

# DOMUS NOVA



Montrose Avenue NW6  
£2,950,000

With four floors to spread out across, this traditional London brick Victorian benefits from imposing bay windows and has a deceptively large layout.

Tastefully renovated to blend original period charm with more contemporary revisions, its rooms are cleverly configured to maximise space and flow throughout, and finished in a warmly inviting, rich colour palette.

On the ground floor: two large interconnected reception rooms occupy the first half of the house, the front-facing one with its own open fire and marble surround – the perfect spot to be tucked away on the sofa with a good book. Towards the back, a cosy snug – ideal for family time – with a door leading to the garden.









Further along the hallway, the open plan kitchen-diner with its a sleek, white gloss finish comes with plenty of hidden storage to tuck essentials away in. Leading off from this is the dining area, found towards the very rear of the property.

Glazed from floor to ceiling with sliding doors that invite the outdoors in, throw these open to enjoy al fresco dining any time of the year. This beautifully landscaped mature garden is a true prize, with carefully tended lush green foliage lending privacy and cool shade.







Upstairs, the master suite spanning the width of the house is served by a large dedicated dressing room, with a shower room just beyond.

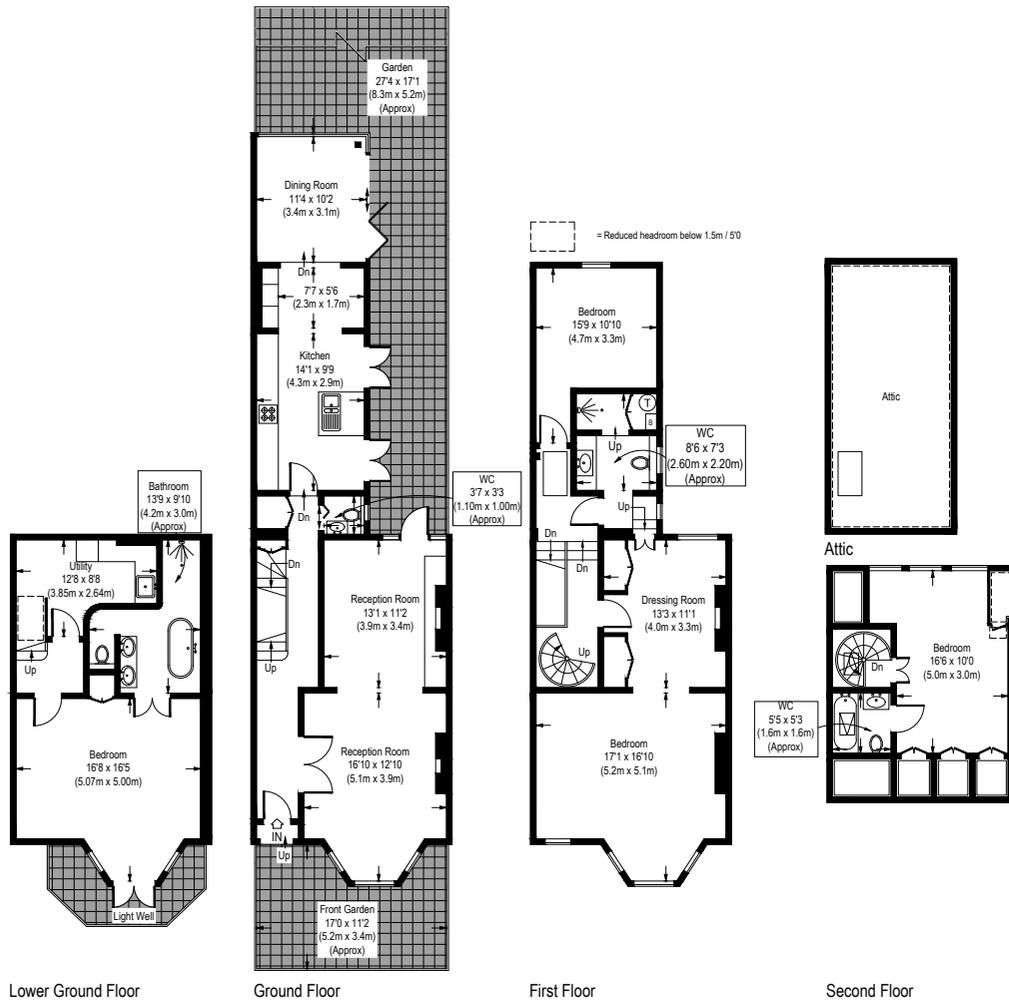
At the back of the house, another double bedroom currently used as a study-cum-guest room with views of the garden. The second floor is home to a further large bedroom, with reams of storage and its own bathroom. On the lower ground floor sits a generous guest suite with French doors opening out onto the garden. A large walk-in shower, double vanity and freestanding bath with fittings by Rexa Design make these semi-subterranean quarters a quiet sanctuary for overnight visitors. Also housed on this level is a well-equipped utility room.











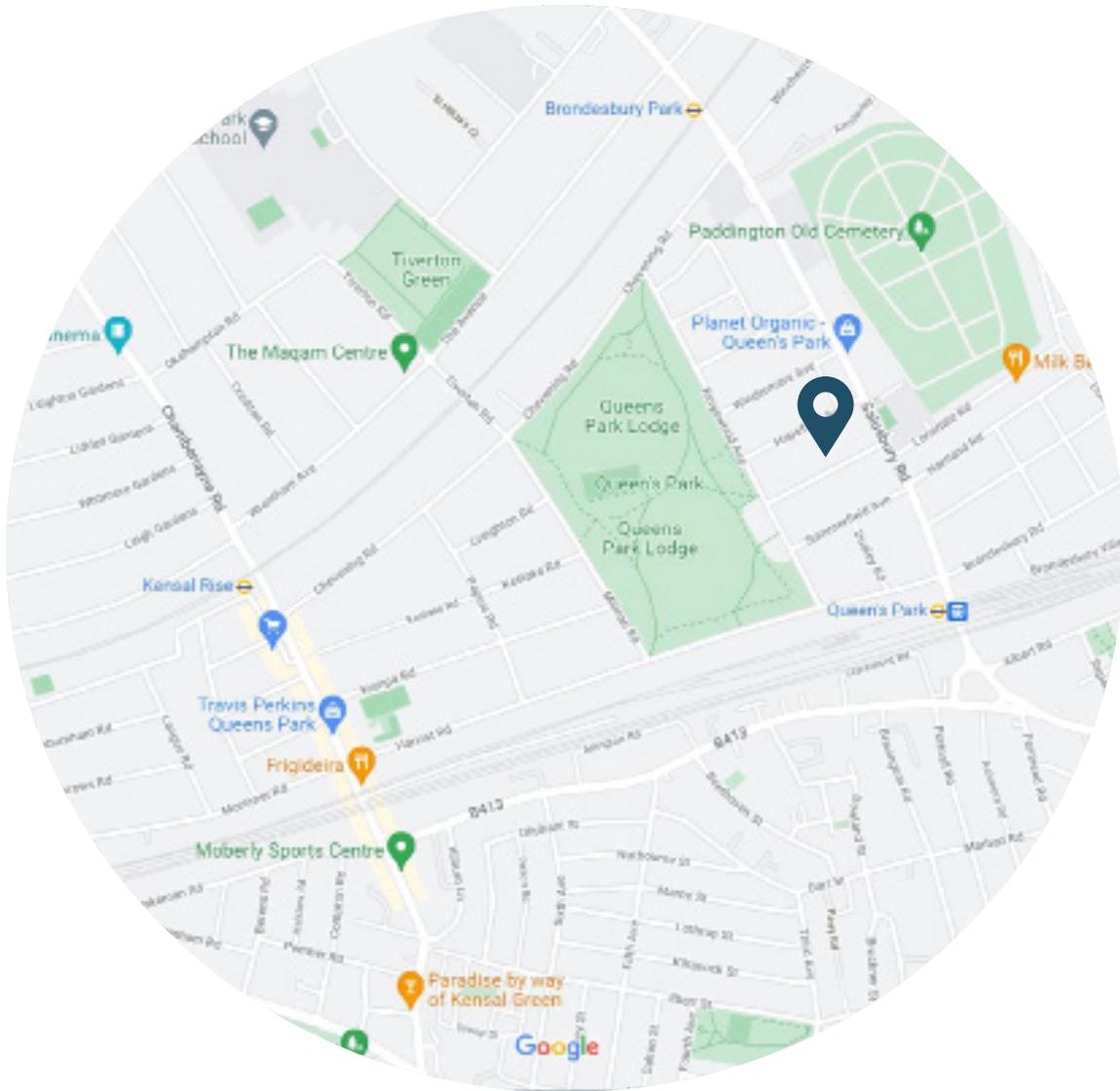
## Property Details

- Open plan kitchen/ dining room
- Two reception rooms
- Basement utility room
- Master suite with dressing room
- Four bedrooms
- Three bathrooms and separate WC
- Sash windows
- Fireplace
- Mature garden
- Approx. 2384 sq ft / 221.5 sq m EPC=E

Approximate Gross Internal Area  
 2384 Sq.Ft. / 221.5 Sq.M.  
 (Excluding Attic)

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





## Location

Montrose Avenue – a pretty, tree-lined street filled with Victorian terraces – is made all the more special by its close proximity to some spectacular green spaces and a parade of charming independent shops and global eateries. Queen's Park itself is just at the end of the road – ideal for those morning runs – and on weekends you can sample the delights of the local farmer's market or stretch a Sunday roast out into the evening at Alice House. Transport links are very good, with Queens Park station a mere four-minute walk, with direct routes to Euston [via the overground] and the West End [via the Bakerloo line].

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