECEPTION ROOM
14'0 x 12'3 (4.2m x 3.7m)

KITCHEN
8'1 x 7'0 (2.4m x 2.1m)

BEDROOM
14'0 x 12'2 (4.2m x 3.7m)

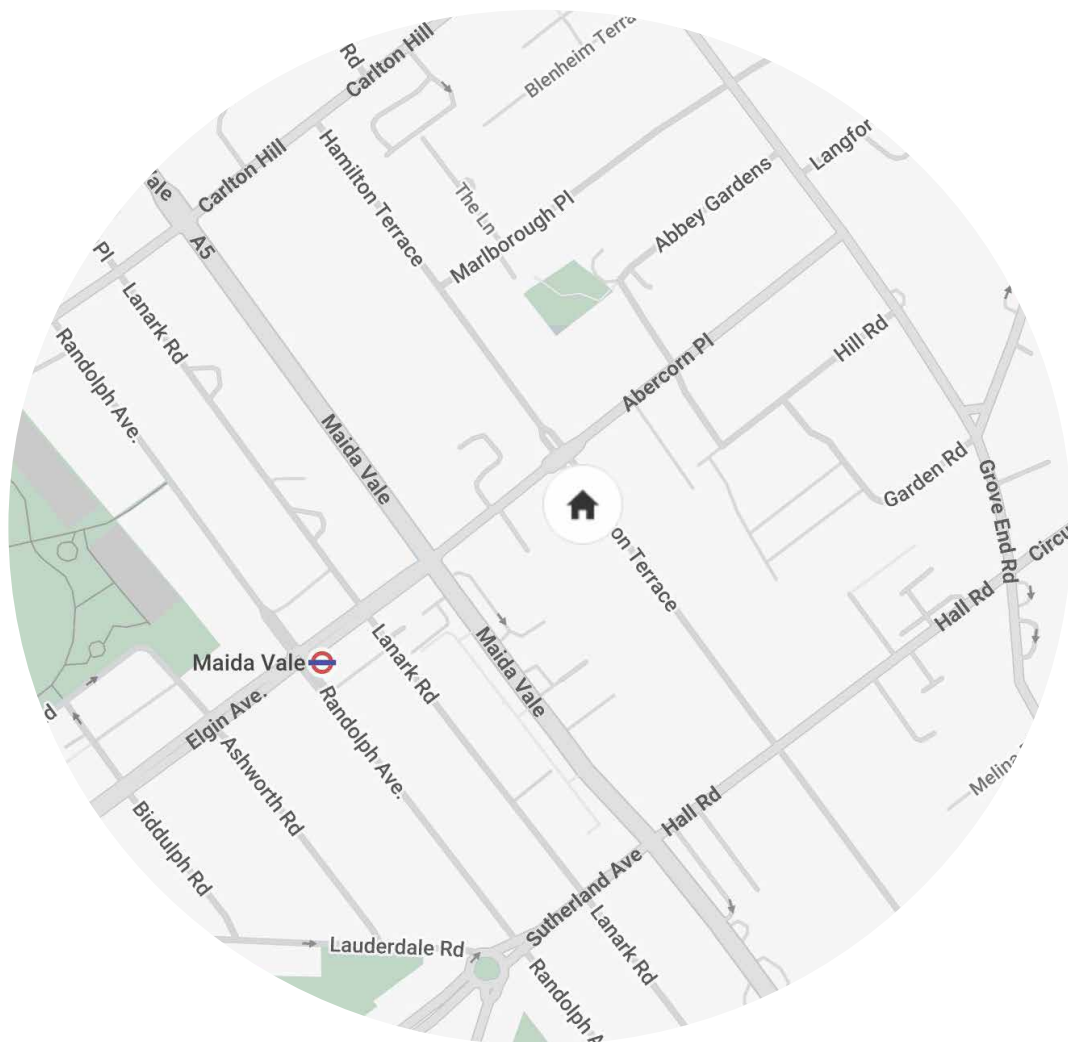
Approx. Gross Internal Area = 536 sq ft / 49.7 sq m

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

Newly-refurbished lateral apartment
Open-plan reception and dining room
Contemporary kitchen
Double bedroom
One bathroom
City of Westminster

Approx. 536 sq ft / 49.7 sq m
EPC=E
Tenure: Leasehold
Lease Length: circa 112 years
Annual Service Charge: Approx. £3,400
Council Tax Band: D



Location

Caught between St John's Wood and Maida Vale, Hamilton Terrace is positioned in one of the capital's most picturesque neighbourhoods. Weekends are made for brunching at Toast, browsing the antiques shops along Formosa Street and strolling the canal; stop for refreshments at The Summerhouse or The Waterway. You're within easy reach of one of London's oldest sporting venues, Lord's Cricket Ground, as well as the infamous Regent's Park Zoo. For a spot of evening culture, enjoy live performances at Canal Café Theatre or the Puppet Theatre Barge – followed by drinks at The Hero or dinner at Maguro.

Maida Vale - 5 mins (Bakerloo)

Who — we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

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and Ibiza's design-led homes

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