

DOMUS NOVA



Oakington Road, W9
£2,650,000



On a peaceful residential street in Maida Vale, Oakington Road is quietly nestled among the tree-lined terraces and period facades that give this pocket of west London its enduring charm. Originally divided into flats, a thoughtful restoration by Martin Edwards Architects has brought new life to this family home's period proportions.

The raised ground floor opens to a reception room defined by its tranquil feel. A large bay window at the front and sash window at the rear invite natural light to flow through, while a generous void connects to the heart of the home below. Here, a sprawling open-plan living space is carefully designed to give form and function equal footing. Plaster-effect panels conceal practical storage, while an exposed brick hearth with a wood-burning stove forms a natural focal point. A recessed book nook offers a quiet corner to read. Also on the same floor, a generous study-cum-bedroom is fitted with a bespoke double desk and a window seat that welcomes light and respite in equal measure.

A subtle change in level introduces the bespoke-designed kitchen – a striking space where pale green cabinetry by Holloways of Ludlow meets Italian book-matched marble surfaces. Miele appliances, a Mercury Rangemaster and a Quooker tap elevate this as a cook's kitchen, while an island doubles as an informal dining spot. Above, a skylight draws in daylight; beyond, oak-framed doors open to a charming courtyard garden – walled, leafy, and brightly coloured with mature flowering perennials and shrubs.























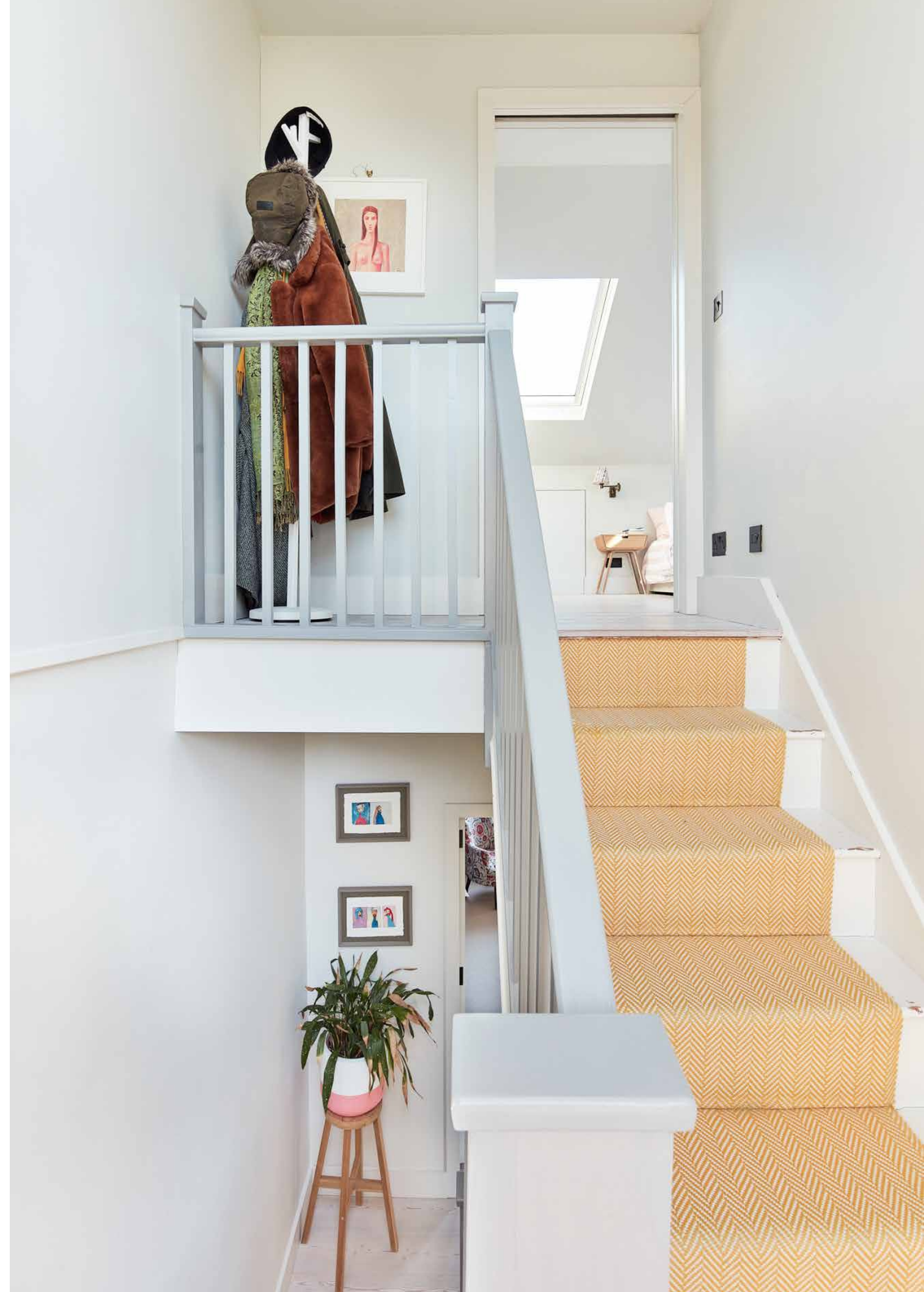
Upstairs, the principal bedroom suite is serene and minimal, with light wooden floors and a skylight positioned directly above the bed. Discreet built-in wardrobes maximise space, while an open en suite – styled like a boutique hotel – features a freestanding Corian tub, glass-enclosed rainfall shower and calming neutral tones. A private terrace, accessed from the landing below, offers an inviting outdoor retreat. Two additional bedrooms, found on the first floor, continue the calming palette tones and generous light. Both are served by a thoughtfully styled family bathroom finished in blush pink, complete with a bathtub and separate rainfall shower.





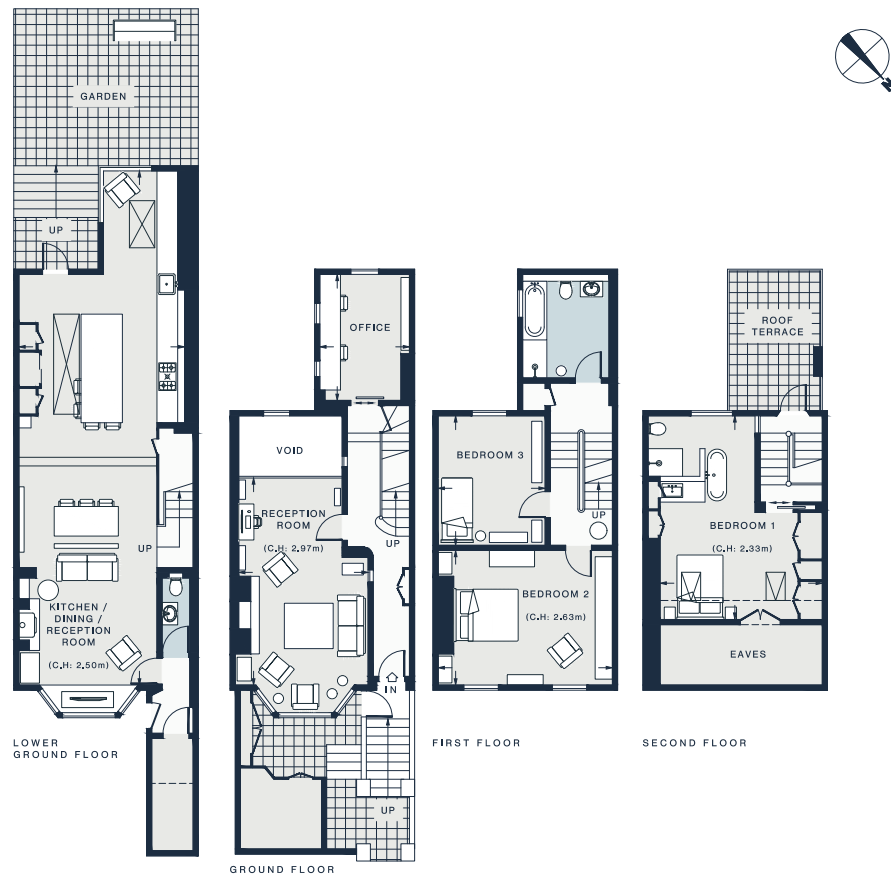












KITCHEN/DINING RECEPTION ROOM 48'9 x 15'9 (14.8m x 4.8m)	RECEPTION ROOM 19'7 x 12'9 (5.9m x 3.8m)	BEDROOM 2 16'2 x 12'9 (4.9m x 3.8m)
OFFICE 11'11 x 8'4 (3.6m x 2.5m)	BEDROOM 1 19'5 x 13'2 (5.9m x 4.0m)	BEDROOM 3 12'3 x 10'4 (3.7m x 3.1m)

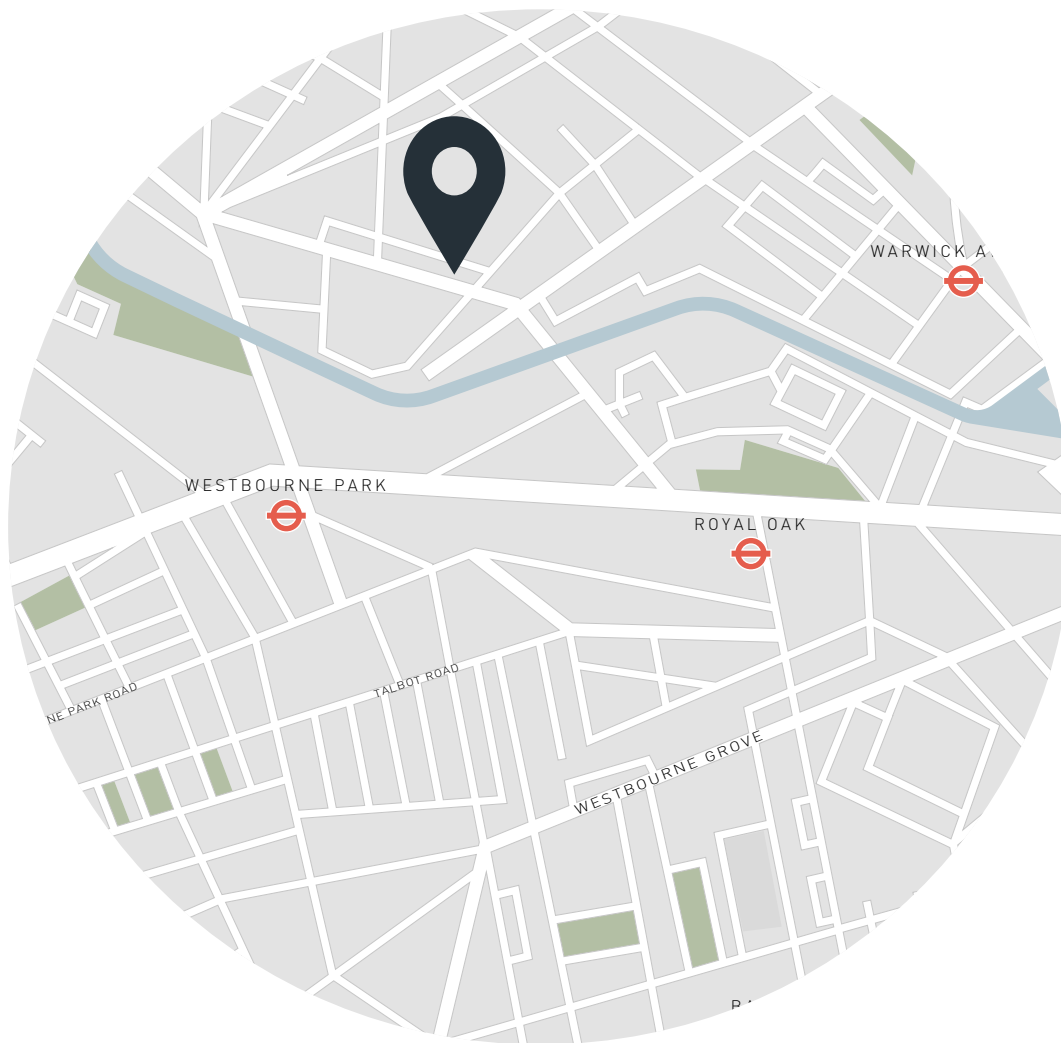
Approx. Gross Internal Area = 2,213 sq ft / 205.6 sq m
(Excluding Void)

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

Property Details

Design by Martin Edwards Architects
Open-plan kitchen, dining and reception room
Generous reception room
Principal bedroom suite
Two further bedrooms
Family bathroom
Study-cum-bedroom with bespoke double desk
Decked roof terrace
Private patio garden
Cloakroom
Security system with alarm
City of Westminster

Approx. 2,213 sq ft / 205.6 sq m
EPC=TBC
Tenure:Freehold
Council Tax Band: G



Location

Set in picturesque Little Venice, Oakington Road puts you within easy reach of the postcode's best offerings. Take a stroll up the Grand Union Canal to admire the colourful barges or stretch your legs with a walk into Notting Hill. Clifton Road and Formosa Street are your go-tos for groceries, cafes and independent boutiques – plus local favourite pubs The Prince Alfred and The Hero are nearby. For sports, Paddington Recreation and the tennis courts of Paddington Sports Club are five minutes' walk away. Alternatively, head to St John's Wood for Lord's Cricket Ground and Regent's Park Zoo.

Warwick Avenue - 13 mins (Bakerloo)

Maida Vale - 13 mins (Bakerloo)

Westbourne Park - 14 mins (Circle, Hammersmith & City)

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