

INIGO



Greville Road

LONDON NW6

SOLD

This refined stucco-fronted apartment sits on the raised ground floor of a tall Victorian villa on leafy Greville Road, equidistant from the coveted neighbourhoods of Maida Vale and St John's Wood. Exquisitely renovated by its current owners, the property employs a sumptuous colour palette to highlight a wealth of original features and elegant, sweeping proportions; the stylish interiors have been photographed for several leading luxury publications. The home has access to a beautifully planted shared garden; facing south-west and bordering the peaceful and protected Greville Nature Reserve, it has a secluded, romantic feel that belies its proximity to central London.

Setting the Scene

Located within the St John's Wood Conservation Area, Greville Road is a quiet residential street lined with beautiful, grand Victorian buildings. The delights of Maida Vale and St John's Wood, as well as the useful day-to-day amenities of Kilburn High Road and Queen's Park, are all a short stroll away.

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Set behind a low wall of London stock brick and an ornate wrought iron gate, the house cuts a handsome, inviting profile. Its luminous white stucco façade is offset by an imposing original black front door beneath a large glazed fanlight. The shared front garden has been lovingly planted and provides a warm welcome to the apartment; lilacs, when in bloom, reflect a gentle purple haze on the building's pristine frontage. Inside, sleek contemporary interventions, including pragmatic yet attractive fixtures and fittings in the kitchen and bathroom, have been sensitively introduced to enhance the apartment's period bones.

The Grand Tour

Entry is to a hallway painted in Farrow and Ball's enveloping shade 'Mahogany'. Underfoot are hardwood floors that bring a rich, textured finish. Magnificent floor-to-ceiling sash windows in a tall bay illuminate the sitting room and are framed by original working shutters and a deep skirting board. The woodwork, ceiling and architrave are painted in a buttery white shade that balances the deeper-toned walls. A finely executed 19th-century fire surround with handpainted pastoral scenery and marbling exemplifies the craft of the late Victorian aesthetic movement. An exquisite focal point, the fireplace is flanked by bespoke bookshelves with latticed radiator cabinets beneath.



The well-conceived kitchen is at the rear, lit by another substantial sash; views overlook the luscious planting scheme of the communal shared garden below. White cabinetry and luxurious terracotta marble countertops add tactility and foster a graceful atmosphere. Appliances are deftly integrated within. Open shelving next to the window provides plenty of room for displaying favourite crockery, cookbooks or a vase full of freshly cut flowers.

Full-height tripartite windows are also found in the sublime and spacious bedroom, with restored original shutters for privacy. This glazing frames an outlook across the canopies of stately mature trees and draws in a stunning south-westfacing light. Built-in wardrobes house an exceptional amount of storage without obstructing the room, while the space beneath the window is an idyllic spot for a desk, as the current owners have thoughtfully arranged.

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Serenely finished, the bathroom is clad in fine soapstone tiles and has a deepsoaking bath and overhead waterfall shower. A geometric Hermès wallpaper brings pattern and colour to the otherwise delicate space and smartly disguises a secret cupboard, cleverly housing copious storage, the washer/drier and a built-in safe.

The Great Outdoors

Generous and well-tended, the communal garden is shared by the small number of flats in the building. Accessed via a secure gate, it has exceptional sun exposure care of its south-west orientation. The space has been cleverly divided into different seating areas, each given a secluded feel by bordering trellises or established flowering shrubbery. An impressive lawn has plenty of space for a summertime picnic.

Out and About

Located between St John's Wood, Maida Vale and Queens Park, Greville Road is brilliantly positioned for easy access to central London as well as West London's most popular haunts.

Paddington Recreation Ground is a 10-minute walk away; spanning 27 acres, it is the largest area of parkland in the City of Westminster. In the centre, a 19th-century pavilion overlooks a charming green and cricket pitch. There are tennis courts, a nature trail, children's play areas, a health and fitness centre and a running track where Roger Bannister trained for his record-breaking four-minute mile. A sweet café in the park sells delicious ice creams for sunnier days.

The buzz of St John's Wood High Street with Panzers Deli and The Ivy are a short walk away, as are the delights of Little Venice with its famous canal network, Primrose Hill and Regent's Park. Neighbourhood standouts include The Hero, Ida and Soutine restaurants, Clifton Nurseries, Everyman Maida Vale and historic pubs The Warrington and The Prince Alfred.

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The lively Salusbury Road is a 15-minute walk away, where lies a popular Sunday farmers market selling seasonal free range and organic produce as well as a delightful range of shops, cafés and restaurants, including independent Queen's Park Books, Planet Organic, Provenance Butchers, Gail's, and both the Salusbury Wine Shop and The Salusbury Deli. Just off Salusbury Road is Lonsdale Street; laid with cobbles and lined with converted stables, it's home to Milk Beach, a fabulous restaurant and bar, and the Wolfpack taproom.

Lonsdale Road is a popular destination with locals who frequent its bars, cafés and restaurants that often spill out to the street in warmer weather. Chamberlayne Road, on the other side, has some great pubs and eateries and was once described by Vogue as the 'hippest street in Europe'. We've written in greater depth about Queen's Park and Kensal Rise in our Journal.

Transport links are excellent and numerous, with Bakerloo line services running from Maida Vale and Kilburn Park giving access to central London in 12 minutes, and Paddington Station in 4 minutes for connections to the Elizabeth Line and overground rail services. There is the Jubilee line from St John's Wood taking you to Bond Street in 6 minutes as well as Kilburn High Road overground services with trips to London Euston in 11 minutes. The area is well-served by several bus routes running in all directions.

Council Tax Band: C

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.