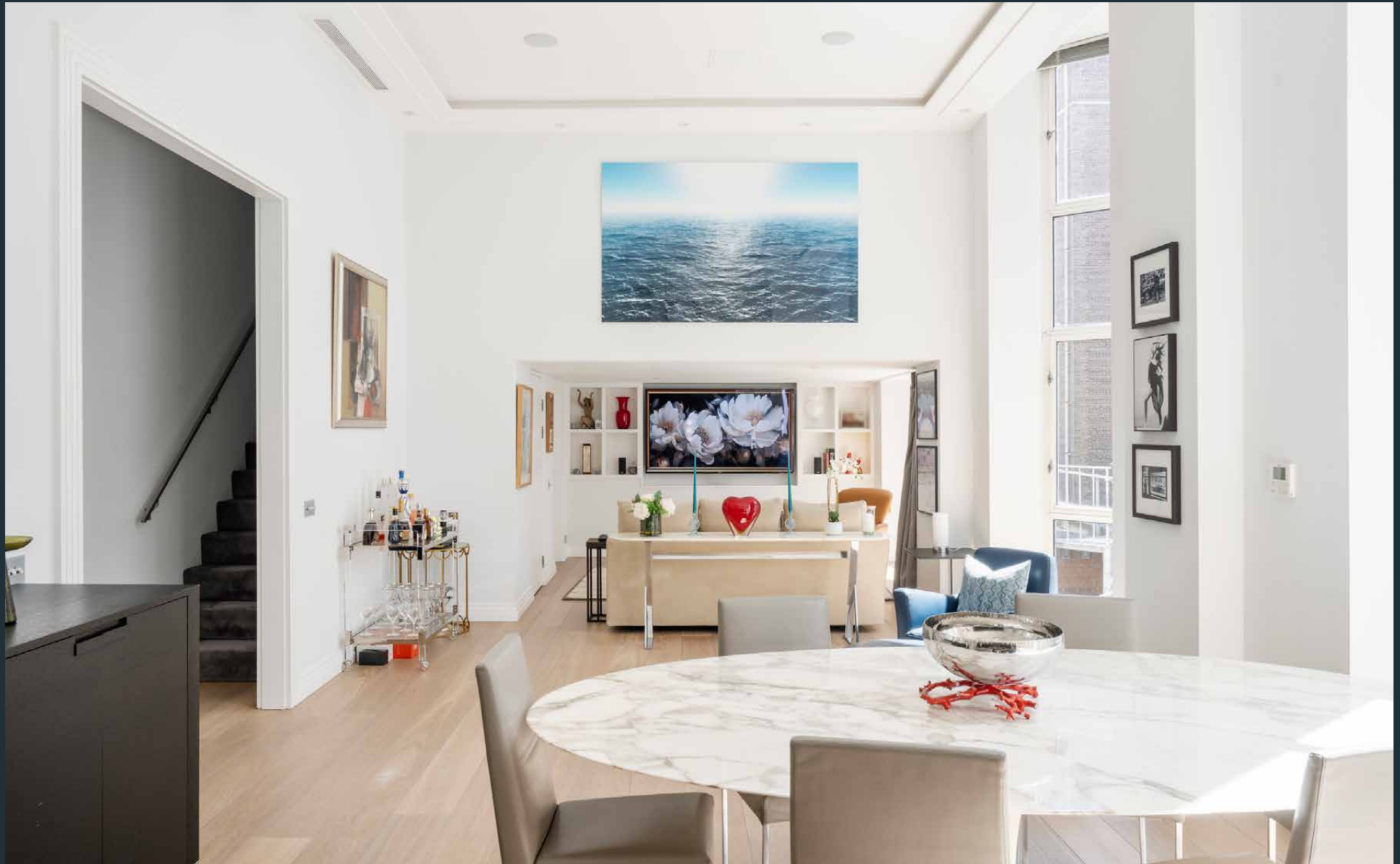


DOMUS NOVA



The Yoo Building
£1,750,000



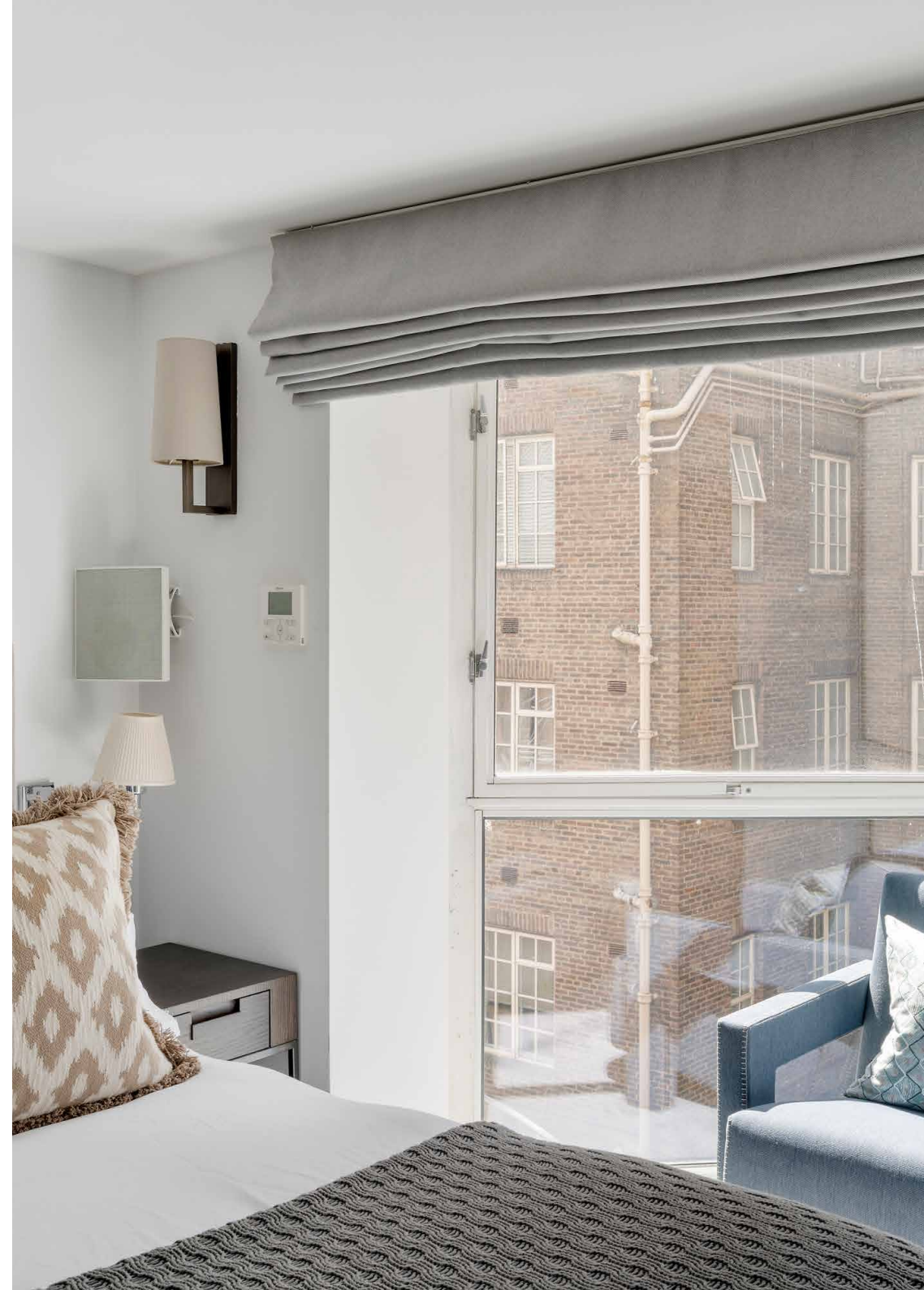
Nestled between Little Venice and St John's Wood High Street, The Yoo Building lives up to its coveted location. A landmark piece of architecture inside and out, Philippe Starck celebrates space, light and staggering proportions at this split-level apartment. Ease and comfort are assured – from the 24-hour concierge, lift and designated off-street parking to the considered design, all of which enhance the experience of living here.

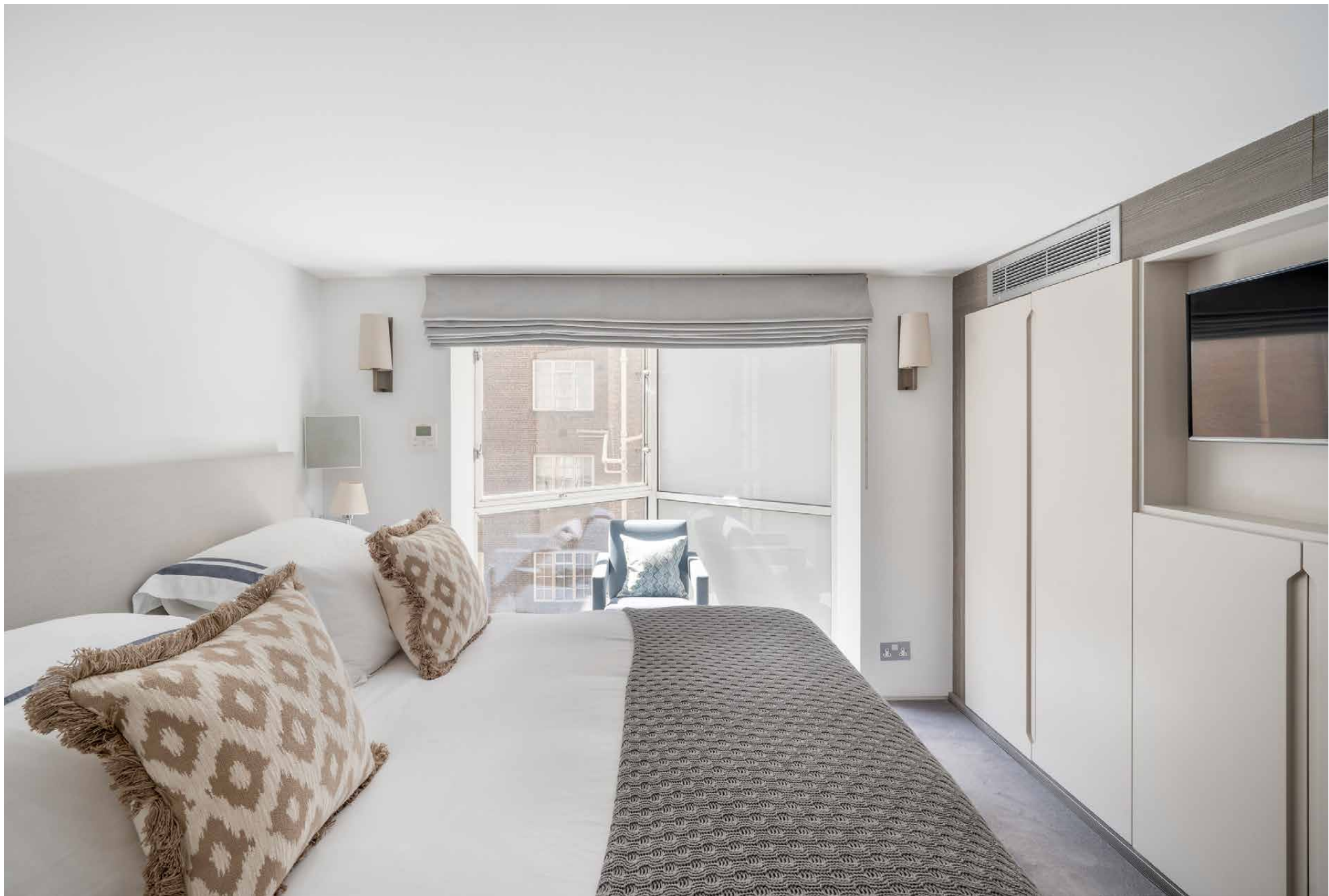
Bathed in natural light, the lateral living space enjoys an incredible sense of volume. A double-height ceiling rises over the centre of the room, while angled southwest-facing windows soar, accentuating the feeling of openness. Divided into designated areas for lounging and cooking, to one side there's a cosy TV snug with integrated Sonos speakers and a Bose surround sound system. To the other, a standout Boffi by Foster stainless steel kitchen has a restaurant-quality finish. Practical and pleasing to the eye, every surface glistens. The kit is just as considered: a Smeg oven, Fisher & Paykal fridge and other integrated appliances by Gaggenau and Miele make this a real chef's domain. Light oak engineered floors and white walls unite the entire space and lend a calming backdrop to everyday life.





Above, two mezzanine floors house the bedroom suites, each accessed via their own staircase for ultimate privacy. Expect ample fitted storage, muted colour palettes and recently renovated bathrooms clad in Italian Calacatta marble. Air conditioning throughout make this a comfortable home in all seasons.









FIRST FLOOR

SECOND FLOOR
MEZZANINE

RECEPTION/DINING ROOM

20'11 x 13'11 (6.3m x 4.2m)

KITCHEN

12'11 x 12'10 (3.9m x 3.9m)

TV ROOM

12'6 x 11'4 (3.8m x 3.4m)

BEDROOM 1

11'8 x 8'10 (3.5m x 2.6m)

BEDROOM 2

12'8 x 11'6 (3.8m x 3.5m)

Approx. Gross Internal Area = 1321 sq ft / 122.7 sq m

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

Property Details

- Architecture by Philippe Starck
- Staggering triple living space with double-height ceiling and windows
- Chef-quality Boffi by Foster kitchen
- Designated dining and TV areas
- Integrated Sonos speakers throughout
- Two bedroom suites with fitted storage
- Air conditioning
- 24-hour concierge, designated parking and lift
- City of Westminster

Approx. 1,321 sq ft / 122.7 sq m

EPC=B

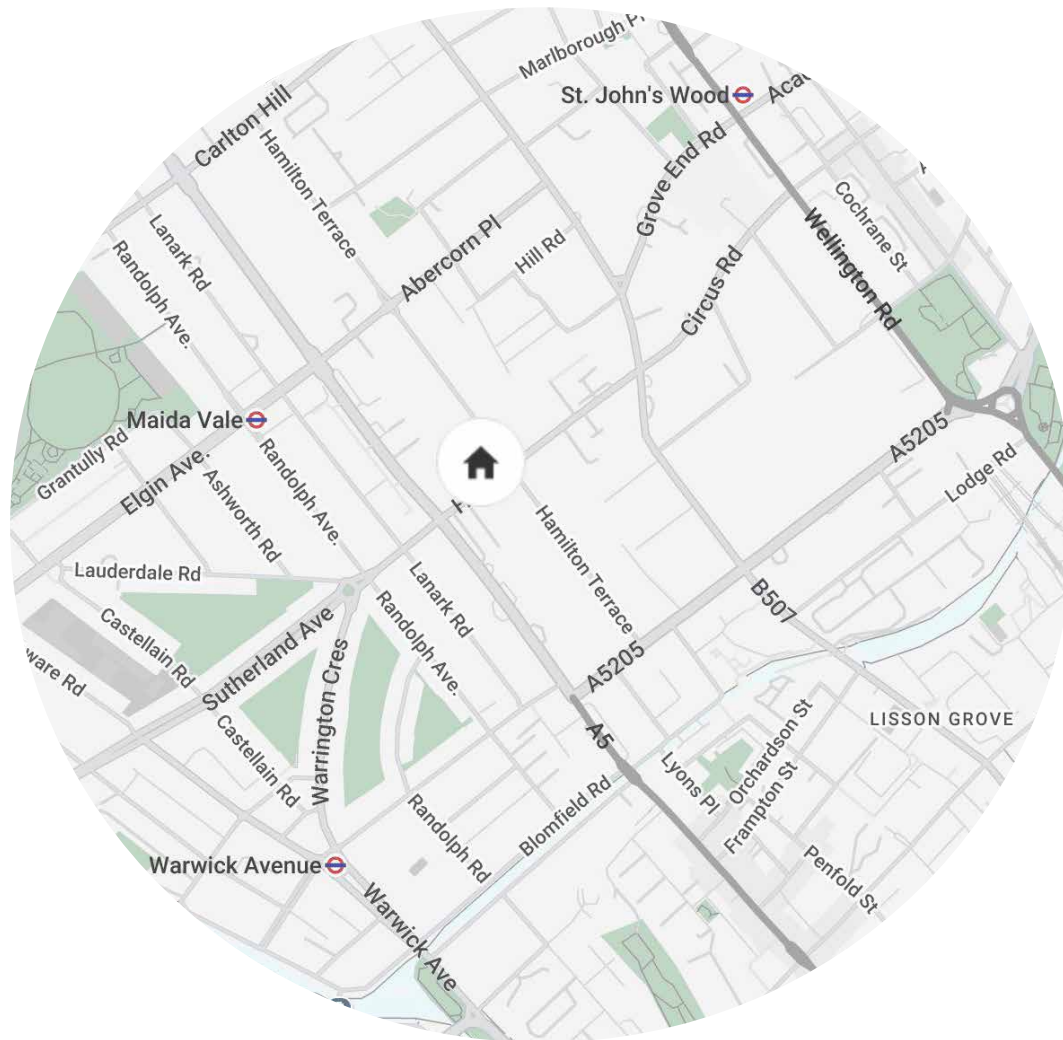
Tenure: Leasehold

Lease Length: 102 years

Service charge: £13668.04

Ground Rent: circa £835.16

Council tax band; G



Location

The boutiques and cafés of both Clifton Road and St John's Wood High Street are both just a short stroll away from Hall Road. Right in the heart of a community minded neighbourhood, independent businesses are the norm here – All Greens organic greengrocer and Planetis Natural Health & Nutrition are just two local favourites. 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, head to much-loved newcomer The Hero or catch a film at the Everyman. Lord's Cricket Ground and Regent's Park are also only a 15-minute walk away.

Maida Vale– 7 mins (Bakerloo)

St John's Wood – 10 mins (Jubilee)

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