

# DOMUS NOVA



Elgin Avenue W9  
£1,450 pw - Long let



Interior designer Leonora Hamill has brought a touch of la dolce vita to this Mediterranean-inspired three-bedroom duplex in leafy Maida Vale.

Soft tones and mid-century Italian furniture create an uplifting ambiance at this three-bedroom duplex apartment. Arranged over two floors of a handsome stucco-fronted conversion, generous period proportions bring a sense of openness and ease throughout.

With its trio of windows and access to a balcony, natural light is in plentiful supply in the reception and dining room, which offers a bright backdrop for design classics. Mustard-hued Gigi Radice armchairs sit alongside side tables by Romeo Rega and a statement marble and glass dining table by Vittorio Dassi – statement, standout pieces fit for hosting. Next door, the kitchen is similarly well conceived, with a generous breakfast bar, integrated appliances and shaker-style cabinets that contribute to the timeless feel.





A large, light-colored wooden bookshelf with multiple shelves. The shelves are filled with books, decorative items, and a camera. The books are organized in various ways, including by color and by genre. Decorative items include a yellow vase, a white vase, a Buddha figurine, and two colorful figurines. A camera is placed on one of the shelves. The bookshelf is positioned against a light-colored wall.

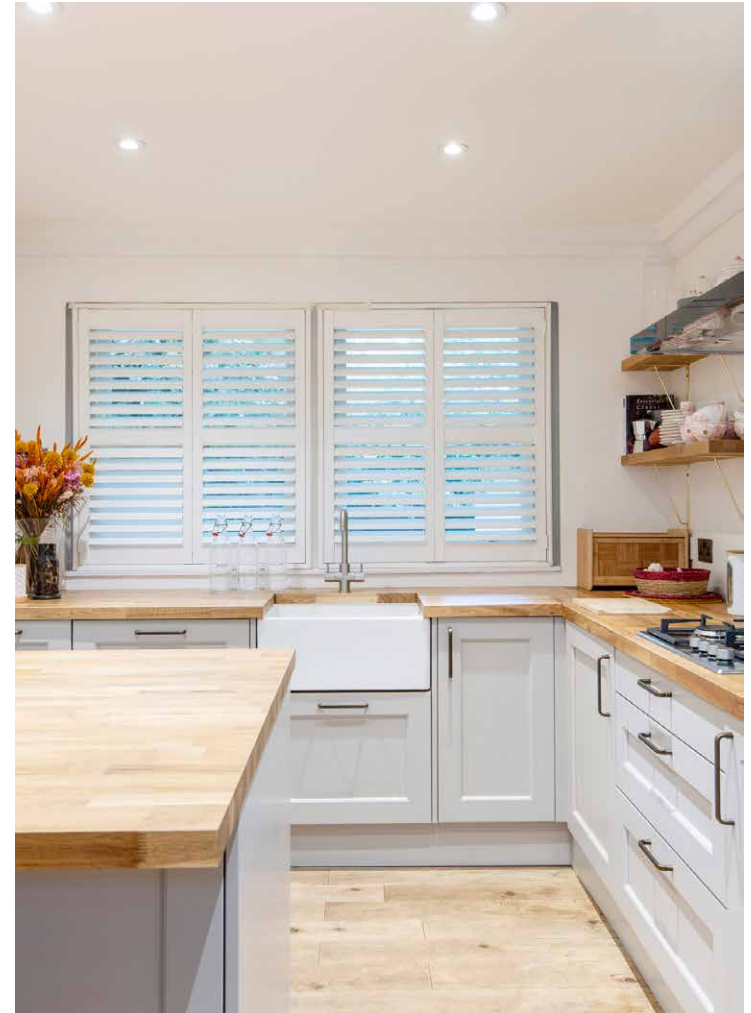
A wooden dining table with a glass top and four wooden chairs with white cushions. The table is positioned in front of the bookshelf. The chairs have a curved backrest and a wooden seat. The table is set for dining.

A potted plant with green leaves, placed on a small wooden stand next to the dining table. The plant is in a light-colored pot.





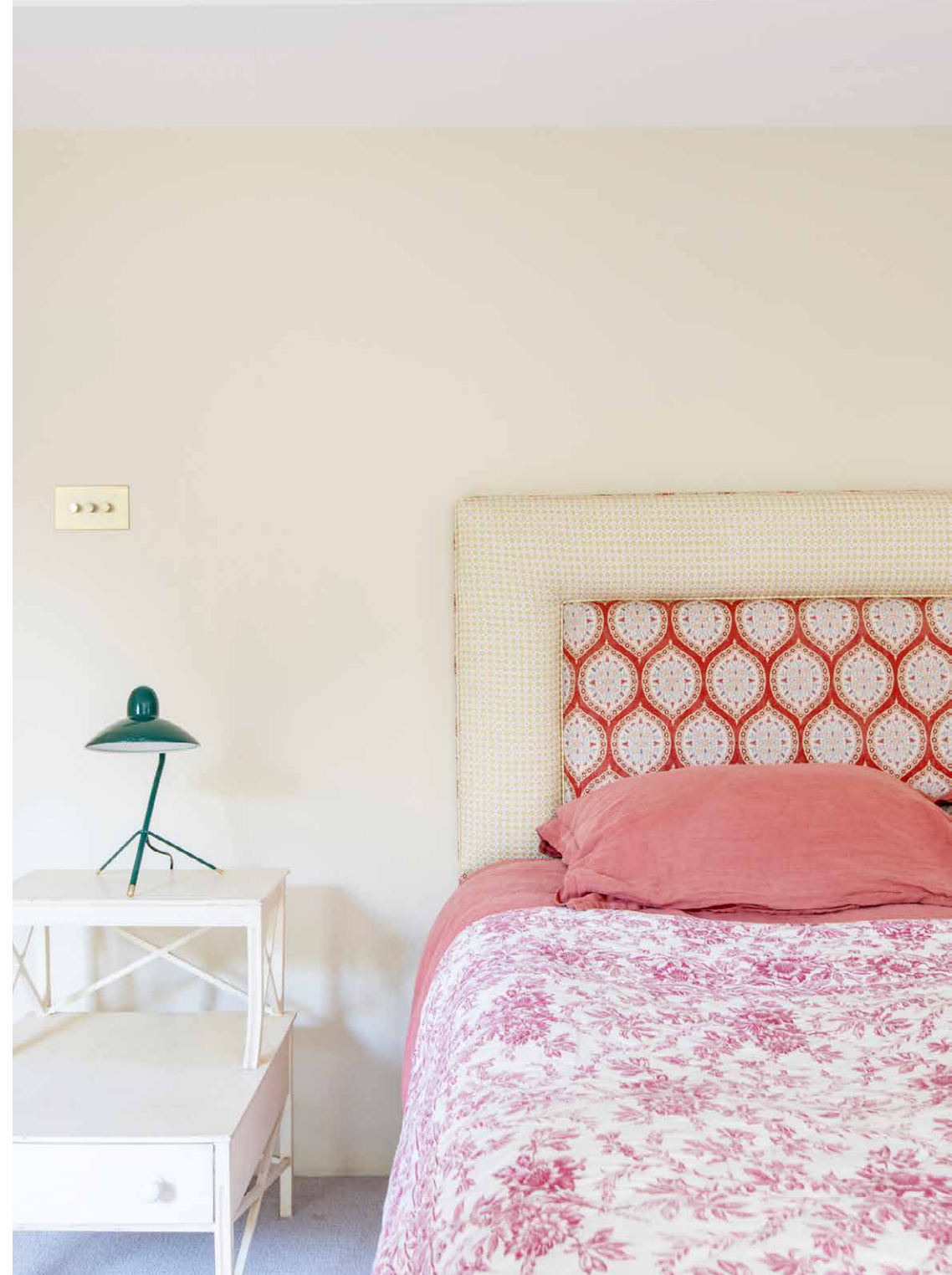






The same attention to detail continues in the principal bedroom suite. Custom made soft furnishings – including curtains and a headboard upholstered in sumptuous Pierre Frey fabric – add warmth and comfort, while integrated wardrobes offer ample storage space. Other everyday luxuries include the mosaic tiled en suite and the adjoining balcony – the perfect spot to unwind.

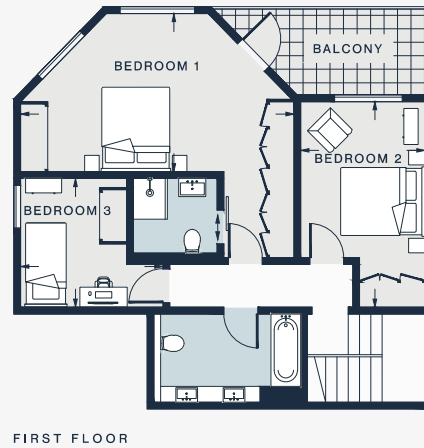
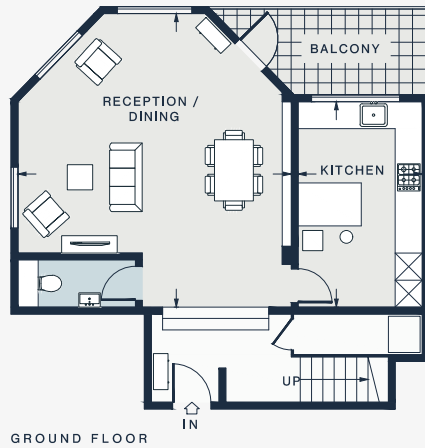
Two further light-filled bedrooms are found on this floor, one of which also comes with balcony access. Both are served by a family bathroom, finished with bold terracotta accents.











GROUND FLOOR

FIRST FLOOR

RECEPTION / DINING  
21'3 x 19'10 (6.4m x 6.0m)

KITCHEN  
14'11 x 9'1 (4.5m x 2.7m)

BEDROOM 1  
19'10 x 11'4 (6.0m x 3.4m)

BEDROOM 2  
14'10 x 9'2 (4.5m x 2.8m)

BEDROOM 3  
10'4 x 9'5 (3.1m x 2.8m)

Approx. Gross Internal Area = 1315 sq ft / 122.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

## Property Details

- Open-plan reception and dining room
- Contemporary kitchen
- Principal bedroom suite
- Two guest bedrooms
- Family bathroom
- Cloakroom
- Two balconies

Approx. 1,315 sq ft / 122 sq m

EPC - C

Share of Freehold - Circa 995 years

Council Tax Band - G



## Location

Bordered by North Kensington, Queen's Park and Notting Hill, Maida Vale is an elegant residential enclave with an enticing array of eateries and activities close by. Walk along to Clifton Nurseries for brunch, then wander past the vibrant barges of Little Venice. Catch live theatre at Canal Café Theatre or the Puppet Theatre Barge. Venture southwards to Golborne Road, lined with independent eateries and antique stalls that feed into Notting Hill. For fine dining, stop by Sushi Murasaki, featuring an eccentric live sushi-making counter. Be home in five.

Maida Vale (9 mins)

Warwick Avenue (13 mins)

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