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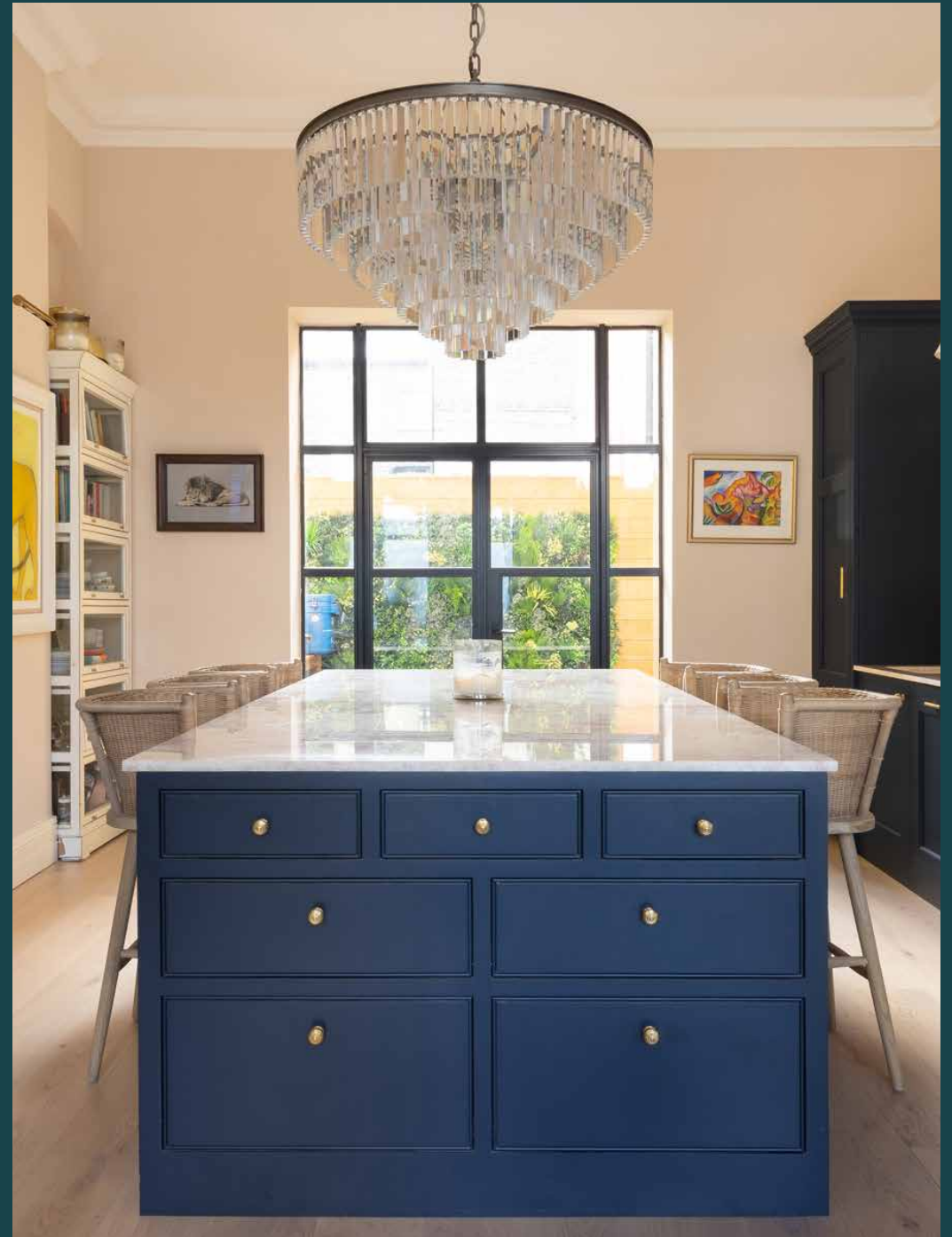
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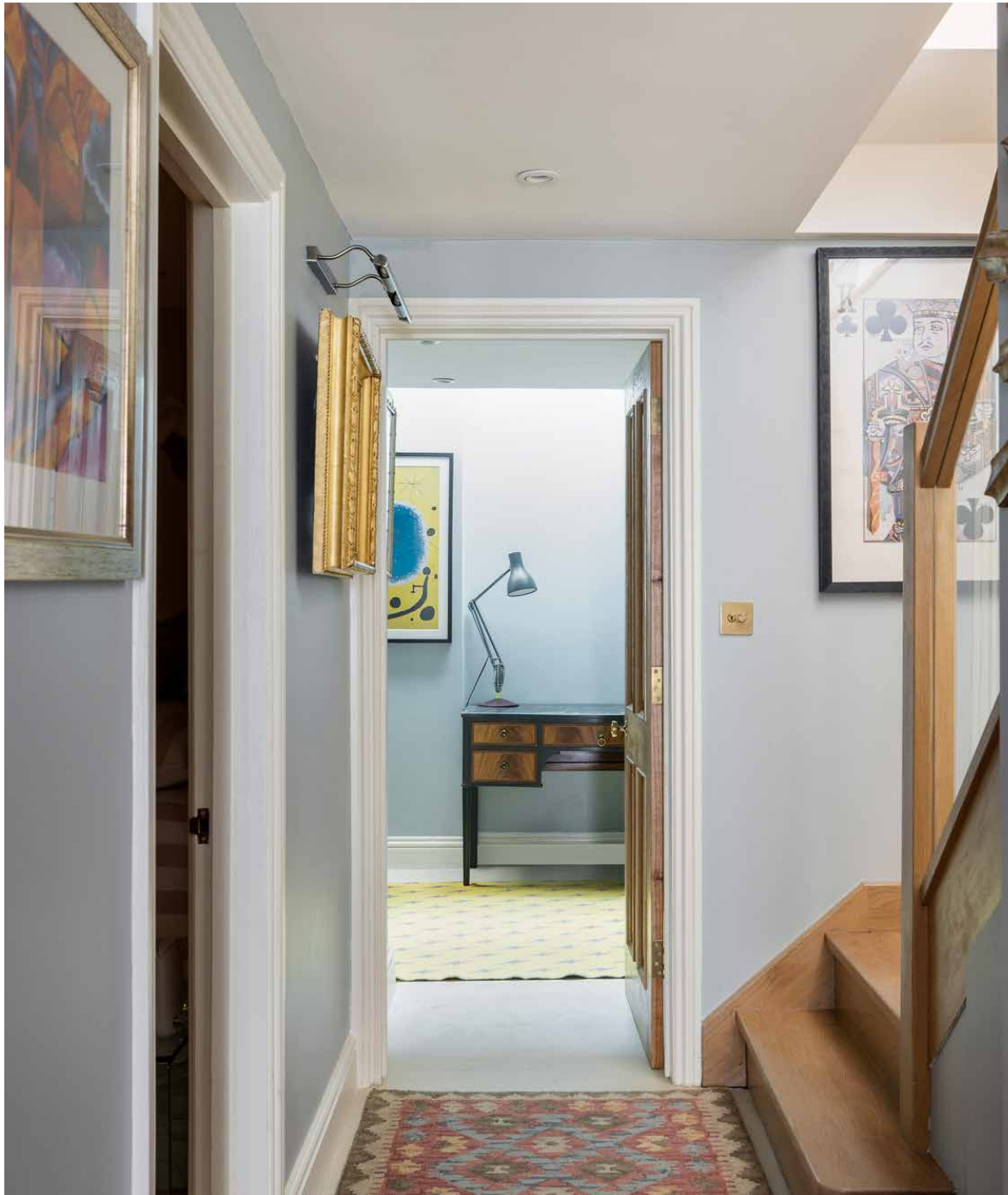
## Two Eagles House

Westminster SE11

3 Bedrooms, 1 Bathrooms  
For 6 guests

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A distinguished yet playful three-bedroom duplex set within a local icon. Considered colours and textural accents enliven the eye-catching palette of this contemporary home.

Sequestered into the former Two Eagles pub, this design-forward renovation sees bright tones and thoughtful touches flow across two floors of living space. A strong sense of character has been cultivated in the open-plan kitchen and dining room. Sandy tones play across the walls while the high ceiling is framed with white corning.

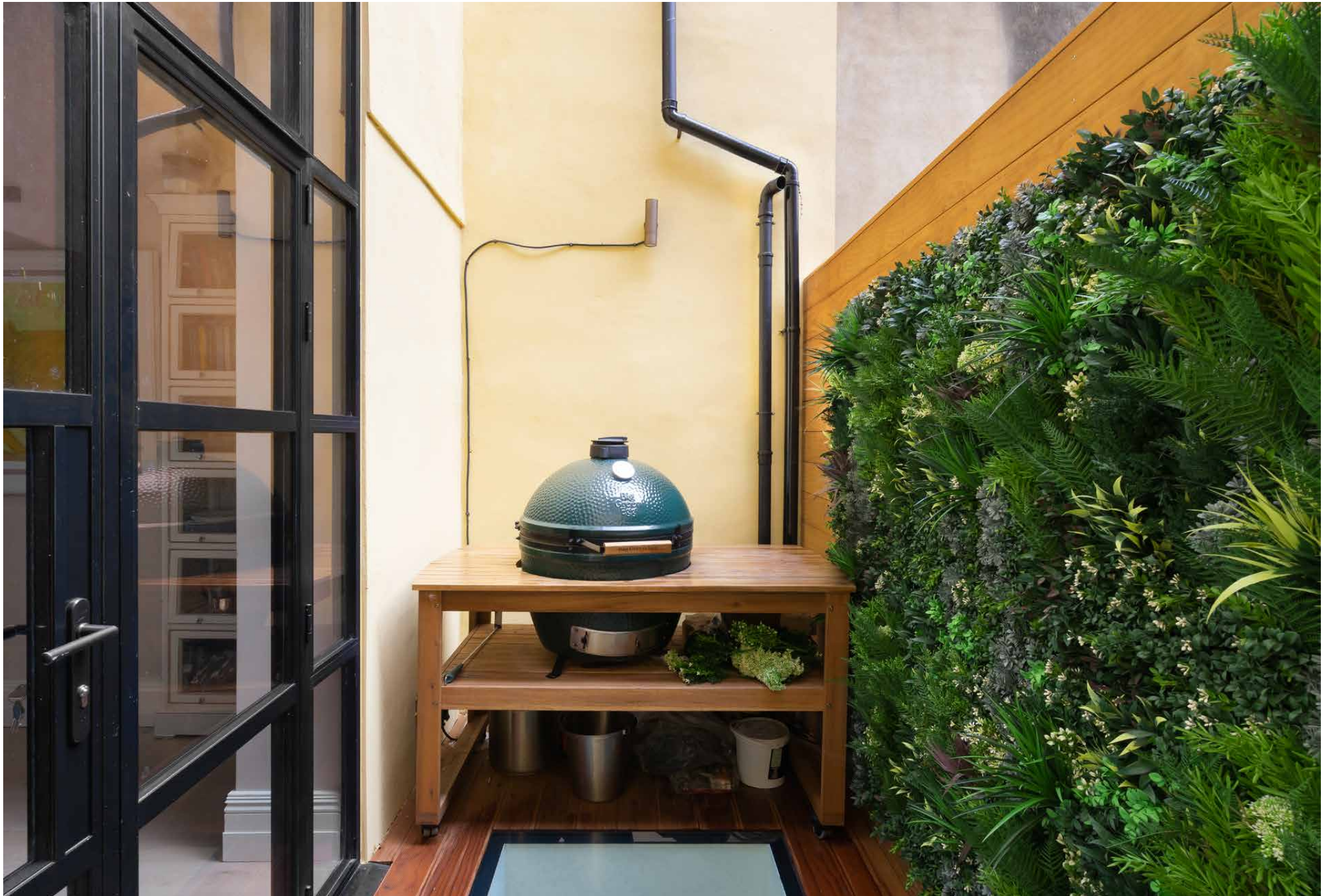
Arranged around an island, a shaker-style kitchen enjoys bronze accents brought to life by natural light drawn in through Crittall glazing. Recessed into the wall, dual display cases add symmetry while a marshmallow-pink range oven echoes the subtler tones of the worktop above. Prepare a meal on high-spec appliances then dine at the marble-topped breakfast bar. A tiered chandelier illuminates the space and adds Art Deco flare. Glass doors lead out to a private terrace with a Big Green Egg barbecue – perfect for summer afternoons with friends.

Wood flooring sweeps from the kitchen into an inviting living area. An L-shaped sofa defines the space while striped curtains add a layer of soft texture. Distinctive artwork adorns the walls while an oversized mirror recalls the shapes of the chandelier in the kitchen.











An inverted plan places three bedrooms on the lower level. The principal bedroom suite features neutral tones and an antique dresser. Glass doors lead directly out to a skylit exercise space. Choose between a rowing machine and a Peloton then work up an appetite ahead of exploring the neighbourhood's restaurant scene.

Two further bedrooms feature contemporary tones and complementary design decisions. At the centre of the plan, a marble-wrapped bathroom has a walk-in rainfall shower with a panelled screen adding industrial rigour. This level also features a cloakroom finished in green and gold tones.













## LOCATION

### Two Eagles House is moments from the green space of West Square Garden.

Start your day at local favourite The Kennington Coffee Shop, stop by the luscious grounds of the Imperial War Museum then head across Kennington Bridge to explore Westminster, St James's Park and Buckingham Palace. Or keep it local and indulge in the area's South American cuisine. Visit Paladar for small plates and cocktails or venture to Leños & Carbon for authentic Columbian cooking. Be sure to try the steak. With Elephant & Castle stations six minutes away, the whole city is within reach.



### PROPERTY HIGHLIGHTS

- Open-plan kitchen and reception room
- Principal bedroom with skylit exercise area
- Two further bedrooms
- Marble-wrapped bathroom
- Guest cloakroom
- Private terrace with Big Green Egg barbecue



Ground Floor



Lower Ground Floor

Approximate Area = 111.9 sq m / 1204 sq ft

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

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