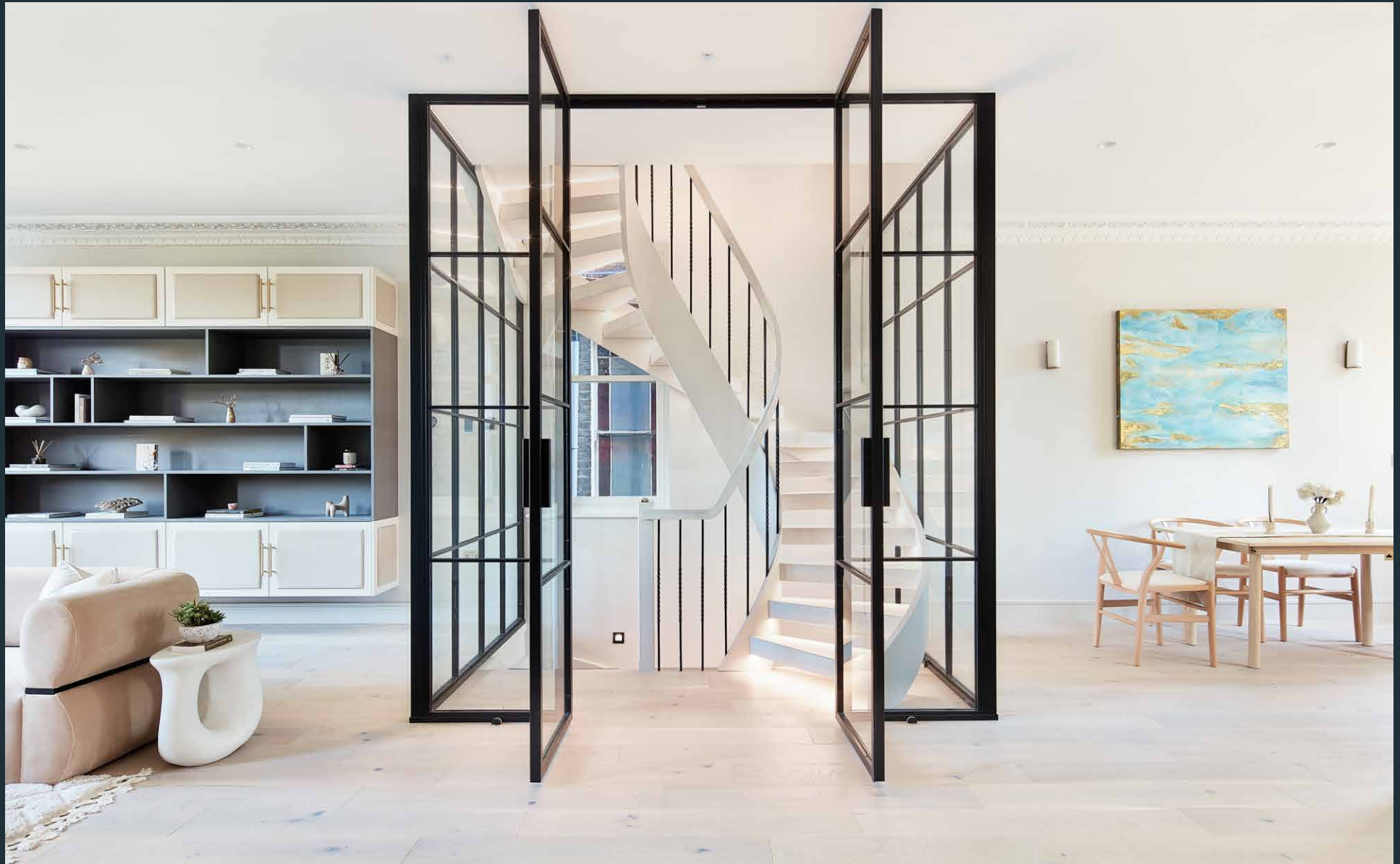


# DOMUS NOVA



Randolph Avenue, W9  
£2,800,000



In the heart of Maida Vale, this standout Victorian home unfolds across three floors, with flawless architectural design by Beebi Design and an abundance of natural light. From the entrance hall, an elegant floating staircase winds its way up to a bright and airy kitchen, dining, and reception room, bookended by large sash windows. The stairs are encased by an imposing Crittall-style cube, which opens into the expansive living area – its black framed windows an eye-catching contrast to the neutral tones that fill the rest of the room.

The Calacatta marble backsplash and worktops, and glossy white kitchen units bring an unmatched level of sophisticated design, while intricate cornicing above alludes to the home's history. The fittings are just as considered, with state-of-the-art AEG appliances. Engineered oak floors and underfloor heating run throughout the house, controlled by NEST thermostats, making this a home for all seasons.

An ornate ceiling rose and a marble fireplace in the living room are further hallmarks of period heritage, while Lutron light fittings accentuate the contemporary elegance evident in the home's design. Along one wall, bespoke cabinetry emphasises the space's clean lines and organic textures.









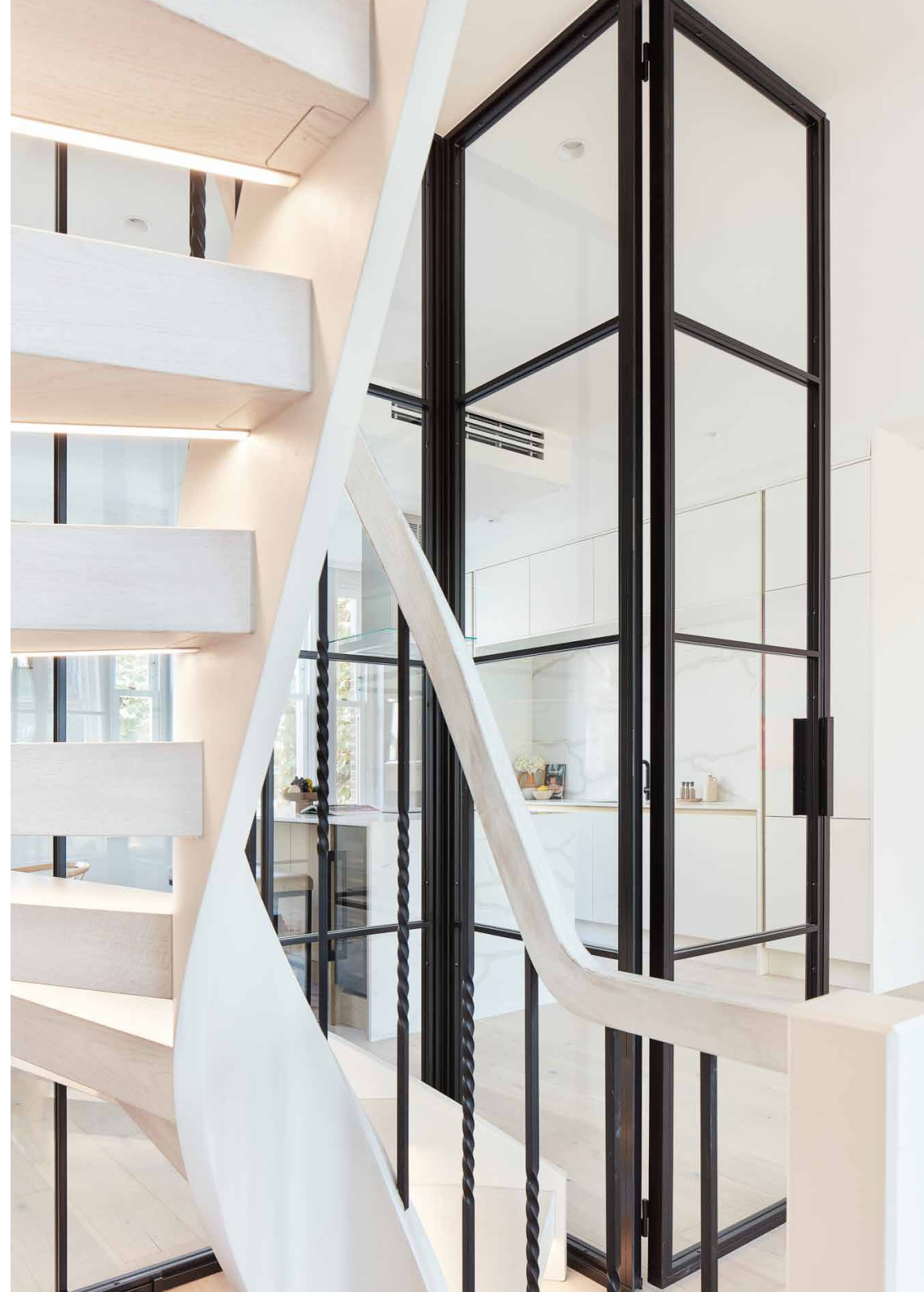






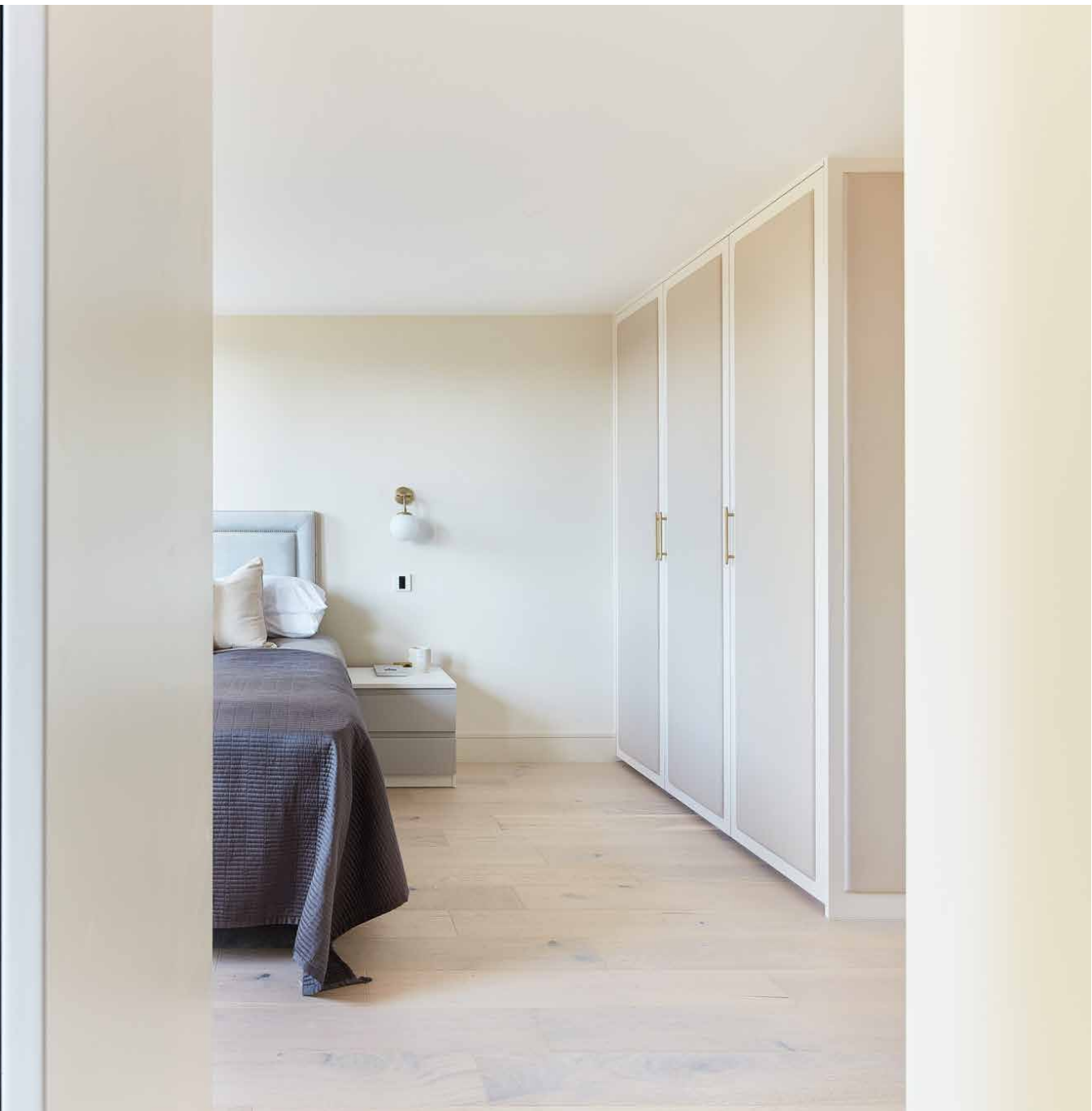
The striking LED-lit staircase makes a feature of the ascent to the second floor, which is dedicated to the bedrooms. The principal bedroom is sleek and stylish, maintaining the home's elegant aesthetic persuasion. Bespoke storage with fabric panelling and gold hardware splits the room in two and leads the way to a marble-clad en suite bathroom, complete with walk-in shower and underfloor heating. The second and third bedrooms follow the same neutral palette, bound by natural light and sleek finishes. They share a contemporary shower room, elevated with Italian porcelain Minoli tiles.

On the top floor, a further guest bedroom, dressing room and adjoining bathroom are enveloped in natural light via a series of glass walls. Considered storage and Velux windows make use of the eaves, while a walk-in shower and stand-alone bathtub in the en suite retain an effortlessly chic feel.











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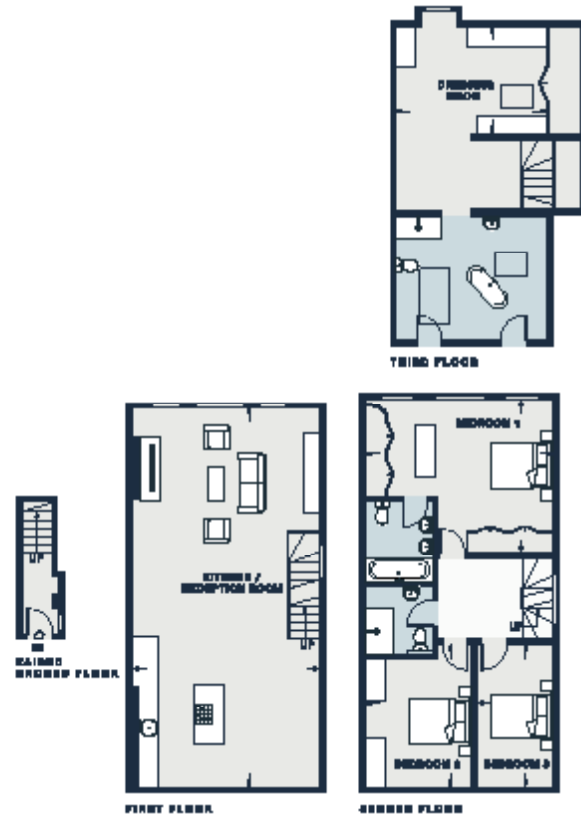












**KITCHEN /  
RECEPTION ROOM**  
39'2" x 18'6" (11.9m x 5.8m)

**BEDROOM 1**  
15'2" x 14'11" (4.6m x 4.5m)

**BEDROOM 2**  
14'0" x 10'1" (4.3m x 3.1m)

**BEDROOM 3**  
14'0" x 7'8" (4.3m x 2.3m)

**DRESSING ROOM**  
14'8" x 10'6" (4.6m x 3.2m)

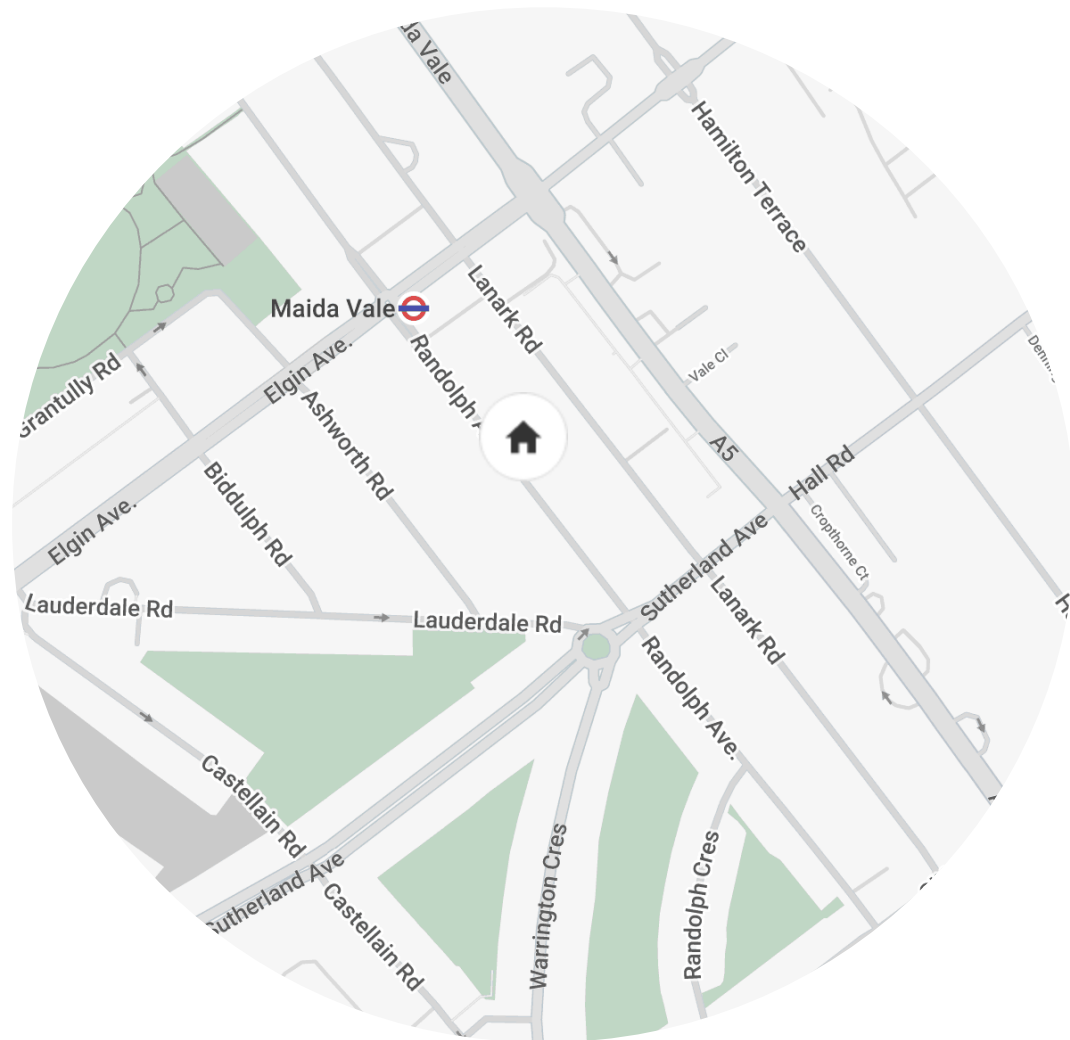
**Approx. Gross Internal Area = 2,027 sq ft / 188 sq m**

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

## Property Details

Interior design by Beebi Design  
 Contemporary open-plan kitchen and living area  
 Principal bedroom suite with dressing area  
 Guest bedroom suite  
 Two further bedrooms  
 Family bathroom  
 Underfloor heating  
 City of Westminster

Approx. 2,027 sq ft / 188 sq m  
 EPC= B  
 Tenure: Leasehold  
 Lease Length: circa 999 years  
 Council Tax Band:  
 Service charge: circa £2,000  
 Ground Rent: £1



## Location

In the heart of residential Maida Vale, Randolph Avenue is perfectly situated just a short walk from a variety of green spaces. Weekends are made for brunching at Toast, browsing the antiques shops along Formosa Street and strolling the canal; stop for a drink at The Summerhouse or The Waterway. Come evening, enjoy live performances at The Canal Café Theatre, drinks at The Hero, or dinner at Maguro, a sophisticated spot for Japanese dining.

Maida Vale – 2 mins (Bakerloo)  
Kilburn Park – 14 mins (Bakerloo, overground)  
St John's Wood – 15 mins (Jubilee)

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