

THE UK'S
BEST
PROPERTIES
REVEALED!

25 BEAUTIFUL HOMES

MARCH
2025

SEE INSIDE MORE REAL HOMES THAN ANY OTHER MAGAZINE

Easy elegance

INSPIRING IDEAS FOR
TRANSFORMING EVERY ROOM

**20%
OFF** at
One.World

See inside for T&Cs

IN THIS ISSUE

- CHIC LIVING AREAS
- VERSATILE KITCHENS
- COSY BEDROOMS
- SUMPTUOUS BATHROOMS

Plan your dream home

CREATE THE INTERIOR LOOK YOU'VE ALWAYS WANTED

Georgian
cottage

Revamped
coastal home

City
apartment

Irish
country house

Victorian
semi



In the ZONE

As part of a top-to-toe renovation, designer Caroline Milns has given this 1960s townhouse a lower-ground-floor extension that feels like it's always been there

WORDS KAREN WILSON | PHOTOGRAPHY GUIFRÉ DE PERAY

HOME TRUTHS

THE PROPERTY
1960s four-storey townhouse

ROOMS
Sitting room, kitchen-diner/living space, utility room, wine room, study, cloakroom, snug/music room, four bedrooms, four bathrooms

LOCATION
Central London



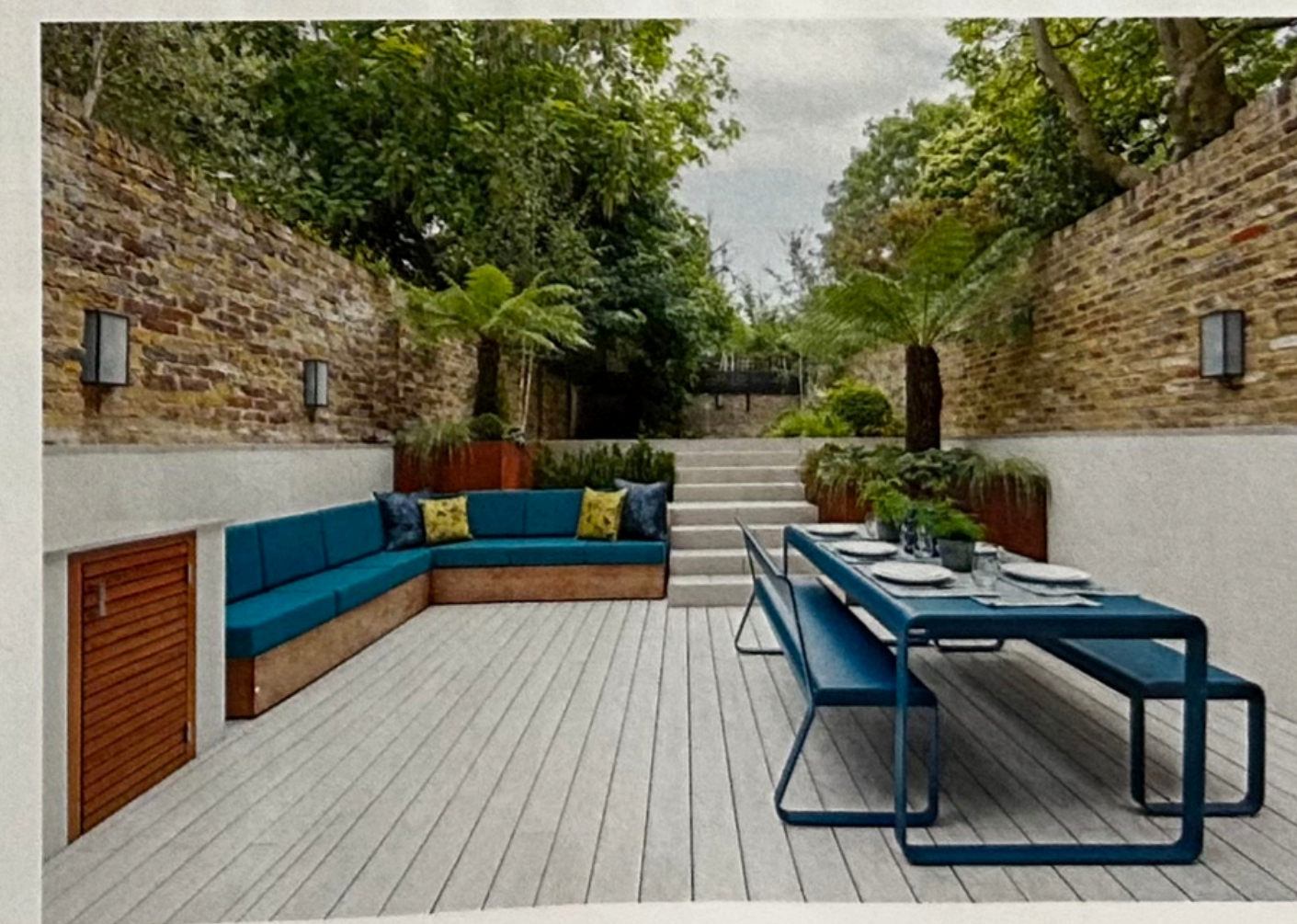
no. 24

KITCHEN/LIVING SPACE
‘The three-sided glass fire subtly zones and defines each space as separate areas while maintaining open sight lines and a connection across the floor,’ says Caroline. Fireplace, Marble Hill Fireplaces. Bespoke sofa, Circus 25; upholstered in Zinc Zambales Marmolada Tutti Frutti fabric, Roma

DINING AREA
Walls finished in microcement deliver an industrial look and allow the owner's modern artwork to take centre stage. Wall finished in Microcement, Mortex. Eroma dining table, Angelo Galmarini. Pipe dining chairs in Kirby Design K5042/39 Loop Ocean, Friends Founders. Bolle

Orizzontale dining pendants, Gallotti&Radice

GARDEN SEATING AREA
Pops of vibrant blue give a contemporary edge to the outdoor entertaining space. Bespoke L-shaped seating, Circus 25. Bellevie dining table in Acapulco Blue, Fermob





KITCHEN

Mocha and graphite tones with black accents have a sophisticated luxe feel. Bespoke kitchen designed by Zulufish in partnership with HUX London. Bolle Sola island pendants, Gallotti&Radice. Appliances, Gaggenau. Form bar stools, Normann Copenhagen, are similar

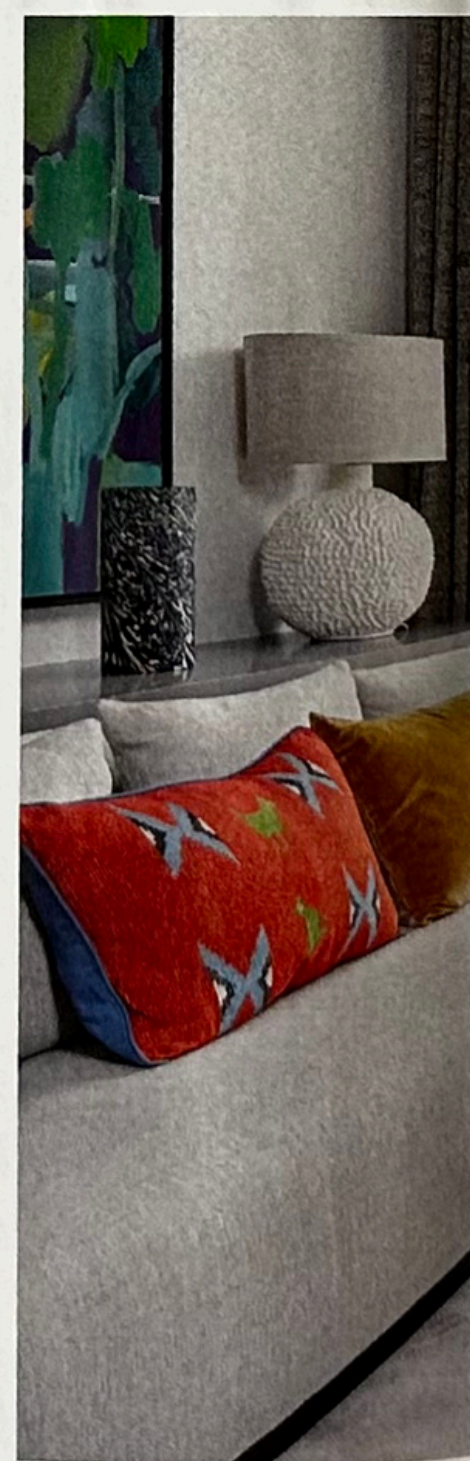
UTILITY ROOM

This space incorporates a mud room with bench seating and ample storage for family life. Joinery, HUX London. Wall finished in Microcement, Mortex

SITTING ROOM

A generous rug grounds the scheme while the coffee table

balances the scale of the French doors, leading to a terrace built over the lower ground extension. Kelly Wearstler Native rug, The Rug Company. Green velvet chair, Love My Home. Bespoke media wall in polished plaster, HUX London. Curtains in Eclet 71409, Elitis. Rouault coffee table, Sweetpea & Willow, is similar. Wellington three-seat sofa, Laskasas



HOW DID YOU COME TO BE INVOLVED IN THIS PROJECT?

Our clients, Silvia and Paul Baker, found us online and reached out originally for Zulufish's architectural service. After viewing the townhouse with them in 2021, the project expanded into a full renovation and interior design package as our 360-degree approach really appealed.

HOW INVOLVED WERE THE HOMEOWNERS?

They were very involved throughout and we had weekly meetings to update them on the planning, design and progress all the way through

to choosing materials and products. Many of our projects are a collaborative journey and clear communication from the outset is integral to our approach.

WHAT WAS THEIR BRIEF?

With two children, Mia, 10, and Noah, 13, they wanted a multifaceted family home that would blend contemporary design with timeless elegance, offering versatile living spaces with a warm and welcoming ambience.

An open sense of flow with a seamless connection between the interior and exterior was very important. Their home also had to reflect their

passion for music and showcase their extensive vinyl collection.

HOW WAS THE LAYOUT CHANGED?

A combination of smaller, cramped, dark rooms on the lower ground floor were knocked through and extended to create one cohesive, open-plan kitchen-diner and living room. The space now connects to the garden which features an outdoor kitchen, corner seating and dining area.

The garage and a series of awkward storage rooms at the front were also removed to allow more space for the guest suite, utility room and wine room.

'THE FRENCH DOORS HAVE TWO GLAZED SECTIONS WHICH PROVIDE FLEXIBILITY WITH LETTING LIGHT IN AND HAVING PRIVACY'



Addressing the lack of natural light and low, oppressive ceiling height, we dropped the floor to create a sense of grandeur.

HOW DID YOU CREATE FLOW AND COHESION THROUGHOUT? Creating a connection both vertically and horizontally between each floor was paramount, so we extended the central circular staircase so it would thread down to the new lower ground floor, creating flow throughout the core of the building.

WHAT WAS YOUR INSPIRATION FOR THE SCHEME? We introduced a

monochromatic palette across the ground floor that delivers an urban edge, but at the same time feels serene and calming. On the lower ground floor, textured metallics such as burnished brass, oxidised copper and bronze, along with microcement and timber, create an organic cocooning ambience that naturally leads to the garden.

WHAT WAS THE MOST SATISFYING ASPECT OF THIS PROJECT? Seeing this wonderful family space emerge from a very dark and overlooked space. Extensions can often feel exactly just

that, a separate 'extension', and yet this living area harmoniously blends into the existing framework of the house.

WHAT IS YOUR ADVICE FOR CREATING A SUCCESSFUL SCHEME?

Exploring ways to maximise the flow of natural light is key to consider at the initial planning stages. Whether a period cottage or a contemporary apartment, harnessing natural light through thoughtful design can transform a home and significantly enhance its aesthetic and value. 🏡

zulufish.co.uk

MAIN BEDROOM

A headboard that spans the width of the room gives this space a luxe, boutique hotel feel.

Walls and woodwork in Mirage II, Little Greene. Bespoke bed, Circus 25. Headboard in Helia 0233, Kvadrat. Artwork, Juliana Loveday. Aurora Ebony throw, Evitavonni. Bespoke rug and cushions, Ligne Roset Westend



MAIN EN SUITE

A simple monochrome palette exudes urban chic. Walls in Salt I, Paint & Paper Library. Viado bath, West One Bathrooms. Vanity unit, HUX London

Spark wallpaper, Arte. Rebecca double bed, Perch & Parrow. Woodwork, skirting and architraves painted in Slate IV, Paint & Paper Library. Flint and Cut Light cushions, Beatrice Larkin

and pink accents add warmth. Luca bed, Love Your Home. Woodland wallpaper mural in Night, Munks and Me. Point and Step Light cushions, Beatrice Larkin. Bolero bedside table by Liang & Emil, Sweetpea & Willow, is similar. Walls, woodwork and ceiling in Fuji, Paint & Paper Library

SON'S BEDROOM

Subtle graphic patterns in varying scales all share a similar language.

DAUGHTER'S BEDROOM
A monochrome wall mural gives off a relaxing vibe while brass

