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**Iconic
black & white
design**

*Bijou
Marylebone
Apartment*



Bijou M





Marylebone Apartment

— BY MAURIZIO PELLIZZONI —

Inspired by Coachella, the refurbishment reflects the trend for micro apartments and homeowners becoming commercially savvy - as part of the brief, one of the bedrooms in the apartment is specifically designed for the Air BnB market.

The flat has been refurbished by a professional couple for their daughter, who is in her twenties. The daughter used to live in the flat before the refurbishment, they originally chose the location as Marylebone as it is currently one of the most up and coming areas in London, so for the client it was the perfect place to invest. When Maurizio first met the client (the mother), her brief was to create a vibrant, luxurious and modern apartment for the rental market. The original plan was to let the apartment out to a young professional couple.

Space planning was always one of the key points for the client as the original layout made every room seem very dark and impractical to use. The original entrance hall was a very small with a dark corridor, as was the second bathroom, which was mainly constructed under the original staircase. The position meant that it took over half of the open plan space upstairs. This staircase was also a 'U' shape, which made it incredibly difficult to transfer furniture upstairs.

This is something not often now seen but Maurizio has successfully achieved - an apartment design that's modern, elegant and feminine but that has been specifically designed to be commercially viable for the Air BnB generation. Maurizio drew inspiration around this project from Coachlea, which is very on trend at the moment and much inspired by a mixture of colours and texture. The artwork in particular reflects this style.





The owners say: "We were attracted to the area because it was close to Regents Park and the location is very convenient for public transport connections.

When we first saw the place it was very basic but charming. The fittings were all poor quality and the general aesthetic of the flat was simple, but we loved the fact it was split level and very bright with lots of windows.

Our vision was to make it look like a Parisienne boutique hotel. It's a very small space but we knew that with the right designer we could use that to our advantage and use beautiful and high quality materials to turn it into a little jewel. Maurizio had experience with being creative with very small spaces and we knew we could trust him to make every square-inch of the flat beautiful and useful.





↑ → Accessories, bed linen and throws
by The Linen Works



The biggest structural change we made was to move the staircase in the flat, which at first was a spiral that blocked both light from the hallway and make the upstairs living room a really awkward shape. Maurizio had the amazing idea to turn it and lay it flat against the back wall, creating an incredible open feel to the whole flat that made the open plan top floor feel endlessly bigger. The staircase is definitely my favourite feature.

What makes the flat special is the flooring we chose, in my opinion. These beautiful pale wooden floors turned it from feeling ordinary into a home that has a real luxury feel and is much more spacious and bright. Before when you walked in the whole place felt small, especially with the minuscule hallway we had. With only a few tweaks and smoke & mirrors, Maurizio made it look twice the square footage.

The flat is so useful we have no foreseeable plans to sell. If we were ever to buy another place we would use Maurizio again because he is extremely talented. Not only does he have good taste but he's got an amazing ability to maximise small spaces.

My favourite piece of furniture is definitely the beautiful light-bulb chandelier we have hanging over the staircase. It has an industrial feel which accents perfectly with the elegance of the pale floors and creates such a beautiful glow in the evenings.

The flat makes you feel like you finally have space in the very cramped lifestyle that is London. In the winter it offers the ultimate cosiness and "hygge" feelings, and in the summer it offers airiness and light to make the most of the good weather.

Every bit of space has been used which is most obvious in the kitchen where, despite its horseshoe shape, there is absolutely no dead space between cupboards. We even squeezed in a narrow but tall cupboard for brooms and cleaning supplies. By doing built in closets the small bedrooms actually have a decent



- ↑ Furniture by Minotti London
- ← All artwork was supplied by LUMAS

amount of storage space, and the bathrooms are technically tiny but have everything you could need. Plus with bathrooms being barely 2 square meters in floor size, we could afford the most beautiful pink flecked marble tiles which would have been way too decadent with a larger floor plan!"