

THE MODERN HOUSE



Lansdowne Road, London W11
Sold

Lansdowne House

Lansdowne House is a Grade II-listed apartment building a short walk from Holland Park in Notting Hill. Designed by William Flockhart in 1904 as a set of purpose-designed artists' studios, Lansdowne House is now formed of 13 beautiful apartments. This particular apartment occupies the second floor and has been meticulously refurbished by the current owner. The result is a bright set of flowing interiors, finished in the finest contemporary materials.

The architecture of Lansdowne House is truly striking. Flockhart executed the façade in a florid style, perhaps influenced by the Arts and Crafts movement of William Morris. Accordingly, the building is characterised by an ornate stepped-gable on its eighth storey; there are running balconies across a number of the floors, large sections of arched glazing and occasional porthole windows, making it a truly remarkable local landmark.

THE MODERN HOUSE



Lansdowne House

Access is via a large solid-oak door, to an entrance lobby. There is lift access across all floors. Upon entry, the apartment's generous proportions become immediately apparent. There is a large cloak-room and storage cupboard to one side, whole solid-oak parquet runs underfoot across the hallway into the open-plan living and dining areas. These spaces are bathed in wonderful levels of natural light, care of a large run of windows along the north-western aspect. These windows lead out to an unofficial Juliet balcony, with beautiful views down Lansdowne Road, towards Ladbroke Grove. Bespoke wooden shutters have been fitted that enable this room to be blacked-out entirely.



A home office has been configured along one wall, beneath built-in shelving and large wooden, sliding doors allow all of these areas to be shut off from the hallway. The dining area is positioned to one side of the living space. A contemporary kitchen with stainless-steel Smeg appliances, marble worktops and elegant wall-mounted lighting has been cleverly configured behind a glass partition and pivoting door.

The master bedroom exhibits all of the grandeur one might expect of late 19th century interior design. There is solid-oak panelling on all walls, a further set of black-out shutters, black-painted floorboards underfoot and an original stone fireplace. There are built-in wardrobes along one wall, while a bespoke contemporary oak-panelled wardrobe with glazed doors lines the other.



The bathroom is formed almost entirely of marble. There are fitted mirrored cabinets, a marble-topped bath and twin sinks, with Barber Wilson tapware. There is also a utility space in this room with space for a washing machine and dryer.

The first residents to inhabit Flockhart's studios were Charles Ricketts and Charles Shannon, who moved from The Vale, Chelsea in 1904. They were avid collectors and their collection which was displayed in the house is now in the Fitzwilliam Museum in Cambridge. Glyn Philpot met Shannon and Ricketts in 1914. He and his partner Vivian Forbes joined them at Lansdowne House in 1923. The two other artists mentioned on the blue plaque which feature on the building's façade are James Pryde and F. Cayley Robinson.

In the 1960s and 70s, Lansdowne House was used as a recording studio for the likes of the Sex Pistols, the Dave Clark Five, Queen and numerous other pop and jazz musicians.

Lansdowne Road 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.

*London, West London
Sold*

THE MODERN HOUSE



Lansdowne House

Holland Park, with its Japanese gardens, cafés and tennis courts, is less than two minutes' walk from the apartment.

The Underground stations of Holland Park (Central Line) and Ladbroke Grove (Hammersmith & City 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 forthcoming Crossrail service.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 977 years remaining Service Charge: approx. £11,200 per annum



*London, West London
Sold*

THE MODERN HOUSE



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”.