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MAY 2026

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The age of elegance

This late-Georgian Regency-era villa is the height of sophistication, combining modern pieces and antiques with aplomb – designer Marcelina Janiszewska of Project London tells us more

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SITTING ROOM

In this elegant reception room, sculptural furniture, statement lighting and a large-scale artwork combine for a chic look. Walls in Cotton II, Paint & Paper Library. Mirror, coffee table, both Simpsons London. Sofas, Arteriors. Chair, Ceccotti Collezioni. Artwork, Galerie Amelie du Chalard. Rug, Jennifer Manners. Chandelier, Ochre

WHAT WAS THE BRIEF FOR THE PROJECT?

The clients love entertaining, so creating generous, welcoming spaces for hosting was key. This led to the design of an open-plan formal reception and dining area, conceived as an elegant 'wow-factor' space for gatherings.

WHAT WERE THE BIGGEST PRIORITIES FOR THE HOMEOWNERS?

The clients are avid travellers and have lived in America, the Middle East and across Europe. They've collected meaningful pieces, Persian rugs, an antique sideboard, vintage bedside tables and art, which we wanted to integrate thoughtfully into the design. The property needed not to feel impersonal or overly 'fresh'. Instead, we focused on layering in character, warmth and a

sense of memory from the outset. Subtle references to the client's Lebanese heritage, including patterned tiles and layered textiles, sit alongside broader international influences, creating an interior that feels both global and deeply personal.

WHICH ROOM WAS THE MOST IMPORTANT TO THE HOMEOWNERS?

The kitchen was the key focus. We aimed to create a space that felt light, airy, and playful, while incorporating plenty of built-in storage to keep it functional and streamlined.

HOW DID YOU CHOOSE THE COLOUR PALETTE?

It was guided first and foremost by the client's favourite colour, blue, which became the foundation for the scheme. We introduced this through an abstract blue



HOME TRUTHS

THE PROPERTY

Late-Georgian, Regency-era villa

ROOMS Sitting room, family room, dining room, kitchen/dining area, cinema room, study, cloakroom, boot room, utility room, gym, four bedrooms, five bathrooms

LOCATION

North London

KITCHEN

Soft blue cabinetry and a deep blue island are teamed with sleek quartzite work surfaces and splashback for a sophisticated feel.

Cabinetry, Cor Domi. Island in Etruria, Little Greene. Bar stools, Bo Concept. Chandelier, CTO Lighting

DINING ROOM

The table, with curved edges and a striking tabletop, introduces a sense of warmth and elegant refinement.

Dining table, Cattelan Italia. Oleandro dining chairs, Calligaris. Artwork, Galerie Amelie du Chalard. Curtains in fabric by Dedar. Walls in Cotton II, Paint & Paper Library. Chandelier, Ochre. Bespoke cabinetry, Cor Domi; painted in Cotton I, Paint & Paper Library

**'ALL THE LIGHTING FIXTURES
ARE LIKE WORKS OF ART,
ADDING BOLD FLOURISHES
TO THE SERENE PALETTE'**



**'TAKING THE MARBLE FLOORING
UP TO THE SKIRTING BOARD
FEELS SLEEK AND STYLISH'**



stair runner that runs through the house, acting as a visual thread connecting each level. From there, we built a layered palette around varying shades of blue, adding complementary tones such as taupes, plums, forest greens, butter yellows and soft pinks. This approach allowed each room to have its own distinct identity while still feeling part of a cohesive whole.

WHAT WAS THE BIGGEST CHALLENGE?

Finding materials that honoured the home's heritage was a real task: solid mahogany for the handrail, for example, is almost impossible to come by. Gaining approval for modern touches like opening two rooms into one and adding glazed doors to the kitchen and cinema room required us to offer several heritage 'benefits', including replacing all cornices and

skirtings with timber in keeping with the era. We hit a hiccup sourcing tiles from the Middle East due to political conflicts, so we selected Bert & May tiles instead to create a home that feels both authentic and contemporary.

WHAT IS YOUR ADVICE FOR CREATING A SUCCESSFUL SCHEME?

Really get to know the client -- their style, their needs and how they live. It's important to create a home that's perfect for them, but also to challenge them: don't just settle for their initial inspiration ideas, push boundaries and explore new possibilities.

Another key point is to focus on rugs, mirrors and artwork, as these elements can truly transform each space. 🏡

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BATHROOM
Understated opulence is evoked with a free-standing bath and a strikingly veined marble floor.

Walls in Rolling Fog Light, Little Greene. Blind in Dedar fabric. Acquabella bath, C.P. Hart. Floor, Fiori di Pesco marble, The Marble Store

MAIN BEDROOM

The eye-catching rug pulls together the colours of the scheme.

Bed designed by Project London; made by Circus 25; covered in de Le Cuona fabric. Bespoke rug, Knots Rugs. Curtains in de Le Cuona fabric. Chairs, Pierre Frey; in Gaston y Daniela fabric. Ceiling light, Eichholtz. Bedside tables, Porada



DRESSING ROOM

Floor-to-ceiling built-in cupboards look sleek and provide plenty of storage, as does the substantial island.



CHILDREN'S BATHROOM

A bold blue basin provides a playful pop of colour.

Plinio 115 ceramic washbasin with cabinet; mirror, both Ceramica Cielo. Terrazzo, Mandarin Stone