

# DUOMA

Available to the market for the first time in 20 years, this thoughtfully renovated Victorian terraced house has been redesigned by architect Alan Morris and was short-listed for the New London Architecture award. It offers a refined blend of period character and contemporary design. The result is a series of carefully curated, adaptable spaces that cater to modern living.

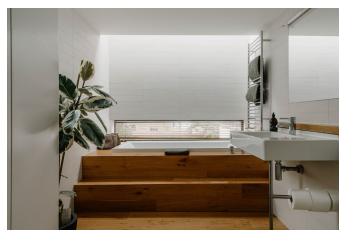


Healey Street, NW1  
£2,400,000 Freehold

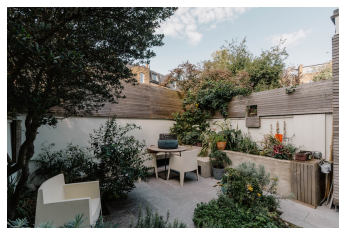
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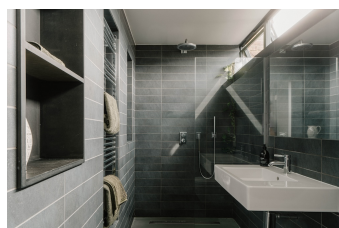
The ground floor opens into a spacious hallway, with panelled walls and built-in cabinetry providing both storage and style. Engineered oak flooring runs throughout, leading to an interconnected living and dining area that showcases the house's balance of original features and contemporary design. The



front sash windows, complete with floor-to-ceiling stripped shutters, invite in the morning light, while period details like corning and fireplaces complement modern additions, such as bespoke joinery and poured concrete shelving. This carefully considered juxtaposition highlights the home's character while offering a seamless transition from past to present.



At the heart of the house is the kitchen, featuring high-gloss Leicht cabinetry and integrated appliances, which create a clean, streamlined aesthetic. Natural light floods the space through a frameless glass corner window and skylight. Oak worktops extend into a breakfast bar, adding a practical touch, while a versatile adjoining room can serve as a study, music room, or playroom. The kitchen flows effortlessly into the dining space, and bi-folding doors open directly onto the west-facing garden. Inspired by Japanese design principles, the garden is a tranquil retreat, featuring geometric fossil limestone tiling and negative space for a minimalist effect. Venetian



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while bespoke joinery and adaptable storage make this space easily customisable. The rear room could serve as a home office, library, or additional bedroom, with French doors leading to a serene, decked terrace overlooking the garden. On the second floor, two bright bedrooms offer a peaceful retreat. Both rooms feature original cornicing and

cedar-topped walls frame the area, and bespoke concrete benches and planters offer both style and functionality. This outdoor space, with its peaceful atmosphere, is perfect for entertaining or relaxing in the warmer months.

Ascending to the first floor, the staircase features a black-painted balustrade, mahogany handrail, and taupe carpet. The half-landing houses a bathroom with a sunken bath, full-width glazing, and limestone tiling, offering privacy with a garden view. Duravit sanitary ware and Venetian blinds complete this elegant space. The first floor also accommodates flexible living areas, currently used as a family room and study, connected by original double doors. Engineered oak floors and neutral Farrow & Ball paint create a versatile backdrop,



thoughtfully selected lighting, enhancing the atmosphere of the house. Hardwearing varnished OSB floors and bespoke wardrobes provide ample storage, while stained glass on the stairway adds character. The front bedroom benefits from morning sun through east-facing sash windows, while the rear catches afternoon light. The third-floor master suite, housed in a mansard extension, is a private sanctuary with a five-metre panoramic window offering sweeping views of the rooftops. An en-suite shower room, poured resin flooring, and bespoke cabinetry make this a luxurious, light-filled space, epitomising the home's synthesis of period charm and modern sophistication.



**Ground Floor**  
Floor Area 667 Sq Ft - 61.41 Sq M

Approx. Gross Internal Area 1994 Sq Ft - 185.24 Sq M  
Approx. Gross Balcony Area 141 Sq Ft - 13.10 Sq M



**First Floor**  
Floor Area 537 Sq Ft - 49.89 Sq M



**Second Floor**  
Floor Area 450 Sq Ft - 41.81 Sq M



**Third Floor**  
Floor Area 346 Sq Ft - 32.14 Sq M



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