

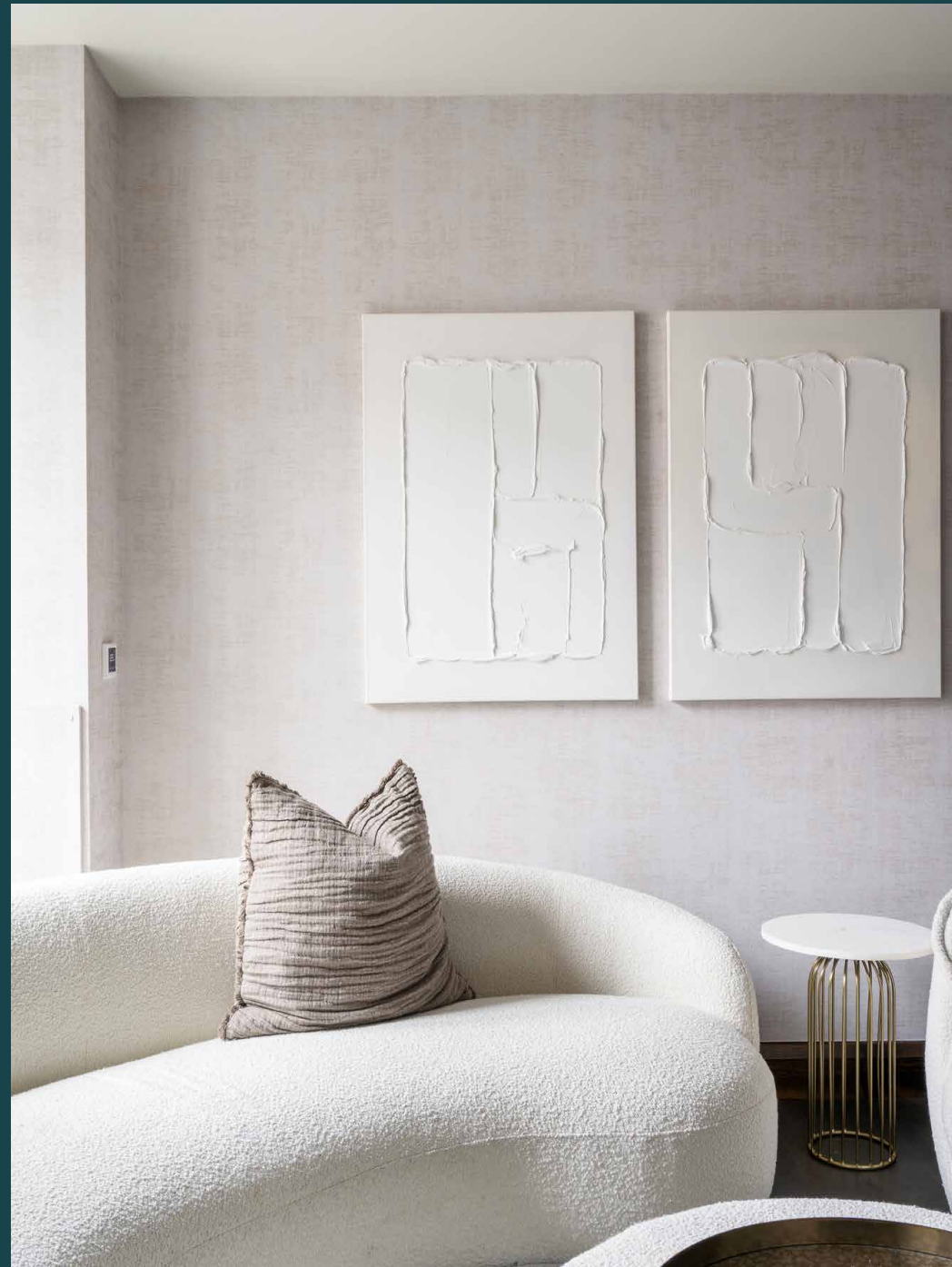
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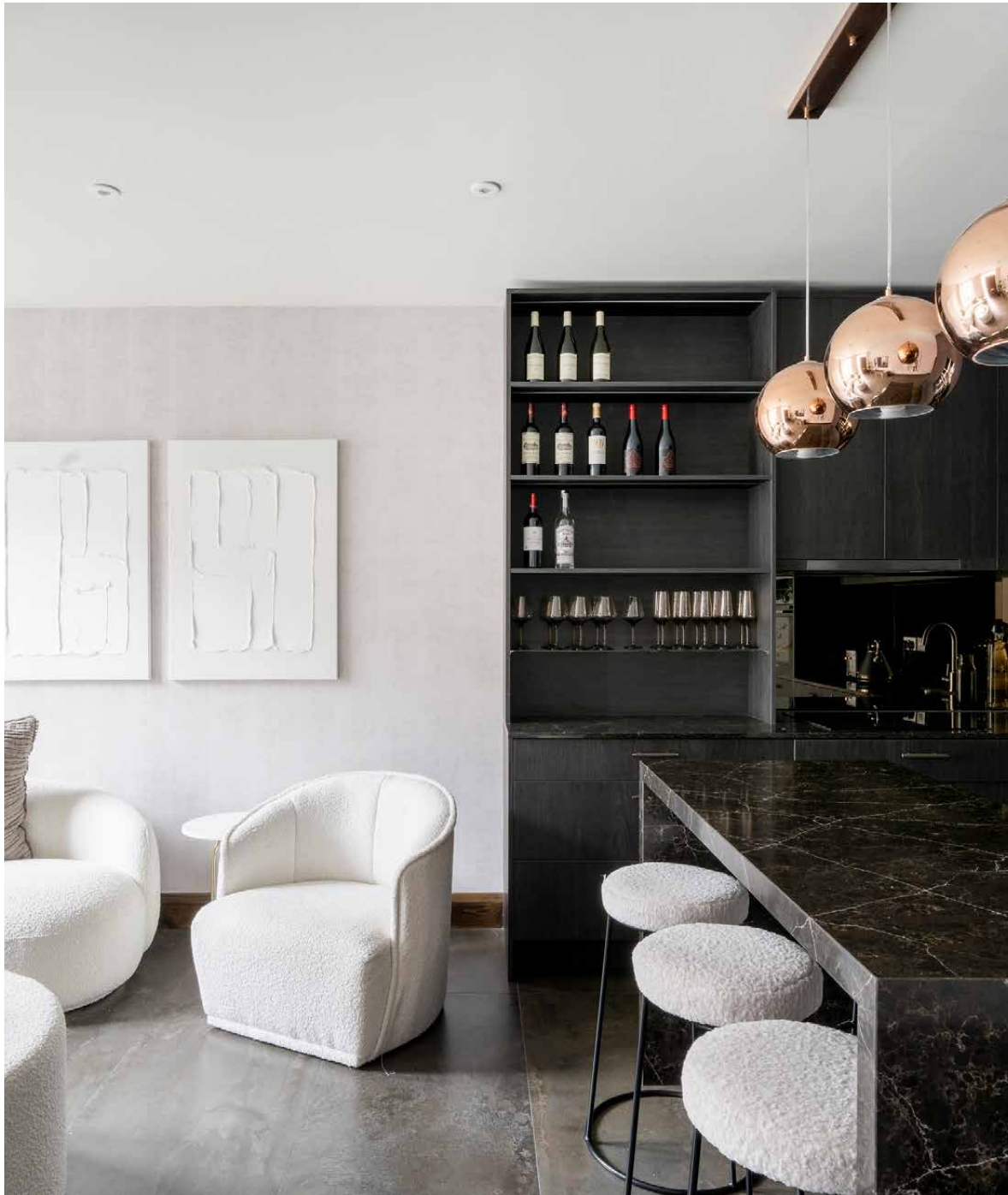
## The Atrium

Maida Vale W9

3 Bedrooms, 2 Bathrooms  
For 6 guests

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State-of-the-art finishes and innovative design paints a thoroughly modern picture in this three-bedroom duplex in Maida Vale. Plus, a private terrace and garden.

Located in the welcoming centre of Maida Vale is this flawlessly-crafted three-bedroom duplex apartment. A set of steps leads you to the warm-toned wood front door, which opens into a spacious reception room and kitchen. The room is replete with material creativity: aged bronze stone floors and textured wallpaper spans the room, making a striking backdrop for the contemporary artwork, boucle sofa and barstools. The handmade German kitchen is bold with its dark stained wood cabinetry, glossy Italian stone worktops and hi-tech appliances. A trio of gilded pendant lights hang over the island, casting a warm glow when daylight dims.





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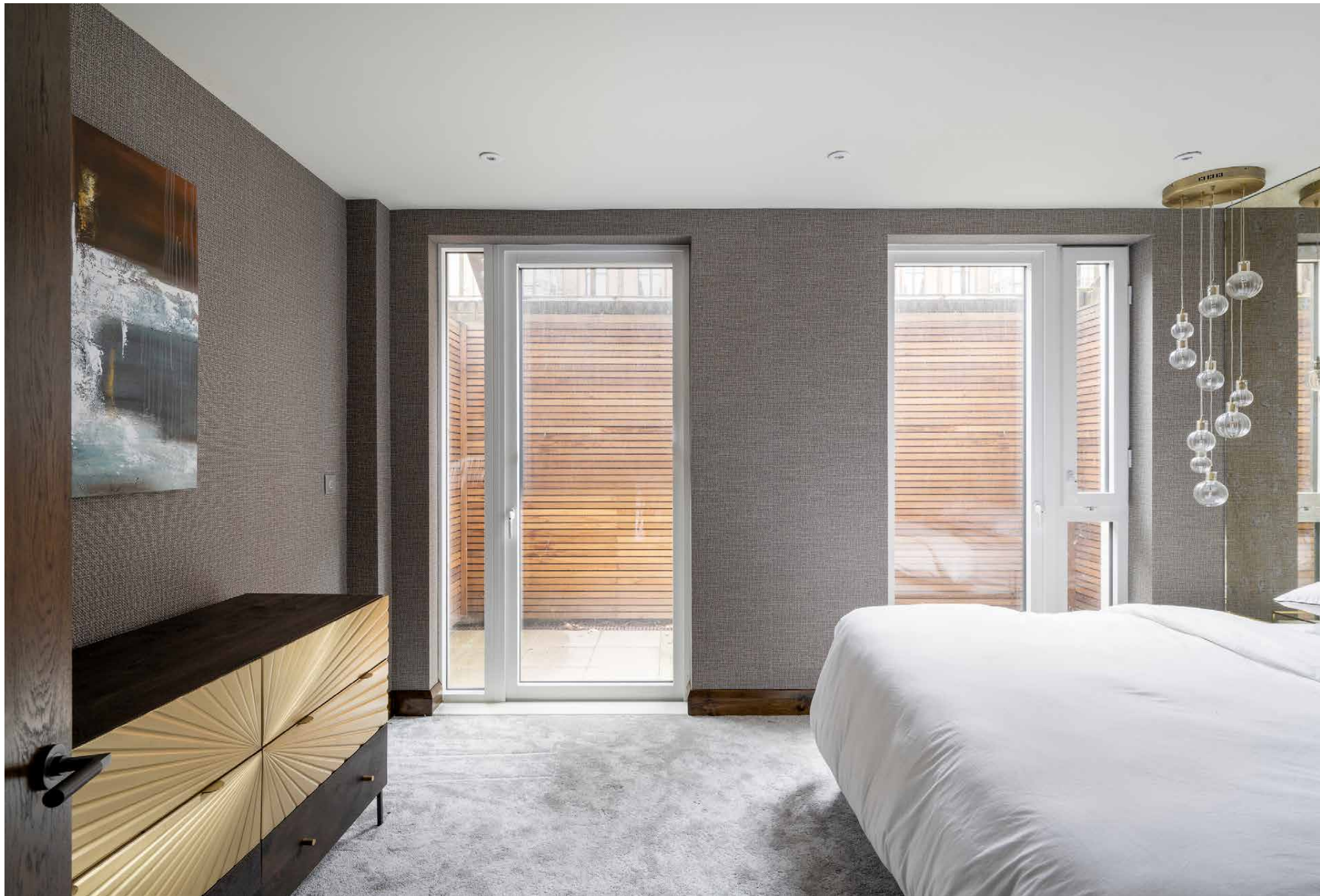




The principal bedroom suite is located on the lower-ground floor. It's luxe in style and laidback in atmosphere, introduced through a dressing area with mirrored wardrobes. Plush carpeted floors give way to full-height windows that fill the space with natural light. Either side of the bed's bespoke headboard, cluster pendant lighting are an eye-catching feature — particularly when reflected in the antique mirrors behind. There's direct access to a wood-clad terrace through the French doors.

Find one of the two guest bedrooms on the lower-ground level. In warmer months, open the glass doors to the private patio garden. The horizontally-placed wooden fencing is sophisticated and affords privacy to the al fresco setting. Beyond the garden, you'll find the home's secure gated parking, complete with electric charging points.











The other guest bedroom is found beyond the kitchen, featuring a minimalist bunk bed and glass doors that span the width of the room. Beyond, the terrace is tailor-made for sunny interludes. The home has two bathrooms: one is finished with oversized stone tiles and a bathtub; the other is striking with Italian marble in captivating marine hues, plus a glass-framed walk-in shower that adds an industrial edge.



## LOCATION

Set in the friendly heart of Maida Vale, The Atrium puts you within easy reach of the postcode's most picturesque offerings.

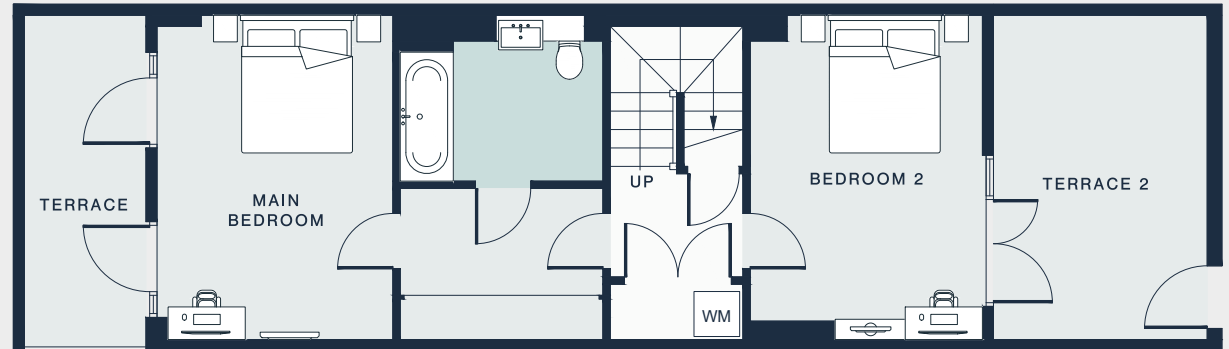
Take a stroll to the Grand Union Canal and admire the colourful barges along its peaceful stretch. Enjoy the views over lunch at The Waterway, followed by a show at the Canal Cafe Theatre or Puppet Theatre Barge. Clifton Road and Formosa Street are your go-tos for grocery staples, welcoming cafes and independent boutiques — plus local favourite gastropub, the Prince Alfred. Venture a little further to reach the antiques markets and coveted eateries along Golborne Road, or head up to St John's Wood for Lord's Cricket Ground and Regent's Park Zoo.



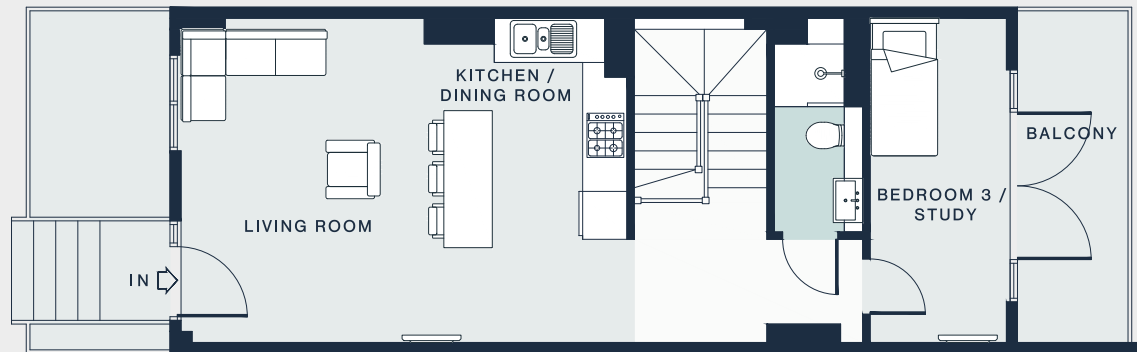


#### PROPERTY HIGHLIGHTS

- Open-plan reception room and bespoke kitchen
- Principal bedroom with dressing area
- Guest bedroom with terrace
- One further bedroom
- Two bathrooms
- Private garden
- Secure gated parking with electric charging points
- City of Westminster



LOWER GROUND FLOOR



GROUND FLOOR

Approx. Gross Internal Area = 1062 sq ft / 98.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Please don't hesitate to get in touch if you have any questions or require any further information.

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