



**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.

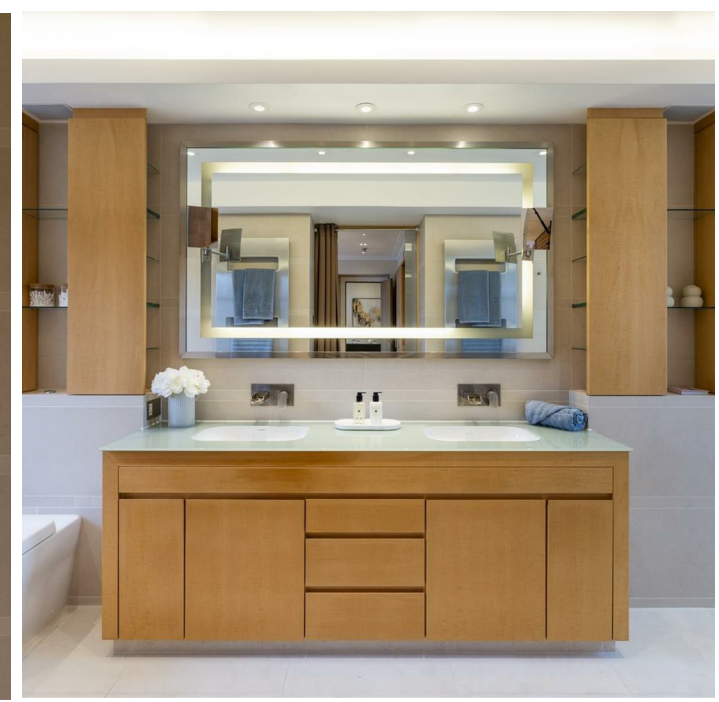
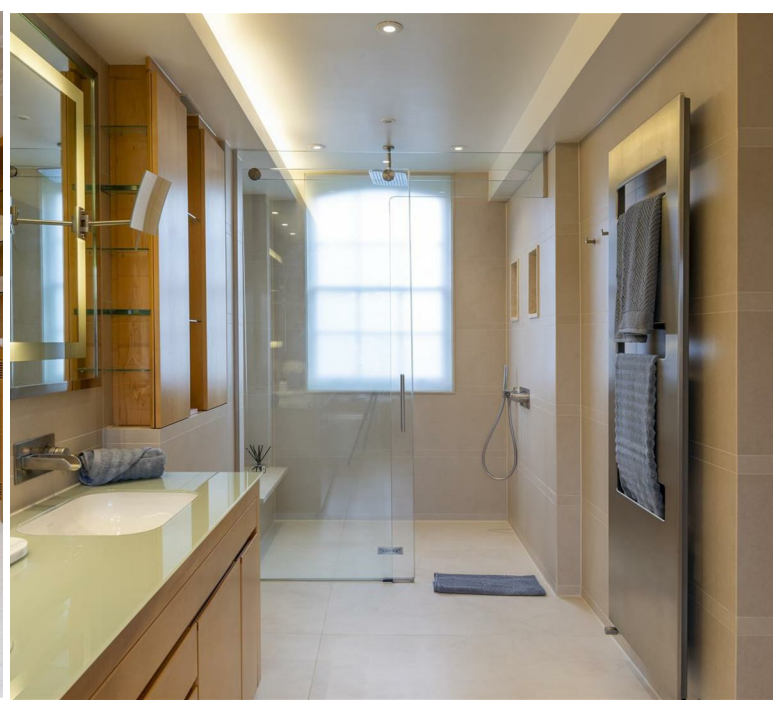
The ground and lower ground levels are adorned in stucco, while the upper levels showcase London stock brick. The spacious principal suite at the rear of the house offers a tranquil retreat with a large en suite bathroom and stunning views of the neighbouring gardens. There are a further four bedrooms 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.



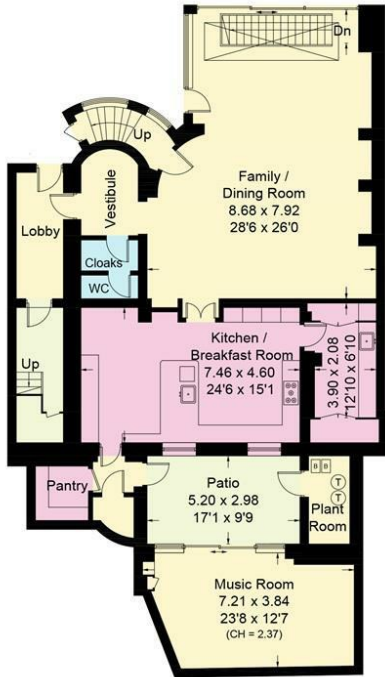




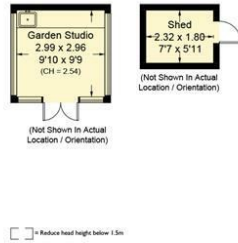


Blomfield Road, W9

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



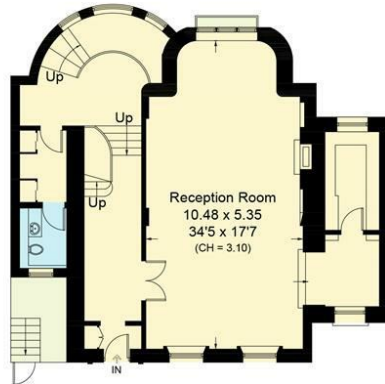
Lower Ground Floor



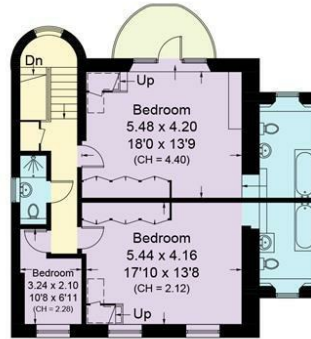
(Not Shown in Actual Location / Orientation)

(Not Shown in Actual Location / Orientation)

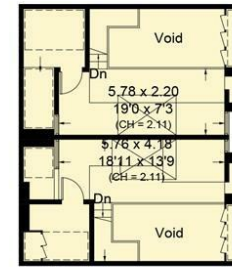
Reduce head height below 1.5m



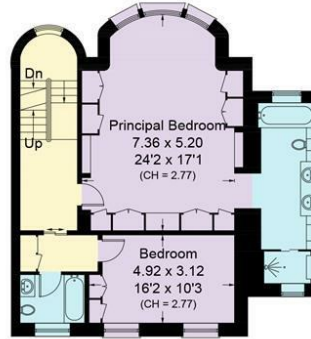
Ground Floor



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.

MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

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

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

