

# INIGO



## *Warwick Avenue*

LONDON W9

£860,000 LEASEHOLD

This exquisite one-bedroom apartment lies on the first floor of a Grade II-listed, double-fronted stucco villa on Warwick Avenue, in the heart of Little Venice. It achieves a perfect balance between old and new, melding the original details with sensitive contemporary additions. There is a dramatic sense of scale throughout the apartment, which has wonderfully high ceilings and a main living area framed by a trio of full-height bay windows. It has access to a large, shared garden and is located moments from Regent's Canal.

### *Setting the Scene*

Warwick Avenue lies at the centre of coveted Little Venice, which straddles both Paddington and Maida Vale. Aptly named 'Venice' by Lord Byron, who gave the locale its moniker because of its meandering canals, café lifestyle and elegant architecture, the area had established its official name as 'Little Venice' by the latter half of the 20th century.

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Awarded conservation area status, Clifton Gardens and the surrounding streets celebrate the glorious expressiveness of high Victorian architecture. The houses surrounding the neighbouring gardens were constructed between 1860 and 1880. Emblematic of the architectural charm of the area, their handsome façades have Ionic porches and panelled doors topped by overlights. The first floors are punctuated with sash windows framed by striking pedimented surrounds, elegantly accompanied by attached Corinthian columns on each side, all overlooking a balustraded balcony.

### *The Grand Tour*

The handsome Regency building occupies a corner plot on Warwick Avenue. Recent renovations include repairing roof works and redecoration of the exterior façades and communal areas.

The building is entered through double doors with a fanlight above. A raddled oak handrail and black iron balustrade adorn the shared staircase, which leads up to the apartment's private first-floor entrance.

On entry, a sense of refined elegance is established. The apartment comes together in a marriage of material, scale and light, pairing its historic character with sensitive modern interventions; rooms are decoratively panelled, cornicing is deep and ornate, skirtings are high and architraves are wide. Herringbone oak parquet runs underfoot, uniting the each of the spaces.

The generous main living area contains gently delineated cooking, dining and living spaces. The whole room is illuminated by light that floods in through a soaring floor-to-ceiling bay window. Detailed panelling provides an elegant frame to the room.

The kitchen has marble worktops and simple white units. A jib door conceals a cavernous storage space. Custom designed as a walk-in wardrobe it accommodates abundant hanging rails and shelving. There is a laundry area, a wine store and further storage within the apartment.

The light, bright bedroom is finished with the same impressive panelling as the living space. There is a vast sash window with a low sill and pretty window boxes; the view is across the lovely communal gardens below.

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A spacious bathroom sits centrally, its dropped ceiling height allowing for clever storage overhead. The room is finished with a neutral colour palette on the walls and tiles, while the mirror-fronted cupboards reflect light around the space.

### *The Great Outdoors*

The apartment has access to a large shared garden, an ideal spot for entertaining or a quiet morning coffee.

### *Out and About*

Maida Vale and Little Venice are thriving neighbourhoods, awash with cafés, bars and restaurants. Grand Georgian architecture lines the streets; Warwick Avenue is an elegant boulevard right in the heart of the area. The apartment is moments from Formosa Street, a pretty thoroughfare that offers boutiques, cafes and bars. It is home to the excellent restaurants Paulette, The Summer House and The Waterway while The Hero provides a buzzing spot for delicious fare and pints of ale.

Regent's Canal is a just short stroll away and is a gateway to the rest of London. The Waterside Café is a lovely spot here for coffee, while lunch on one of the many barge restaurants is a go-to. The oasis-like Clifton Nursery and Café are centrally located while less than a mile away are Kensington Gardens, Hyde Park and Regent's Park. Lord's Cricket Ground is also within easy reach. Notting Hill lies just to the south-west and Marylebone to the south-east.

The apartment is moments away from Warwick Avenue Underground station (Bakerloo line) and a 15-minute walk from Paddington Station (Circle and Hammersmith & City lines). Heathrow Airport can be reached within 15 minutes on the Heathrow Express, which runs regularly from Paddington.

Tenure: Leasehold/Lease Length: Approx. 83 years remaining/Service Charge: Approx. £2,400 per annum / Council Tax Band: E

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## *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.