



**28 Blomfield Road, London
W9 1AA
Asking price £17,500,000 Freehold**

IAN GREEN

RESIDENTIAL

An extraordinary mid-19th century link detached villa with a large private garden, backing onto the finest communal gardens in London. This home, arguably one of the best in Little Venice, is set back behind a walled and gated driveway, and is located opposite the Regent's Canal.

As you step inside, you are greeted by a magnificent 34 ft double reception room with a beautiful curved bay, overlooking the garden. This striking period home features bespoke design elements that adds a sense of luxury and sophistication to the space.

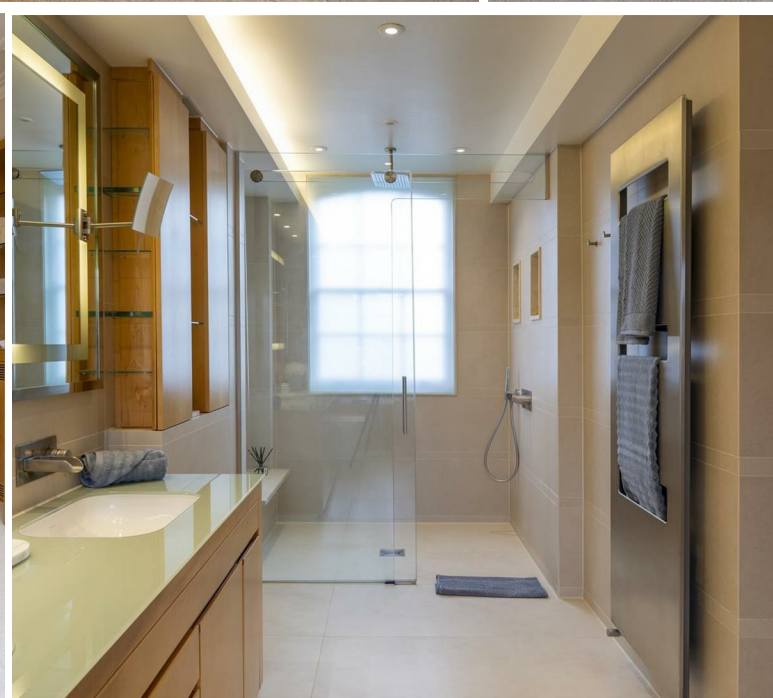
The ground and lower ground levels are adorned in stucco, while the upper levels showcase London stock brick. The spacious principal suite at the rear of the house offers a tranquil retreat with a large en suite bathroom and stunning views of the neighbouring gardens. There are a further four bedrooms of good size. The garden has been beautifully landscaped and benefits from a studio shed at the rear, and leads out onto the Little Venice Gardens, an expansive green space with a tennis court. The property is being sold with planning consent for a proposed basement extension, to create a leisure complex with a cinema, gym, gallery, and wet zone, adding an additional 1,726 sq. ft of accommodation. (proposed plans available on request).

Located on the western side of the Regent's Canal, c.50m from the junction with Warwick Avenue, the property is within the Maida Vale Conservation Area but is not listed. Little Venice is home to a number of waterside cafes, pubs, and eateries. From here, you can take a boat trip or follow the path through the heart of London.







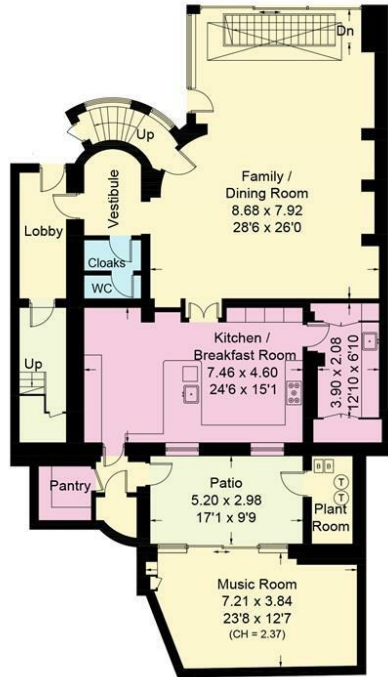


Blomfield Road, W9

Approximate Total Area = 477.5 sq m / 5140 sq ft

Outbuildings = 42.7 sq m / 460 sq ft

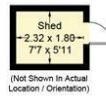
Including Limited Use Area (13 sq m / 140 sq ft) Excluding Voids



Lower Ground Floor

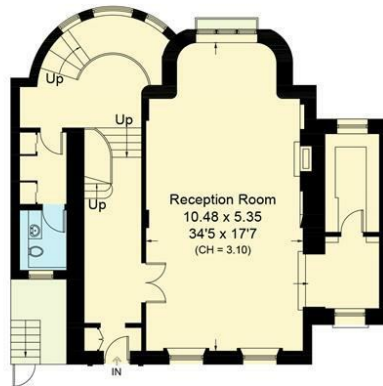


(Not Shown In Actual Location / Orientation)

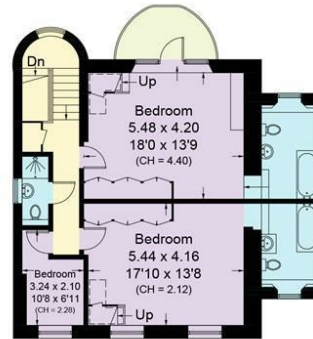


(Not Shown In Actual Location / Orientation)

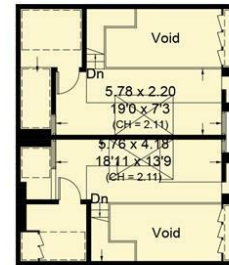
Reduces head height below 1.5m



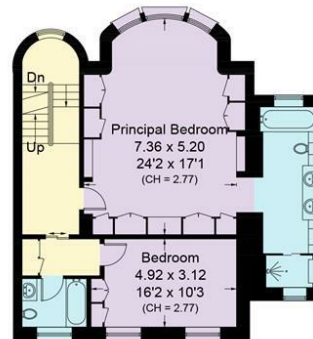
Ground Floor



Second Floor



Mezzanine



First Floor



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

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