
Junction House

Little Venice W9

3 Bedrooms, 3 Bathrooms
For 6 guests





An historic lock keeper's cottage, this three-bedroom canalside home offers a truly unique perspective on the Little

At the intersection of Regent's Canal and the Grand Union Canal, Junction House has been watching over the waterways since the early 1800s when it was built for the keeper tasked with managing the lock at Warwick Avenue Bridge. Closer inspection reveals deep grooves worn into the cottage's stonework by the ropes of countless boat horses towing goods along this stretch of canal in times gone by.

The heritage-listed building has lost none of its charm in the intervening centuries. Sensitively reworked by architect Michael

Chomette, warm tones, natural materials and pared-back finishes create a thoroughly relaxing atmosphere, in keeping with the peaceful setting.

The canal floats into view wherever you are here. Communal spaces are arranged across the ground floor and finished with bio-based Atelier Ellis paint that reflects the soft light throughout the day. Among them, the reception room, which transitions from bright and airy to cosy as the hours tick by. Large windows and French doors flood the space with natural light. When the nights draw in, put a record on the turntable, mix a cocktail at the Frans drinks cabinet and kick back in the Lamino lounge chair.



At the water's edge, Junction House offers front row seats to the daily flow of colourful barges gliding by. A place for reflection, contemplation and creativity.

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Mirroring the neighbourhood's laid-back vibe, living spaces are set to soothe. Linger over a good book or listen to the vinyl collection.



At the heart of the home, the kitchen is an inviting place to cook and socialise. Flick through the selection of cookbooks for culinary inspiration, put the high-spec Miele appliances to work, and gather friends and family around the six-seater Bruunmunch dining table with Carl Hansen chairs. There's a bio-ethanol fireplace for the coldest months, and a bench by the window to observe the boats gliding by year-round.



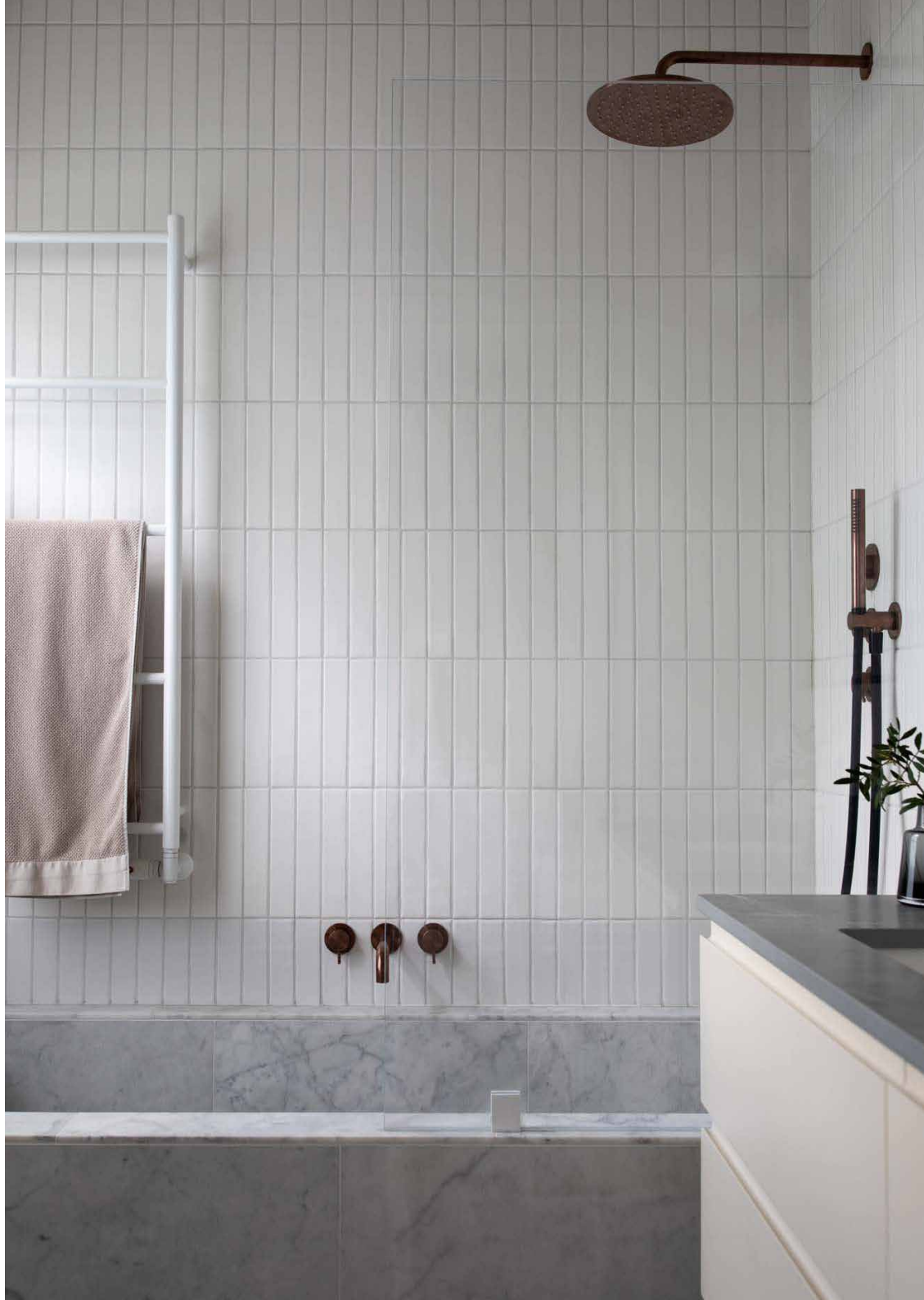


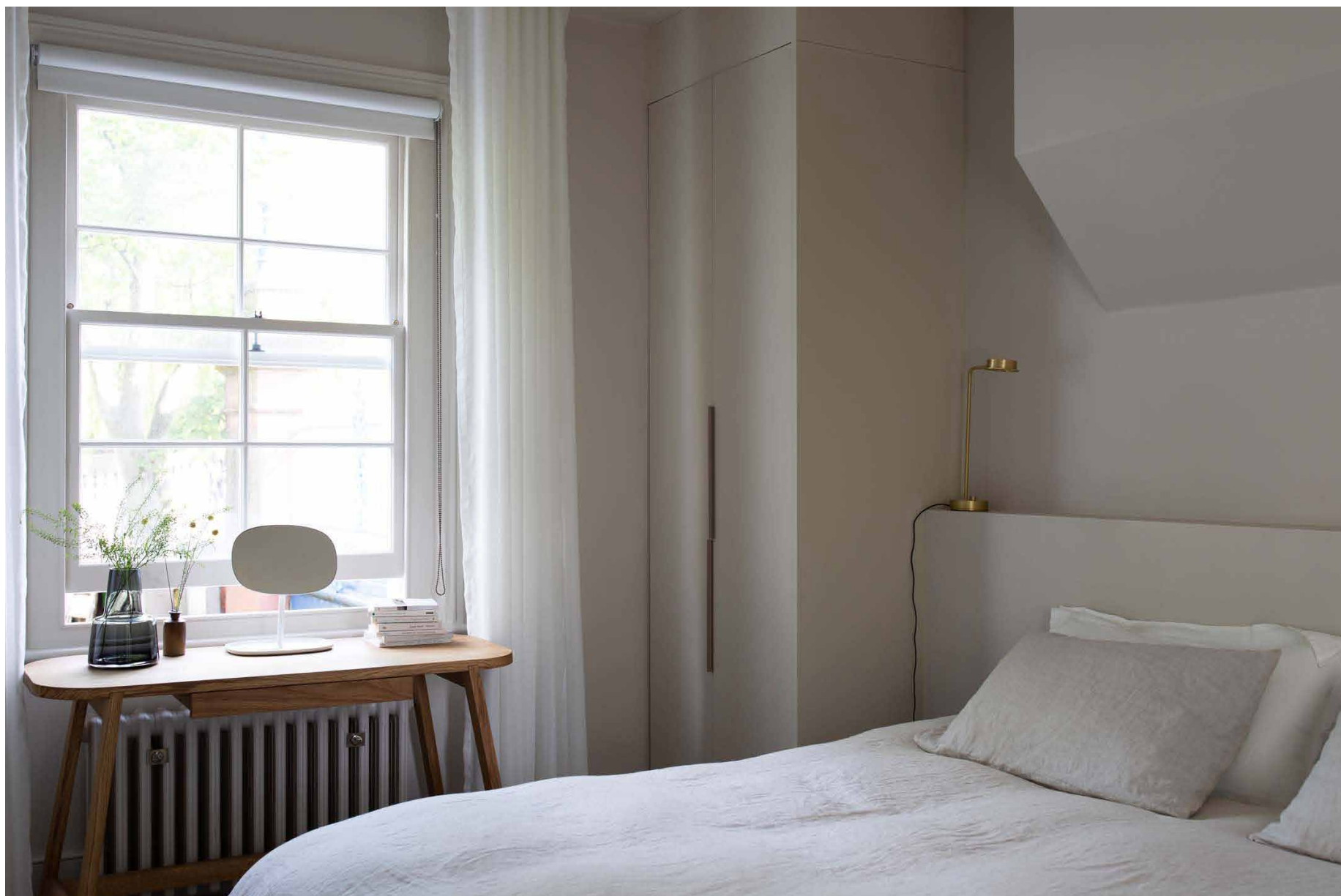




Post dinner, hunker down with a good book in the adjoining reading room. Another bio-ethanol fireplace brings the ambiance. There's also a desk for any working-from-home moments. If required, this space can be set up as a third bedroom with a pull-out bed and a concealed shower room.

Overlooking the canal, two further bedrooms are found on the first floor – both featuring streamlined, soothing design that's conducive to switching off. The principal suite comes with a Queen-sized bed, a smart TV and ample storage space, though the real standout feature is its luxurious en suite. Revive in the deep marble bathtub, with a rainfall shower overhead. The guest bedroom suite is just as considered and can be configured with two single beds or a king-size bed depending on requirements.





LOCATION

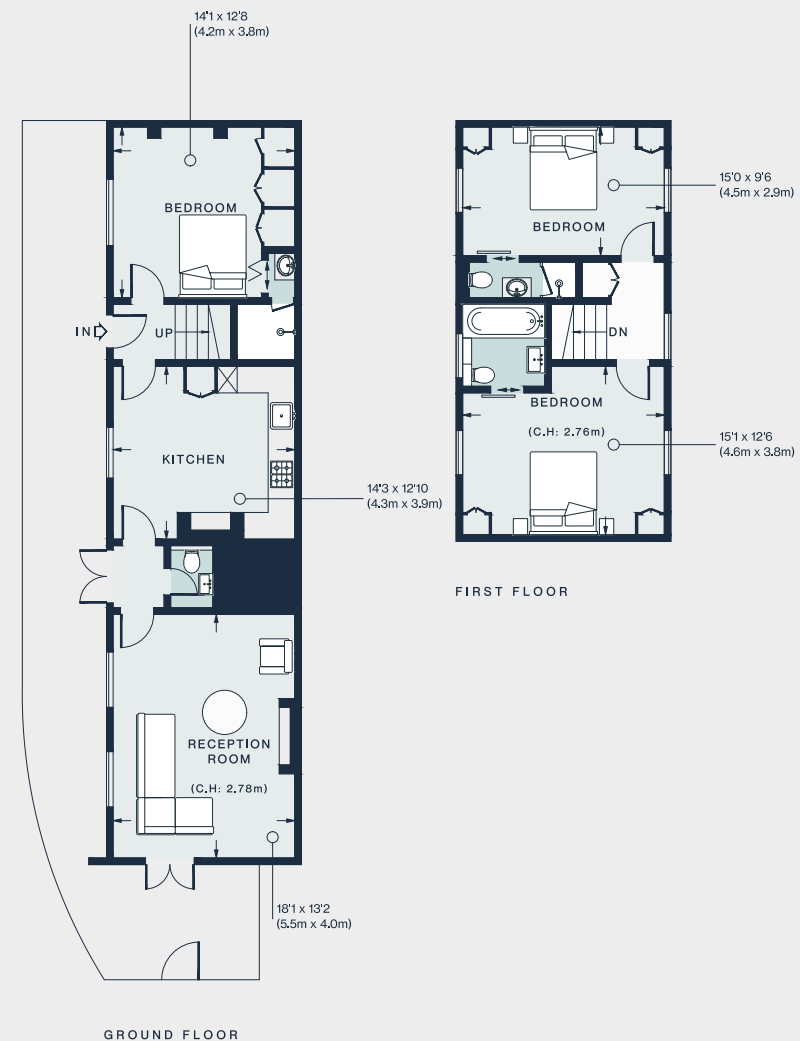
There's a romantic, film set feel to Little Venice.

The canal is right on your doorstep here, along with the independent boutiques and antiques dealers of Formosa Street. Kickstart the day with breakfast at Café Laville, or while away a weekend afternoon on the outdoor terrace at The Waterway. Catch a live performance at Canal Café Theatre, a test match at Lord's Cricket Ground or hop on a boat to other notable locations including Camden Lock and London Zoo. Come evening, stretch your legs with a stroll to Paddington Basin for an array of bars and restaurants, or enjoy wine tasting and French cuisine at local favourite Paulette.



PROPERTY HIGHLIGHTS

- Canalside location
- Reception room with period features
- Eat-in kitchen
- Flexible reading room or bedroom
- Principal bedroom suite
- Guest bedroom suite
- Sonos system
- Cloakroom



Approx. Gross Internal Area = 1,179 sq ft / 109.6 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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