

DOMUS NOVA



Lauderdale Road W9
£1,395,00



A pale brick façade and portico entrance with ornate columns makes a sophisticated first impression of this converted Victorian property. Courtesy of a contemporary renovation and the thoughtful integration of light channels, the lower-ground floor apartment is sunlit, spacious and minimalist in design.

The open-plan reception and dining room pairs the old with the new: original features such as the decorative ceiling cornicing and bay windows are met with bespoke joinery, polished plaster walls and a modern sculptural chandelier. At the room's centre, a limestone fireplace is an eye-catching focal point. Light stone floors lead from here into the kitchen, immaculately-finished with whitewashed cabinets, glossy marble worktops and integrated AEG appliances. Underfloor heating – a feature installed throughout the home – keeps the space cosy. Beyond, there's a patio area with a private entrance.



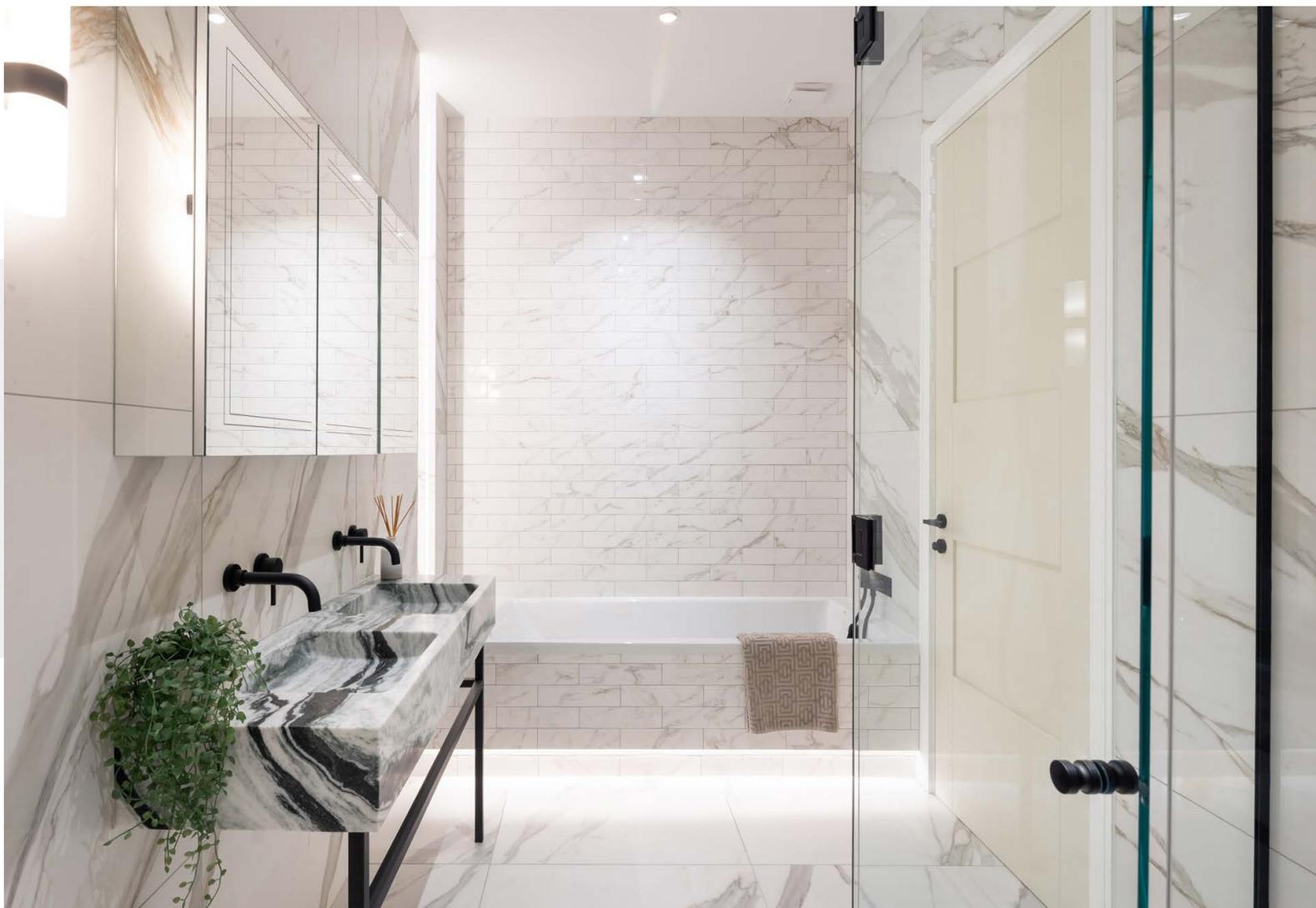


Continuing the home's neutral interior palette, the principal bedroom suite is all hushed tones and understated design. Two large sash windows diffuse light across the space, accentuating the clean lines of the integrated cupboards and dressing table. Next door, a walk-in wardrobe showcases full-height storage and leads into a striking bathroom. Oversized and metro marble tiles set a stylish backdrop for a monochrome dual vanity and glass-framed rainfall shower. A guest bedroom is affectionately-finished with a brushed blue feature wall, whilst a fitted desk and shelving is organised around a sash window. An additional shower room serves this space, wrapped in lustrous tiles.





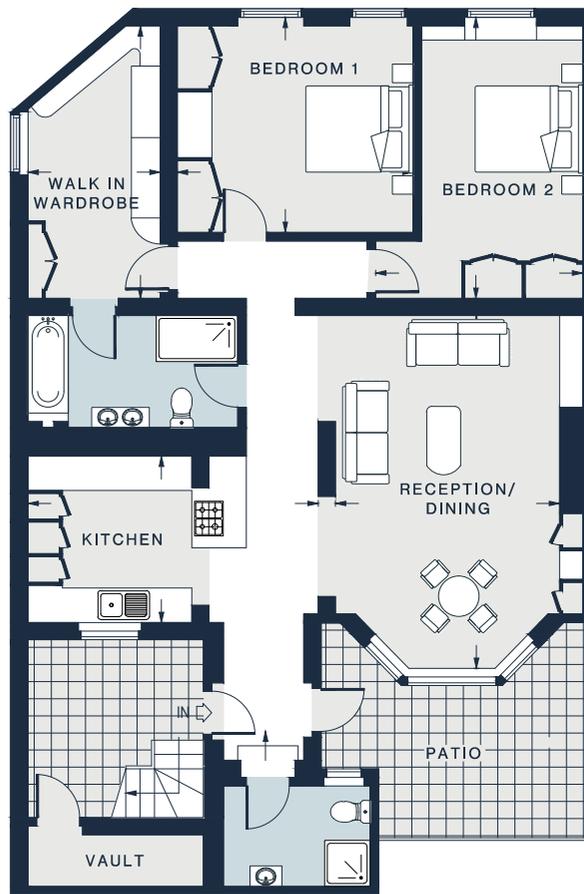












LOWER GROUND FLOOR

RECEPTION/ DINING ROOM
20'2 x 12'9 (6.15m x 3.89m)

KITCHEN
16'6 x 9'7 (5.03m x 2.92m)

BEDROOM 1
13'6 x 12'4 (4.11m x 3.76m)

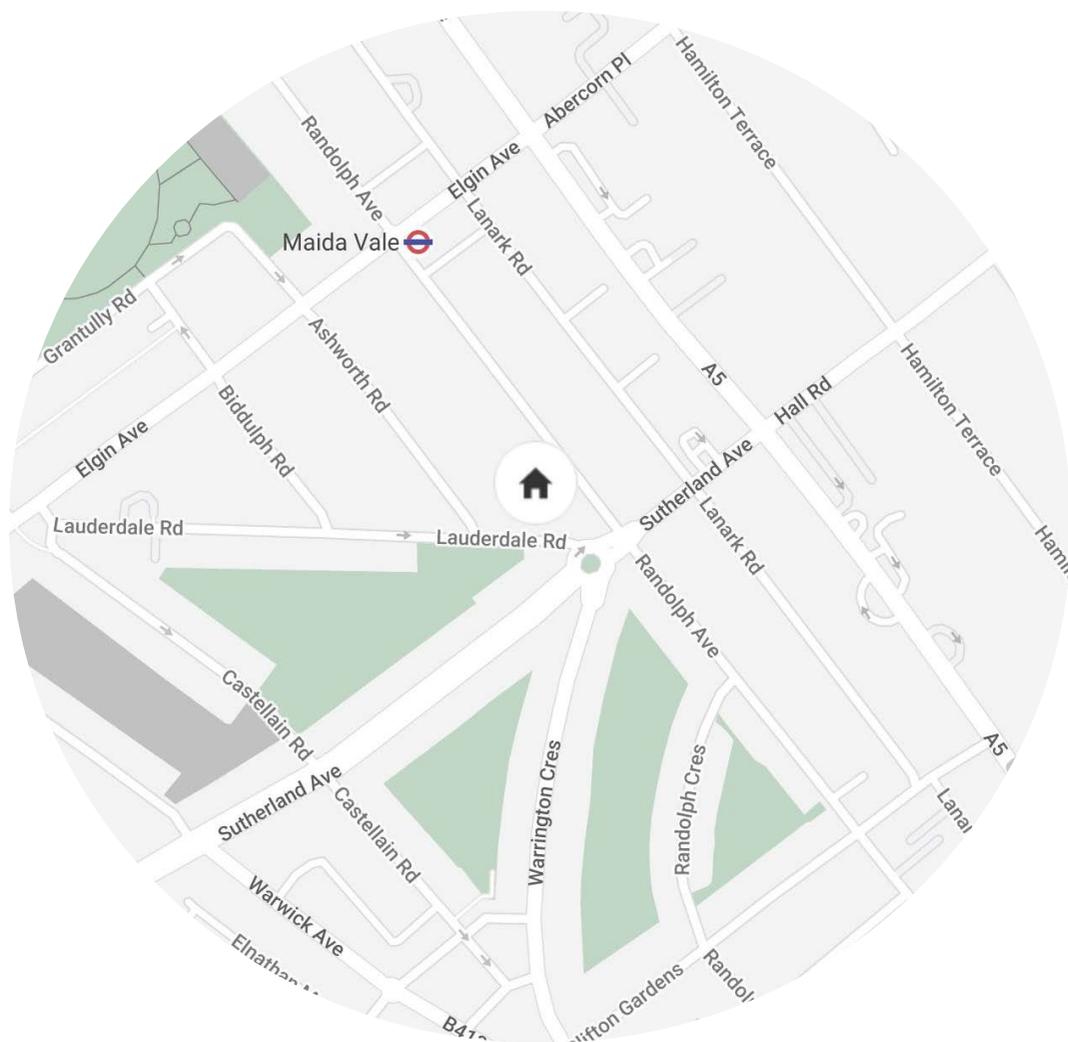
BEDROOM 2
16'0 x 11'9 (4.88m x 3.58m)

Approx. Gross Internal Area = 1,183 sq ft / 110 sq m

Property Details

- Open-plan reception and dining room
- Contemporary kitchen
- Principal bedroom with walk-in wardrobe and bathroom
- Guest bedroom
- Shower room
- Private patio
- Underfloor heating
- Lutron lighting
- City of Westminster

- Approx 1,183 sq ft / 110 sq m
- EPC - D
- Leasehold - Circa 90 years remaining
- Ground rent - Circa £100 per annum
- Service charge - TBC
- Council tax band -



Location

Lauderdale Road is positioned in the heart of Maida Vale, one of the capital's most scenic locales. Nearby Clifton Road is lined with independent grocers and boutiques, with Little Venice situated just beyond – defined by the eclectic barges and stucco-fronted period townhouses that line the stretch of Regent's Canal. When flowers are in bloom, head to Rembrandt Park followed by coffee at The Waterside Café. Further up the canal, reach one of London's oldest sporting venues, Lord's Cricket Ground. Complete an evening with live performances at Canal Café Theatre or the Puppet Theatre Barge.

Maida Vale – 4 mins (Bakerloo)

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