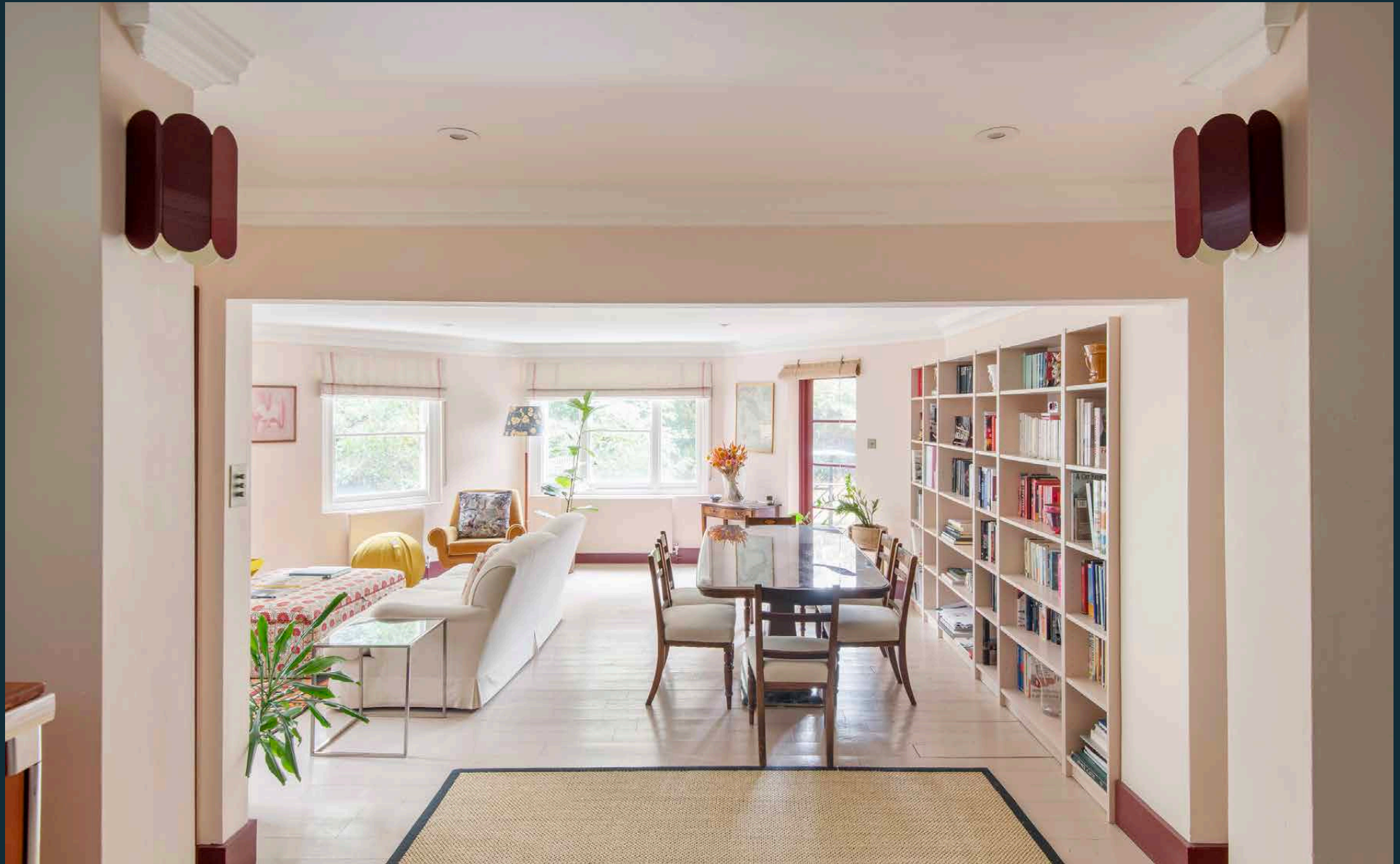


DOMUS NOVA



Elgin Avenue W9
£2,000 pw - Short 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.





The bookshelf is organized into several vertical sections. From left to right:

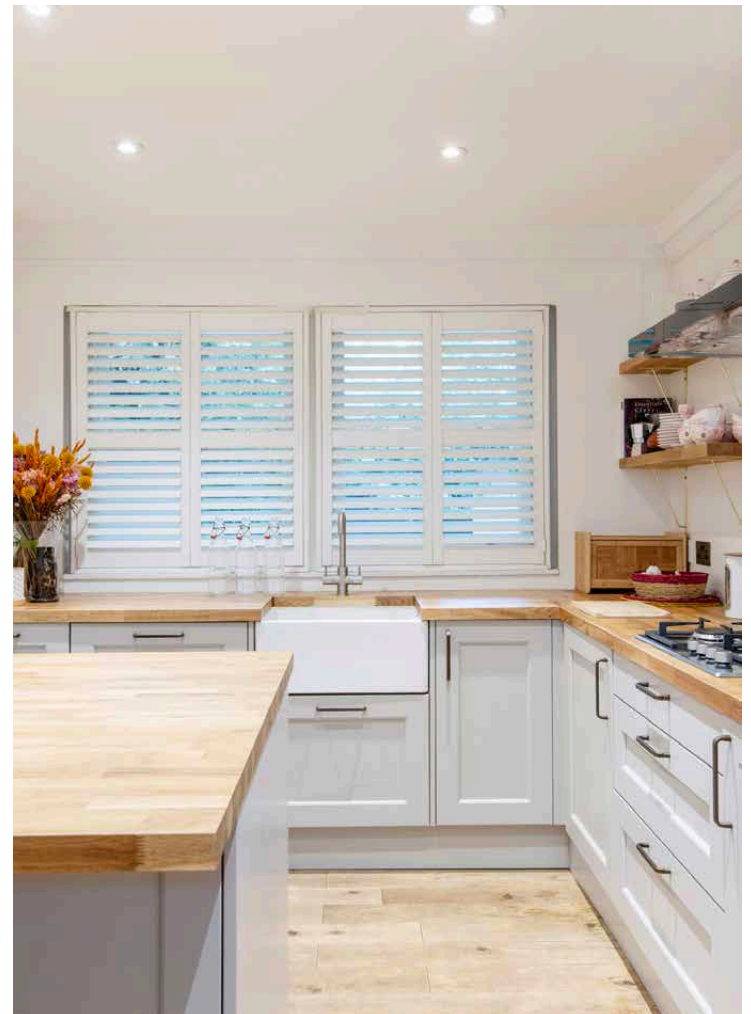
- Section 1:** Top shelf has a row of red books. Middle shelf has a collection of books, including one titled "Sie Dena Wihara". Bottom shelf has more books.
- Section 2:** Top shelf features a yellow vase and a green book titled "ART". Middle shelf has a collection of books, including "LAKS POKER". Bottom shelf has a collection of books, including "SHERIFF".
- Section 3:** Top shelf has a white vase. Middle shelf has a collection of books, including "THE BULL WITH NO HORN". Bottom shelf has a collection of books, including "TORT LAW".
- Section 4:** Top shelf has two decorative masks. Middle shelf has a collection of books, including "FASHION NOW". Bottom shelf has a collection of books, including "1001 ALBUMS".
- Section 5:** Top shelf has a yellow vase. Middle shelf has a collection of books, including "FASHION NOW". Bottom shelf has a collection of books, including "1001 ALBUMS".





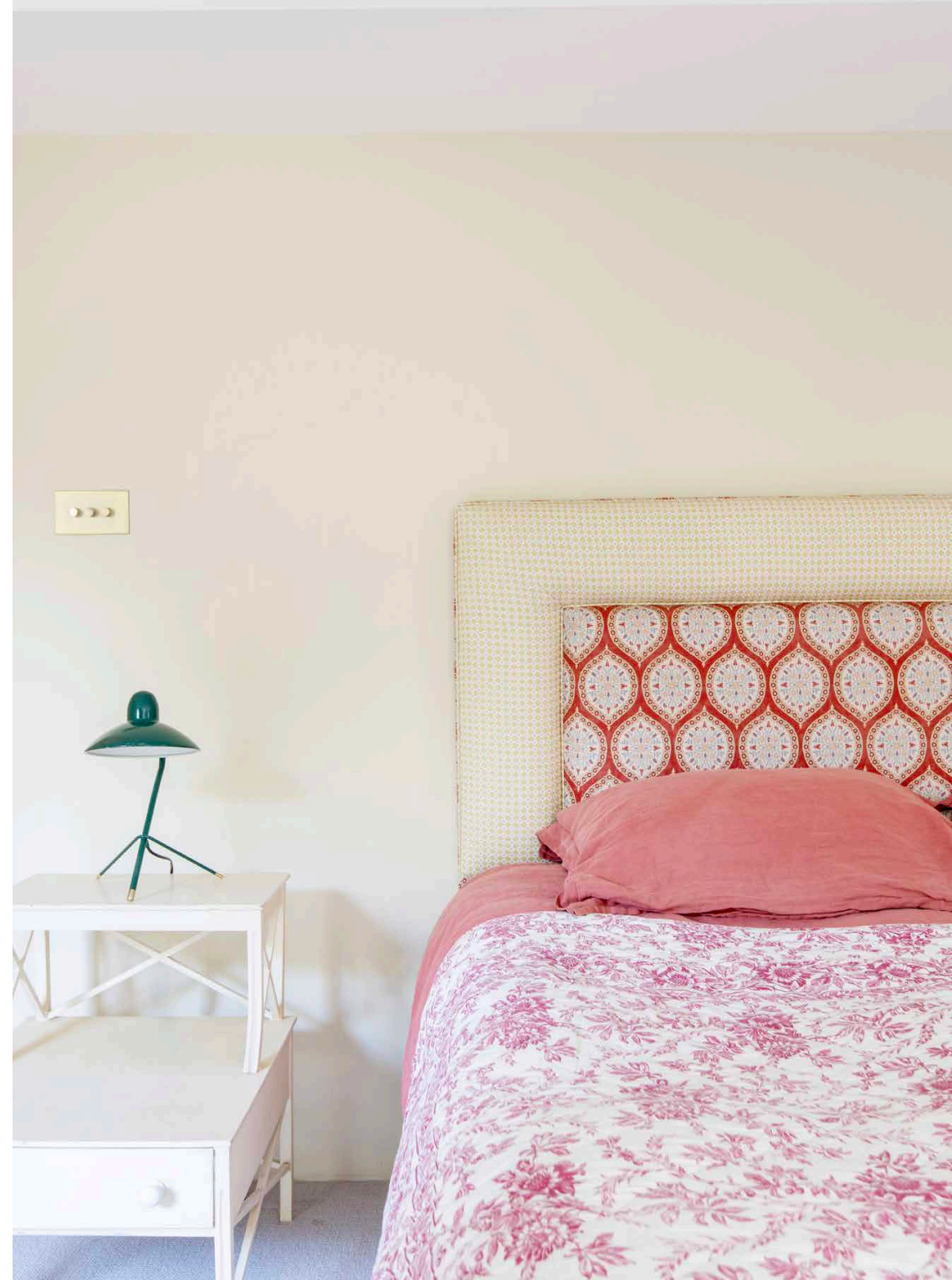






The same attention to detail continues in the principal bedroom suite. Custom made soft furnishings – including curtains and a headboard upholstered in sumptuous Pierre Frey fabric – add warmth and comfort, while integrated wardrobes offer ample storage space. Other everyday luxuries include the mosaic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

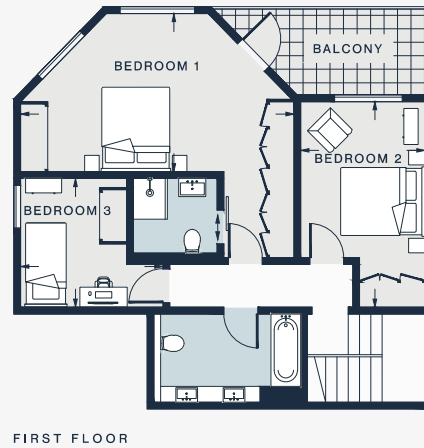
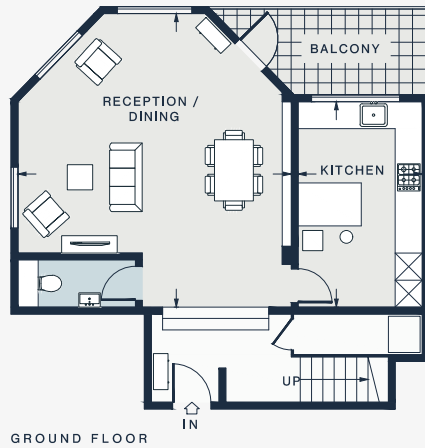
Two further light-filled bedrooms are found on this floor, one of which also comes with balcony access. Both are served by a family bathroom, finished with bold terracotta accents.











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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Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

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