

# DOMUS NOVA



Surrendale Place, W9  
£575,000



In a peaceful pocket of Maida Vale, just a stroll from the curve of Regent's Canal, Surrendale Place captures the grace of its setting in both style and spirit. Set on the first floor of a Victorian townhouse, its high ceilings and thoughtful details unite heritage architecture with considered design.

Inside, herringbone flooring guides the way through to the heart of the home: an open-plan kitchen and reception room framed by soaring ceilings and period sash windows. Here, natural light floods in and brightens golden accents – from the antique brass Allis chandelier to the kitchen's polished hardware. Minimalist cornicing keeps things crisp and contemporary, while two sash windows open out to a northeast-facing balcony; sunshine lingers until midday for alfresco mornings.

Along the far wall, the kitchen is both classic and clever. A butler sink and brass tap sit within striking granite countertops, with integrated appliances and a sleek induction hob that offer function without fuss. There's room to dine and lounge, plus a wall of floating shelves to display favoured books, artworks and objects.







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Opposite, the bedroom continues the home's considered simplicity. A large sash window welcomes in light – double glazed for quiet. Lining the wall, bespoke wardrobes blend storage with sophistication. Behind a discreet door, the en suite bathroom is thoughtfully detailed: checkerboard heated tiles underfoot, a matte black basin set on a timber countertop, and a Crittall-style rainfall shower framed in black and brass. Tucked beneath the vanity, a washing machine is smartly concealed.

















FIRST FLOOR

RECEPTION ROOM / KITCHEN

17'11 x 14'11 (5.4m x 4.5m)

BEDROOM

11'6 x 10'8 (3.5m x 3.2m)

Approx. Gross Internal Area = 418 sq ft / 38.8 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  
Bespoke storage throughout  
Northeast-facing balcony  
City of Westminster

Approx. 418 sq ft / 38.8 sq m

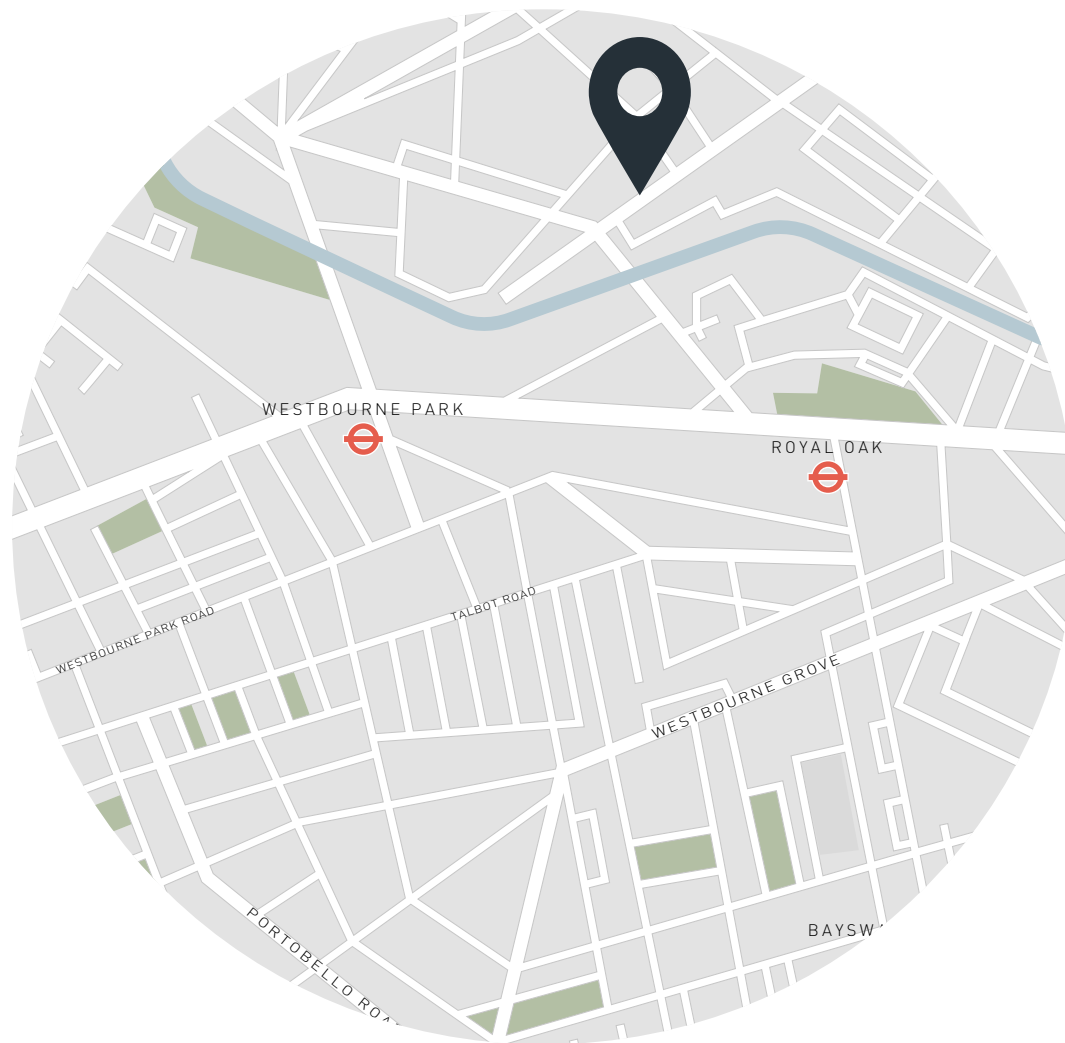
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Tenure: Share of Freehold

Lease Length: circa 85 years

Ground Rent: a peppercorn

Council Tax Band: C



## Location

There's a peaceful, tucked away feel to Little Venice. Stroll along the Grand Union canal or peruse the independent boutiques on Formosa Street – both on the doorstep here. Come the weekend, you can't beat the outdoor terrace at The Waterway or at the Café at Clifton Nurseries, before catching a test match at Lord's Cricket Ground. Evenings are best spent at the Prince Alfred Pub or The Hero before dinner at local favourite Paulette. Warwick Avenue station is just a short walk away, which takes you to Oxford Circus, Marylebone and central London in 10 minutes. Paddington station is also only a 15 minute walk along the canal.

Warwick Avenue - 11 mins (Bakerloo)

Westbourne Park - 15 mins (Circle, Hammersmith & City)



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