

THE MODERN HOUSE



*London W11
Sold*

Lansdowne Crescent

Occupying a wedge-shaped gap between two Victorian houses on Lansdowne Crescent is this masterfully designed, RIBA-award winning house by architect Jeremy Lever. Completed in 1973, the house was granted a Grade-II listing by Historic England in 2012, commending the architect for his 'courage, invention and skill'. The house is in wonderful original condition, having only ever been lived in by the architect and his family.

Accommodation is divided over six levels, with balconies on the first, second and top floor that reveal dramatic views to the north west across the gardens and rooftops of Notting Hill and beyond. Double-height rooms create a wonderful interplay of spaces, engineering dramatic areas of volume in the living areas. The garden spills out attractively behind the house in split-level terraces, with access to a beautiful communal garden shared by the residents of Lansdowne Crescent.

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Entrance is at ground level from the street, through a wide wooden front door, to a quarry-tiled lobby with space for coats and a store room behind open shelves. The wall on one side is clad with an irregular patterned birch-ply, that wraps around and covers the ceiling. At the time of construction, the original plans adhered to planning guidelines which stipulated that the ground floor should house an integrated garage. This rule was overturned, but the proportions of the entrance lobby remain the same.

Up a level to the kitchen, which sits at the back of the house and connects to a large terrace area / balcony and a brick-built spiral staircase to the lower garden. Next to the kitchen is a WC, with intricate plywood detailing on the walls, and store cupboard.

The centrepiece of the house is a split-level reception room which occupies the whole of the second floor, with projecting windows at the front and back. The room is structured over two levels and double-height on the garden side, overlooked by a gallery at upper floor level. The projecting double-height rear window gives access to a small terrace.

There is a bedroom and bathroom on the third floor, and two further bedrooms and a bathroom on the fourth floor. The uppermost floor contains a beautifully proportioned single room with a wooden scalloped coffering that follows the pitch of the roof, originally designed as a playroom but now a study and library. There is access to a small terrace at the rear with extraordinary views to the north west.

The interiors are in fantastically original condition, and maintain the original timber detailing crafted in British Columbian pine. Walls and ceilings are timber-lined or white painted render and floors are pine boards, except the quarry-tiled kitchen, kitchen terrace and entrance hall/store, the latter formerly the garage. Beautifully detailed fitted wooden furniture remains throughout the house.

Beneath the house, positioned on the ground and lower-ground floor, is a self-contained leasehold flat that is separately owned. However, the freehold belongs to the main house.

Lansdowne Crescent is one of Notting Hill's finest streets lined with grand Victorian terraces, within easy reach of the shops, restaurants and markets of Portobello Road, Golborne Road and Westbourne Grove. The Electric Cinema, The Gate Theatre and Electric House are within walking distance. The new home of The Museum of Brands, opened in March 2016, is along the road.

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The Underground stations of Ladbroke Grove (Hammersmith & City Line), Holland Park (Central Line) and Notting Hill Gate (Central, Circle and District Lines) are all close at hand. There is also good road access to the M4, A4 and A40, providing quick routes to Heathrow Airport (approximately 40 minutes). Paddington Station is also nearby for the Heathrow Express, services to the west of England, and the new Crossrail (opening in 2018).

Read our recent interview: Open House: Emma Lever unveils the crafted interiors of the house her parents built in Notting Hill in the 1970s



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.