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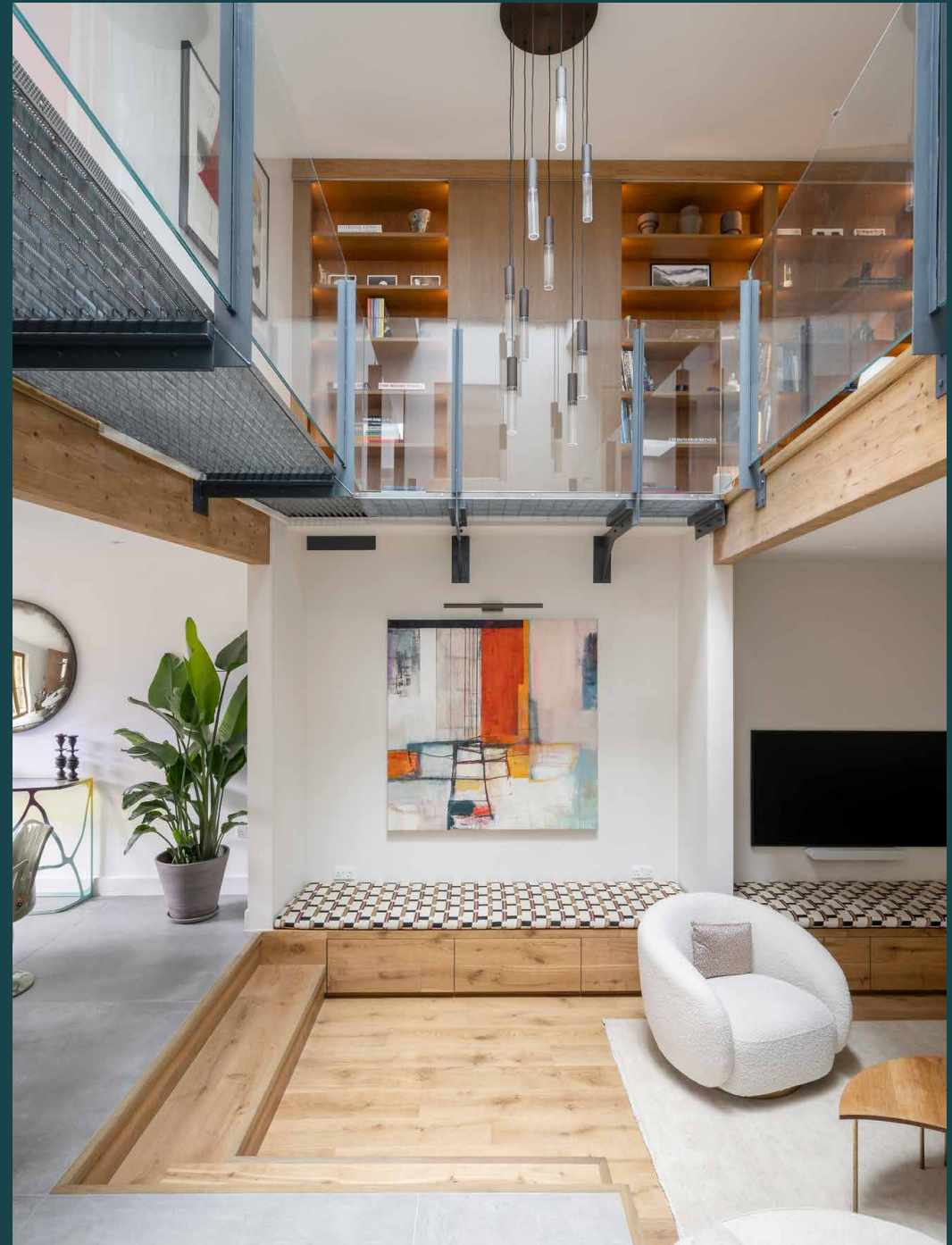
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# The Lighthouse

Maida Vale W9

4 Bedrooms, 2 Bathrooms  
For 7 guests

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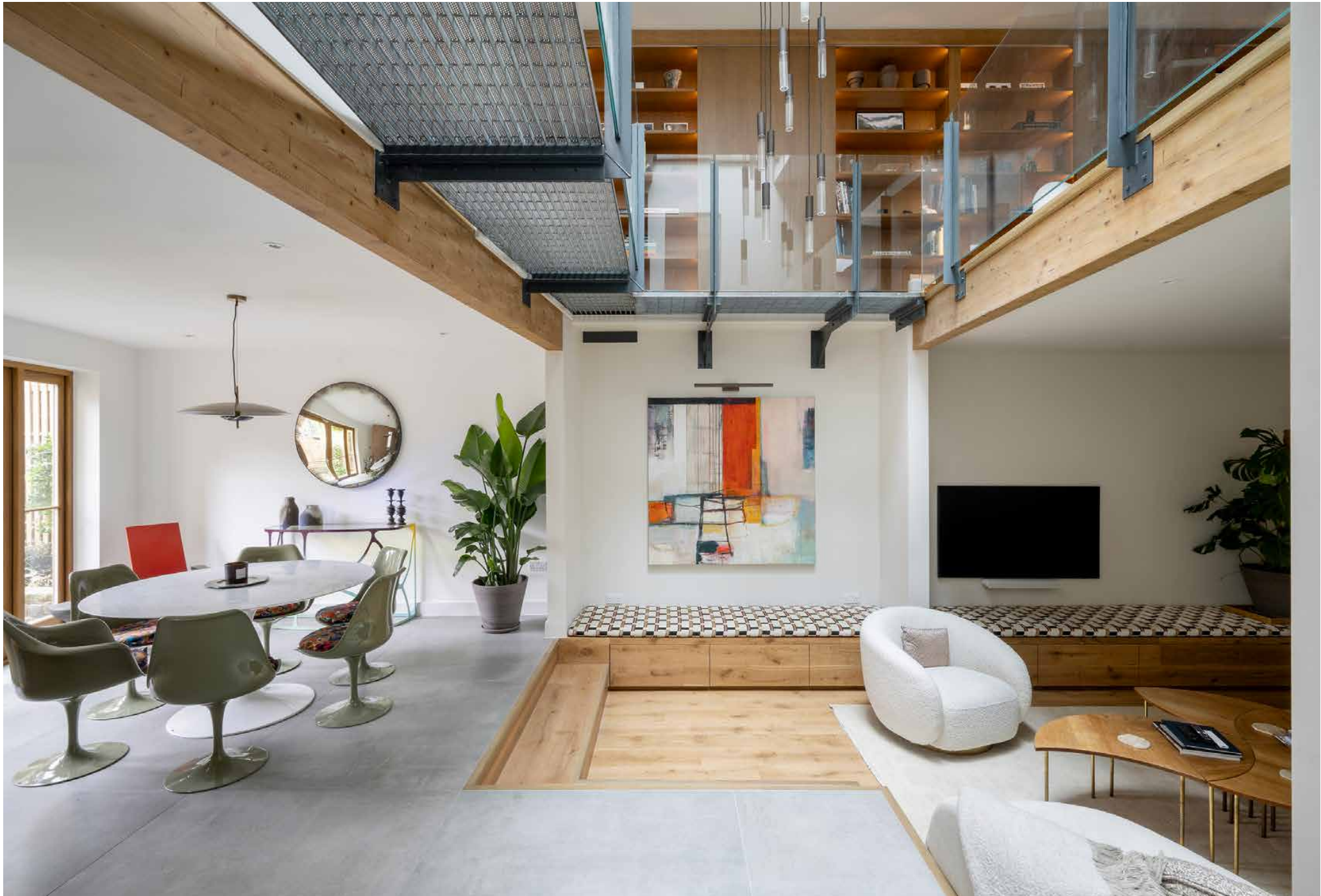


Tucked away behind a gated entrance, this architecturally unique home stands out from its more traditional neighbours.

From the outside, this unassuming three-floor home designed and built by Hugo Tugman at Tugman Partnership sits quietly among its Victorian counterparts. Set slightly back from the road, there's an immediate feeling of privacy here. Through electric gates, a driveway leads to a secluded courtyard, with stool seating under a window counter – the perfect spot for a morning coffee.

Inside, contemporary interiors by Designed by Woulfe are ready to impress. A triple-height void commands attention in the standout communal space and offers a sightline up to the sky. Configured for modern living, seating and dining areas flow seamlessly into one another. A sunken TV snug with a large, curved sofa sits beneath a cosy nook. Just opposite, a circular dining table seats six and overlooks a patio garden. A mottled brass effect wall partially screens the kitchen beyond. Designed by Roundhouse, the sleek, streamlined space will suit keen cooks. A glass ceiling invites additional light in from the floor above, while concertina windows open onto the alfresco breakfast bar, blurring boundaries between inside and out.

Also, on this floor, a study with a desk and a pull-out day bed for an occasional visitor, as well as a cloakroom, and a boot and utility room – ideal for freshening up after muddy walks in Queen's Park.





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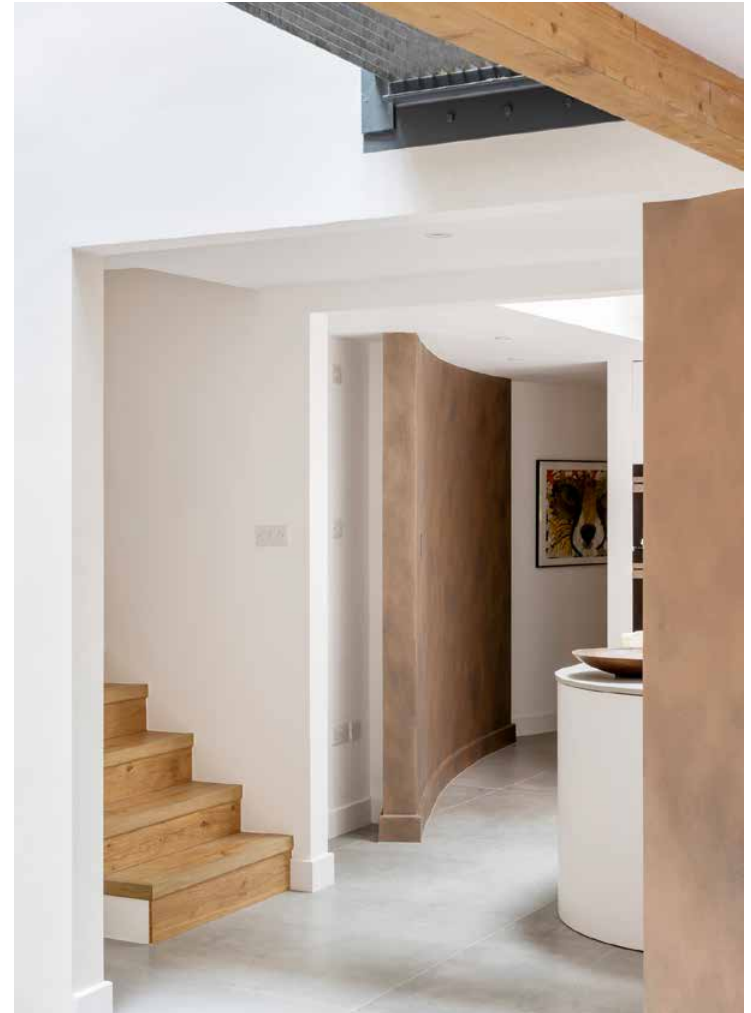


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A unique focal point, a triple-height void connects all three floors and creates a steady stream of natural light throughout.











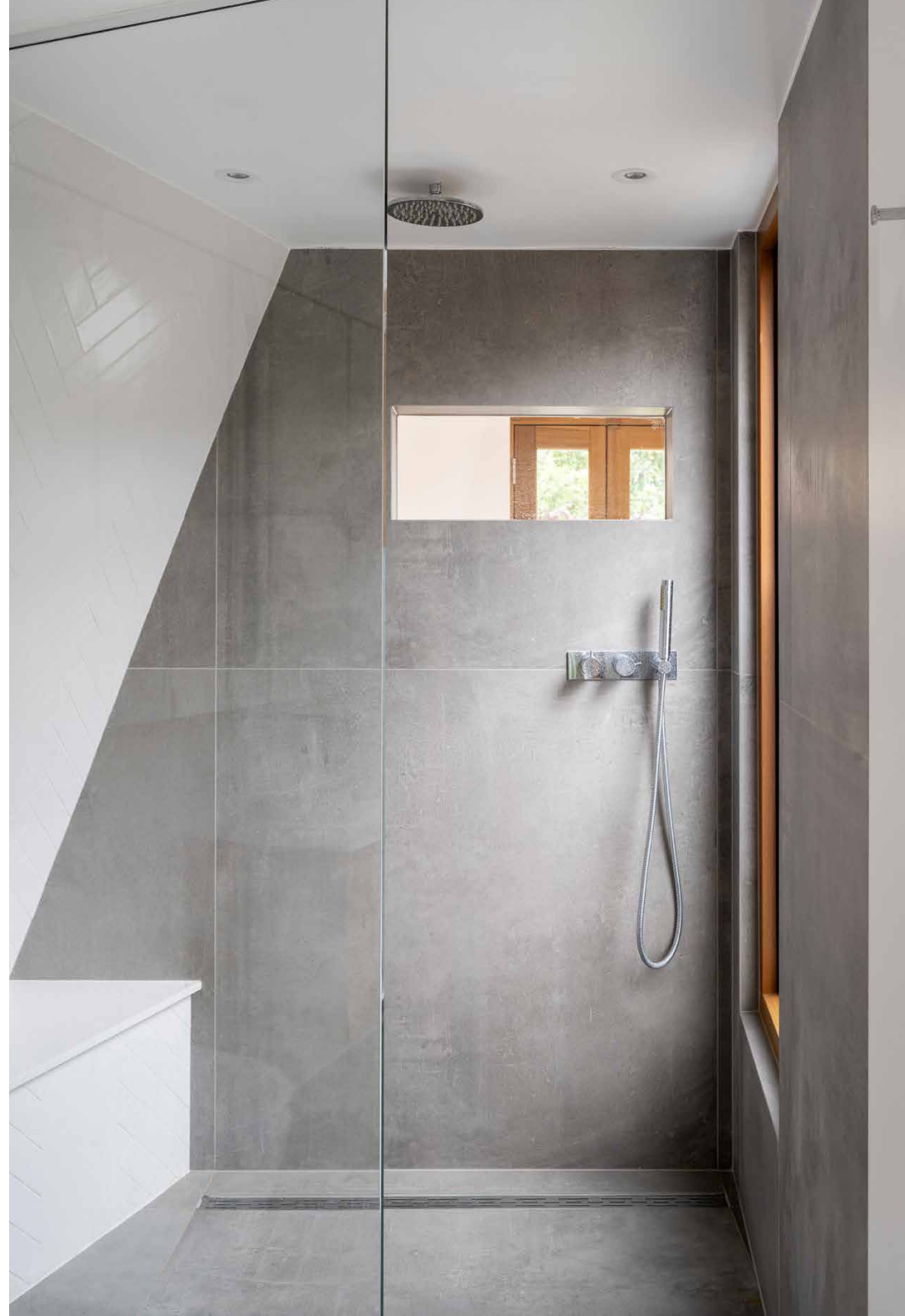
Three bedrooms are found on the first floor, off a landing with sink-in cloud armchairs by Graham and Greene for unwinding with a book or a game of chess. Pared-back design and luxurious soft furnishings unite each space – there's a double, a single with a desk, and a smart twin with a sleek en suite shower room. In the family bathroom, a burnished feature wall backdrops an inviting freestanding bathtub.

Saving the best until last, the principal suite awaits on the top floor. A bright and airy space, an entire wall of glazing folds away onto a glass-floored terrace. Its en suite is equally considered, complete with a generous walk-in shower.



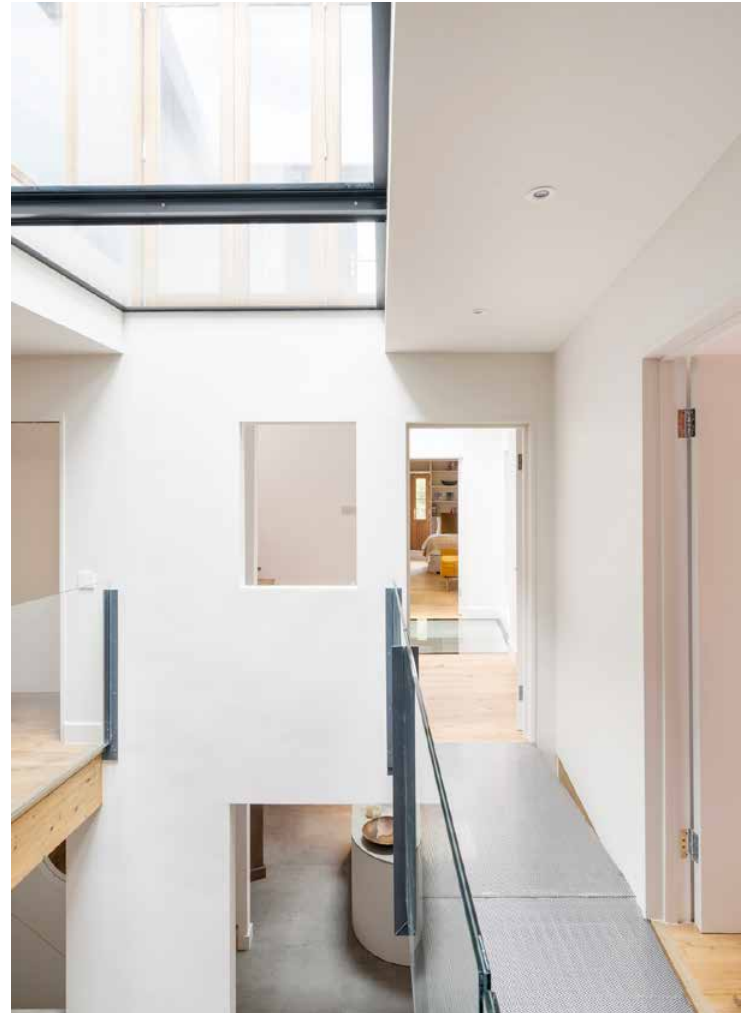
















## LOCATION

Set in picturesque Maida Vale, The Lighthouse puts you within easy reach of the postcode's best offerings.

Take a stroll up the Grand Union Canal to admire the colourful barges moored along this peaceful stretch. Clifton Road and Formosa Street are your go-tos for groceries, cafes and independent boutiques – plus local favourite gastropub The Prince Alfred. Venture a little further to reach Golborne Road's antiques markets and renowned restaurants, particularly Straker's and Caia. Alternatively, head to St John's Wood for Lord's Cricket Ground and Regent's Park Zoo.



## PROPERTY HIGHLIGHTS

- Architecture by Tugman Partnership and interiors from Designed by Woulfe
- Open-plan living and dining room with a void
- Roundhouse kitchen with integrated appliances
- Convivial mezzanine reception room
- Private courtyard garden
- Principal bedroom suite with super king size bed and terrace
- One further bedroom suite
- Two further bedrooms
- Study with a single daybed for occasional guests
- Family bathroom with freestanding bathtub
- Guest cloakroom and laundry room
- Gated off-street parking for small car
- City of Westminster





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

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