

THE MODERN HOUSE



*London W10
Sold*

Marne Street II

Positioned in the Queens Park Estate conservation area on a handsome Victorian terrace is this wonderful two-bedroom house. Subject to a creative renovation in recent years, the current owners have carefully balanced the preservation of period features with the introduction of a contemporary palette of materials, resulting in a light-filled family home that works in harmony with the original fabric of the building. At the rear, a wonderful south-facing garden unfolds, enveloped by swathes of lush greenery and flourishing rose bushes.

The house also has planning permission for a side return extension and a third bedroom within the loft. Details of which can be seen [here](#).

The Tour

Marne Road is a quiet terraced street characterised by well-preserved Victorian terraced cottages defined by their red brick façades and tall sash windows. The house sits set back from the pavement behind a neat front garden lined with bamboo for privacy.

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The current owners have thoughtfully removed the partition wall between the living room and hallway, seamlessly enhancing the flow and transition between spaces. Smart open shelves grace the alcoves, framing the original fireplace that naturally commands attention as the room's focal point. Lime-washed floorboards gracefully extend underfoot, effortlessly connecting the various areas and creating a harmonious atmosphere.

At the rear, a wide open doorway frames the kitchen, where white cabinetry accented by subtle gold touches stretches the length of the wall. A striking Zellige tiled worksurface adds texture to the overall palette, infusing the space with visual interest. The bathroom, painted in inviting bubblegum pink, lies just beyond and has a separate bath and shower finished in elegant Carrara marble tiles. Underfloor heating warms the room.

On the first floor are two generously proportioned double bedrooms, both with large sash windows and white-washed walls, further enhancing their brightness. The main bedroom has bespoke fitted cabinetry, creating ample storage that seamlessly blends into the walls.

Outdoor Space

French glass doors open onto a paved pathway leading to the south-facing garden at the rear. A raised deck cleverly skillfully separates the sculptural built-in seating area, which sits in the centre, offering a perfect spot to read or relax during warm sunny days. Awash with greenery, the garden is a sanctuary, enclosed by an array of flourishing bushes, vibrant plants, and perennial flowers, such as roses, acers, and bamboo, creating a tapestry of colours and textures.

The Area

Marne Street is excellently located between Ladbroke Grove, Notting Hill, Kensal Rise and Queens Park. Nearby Chamberlayne Road has a fine selection of independent restaurants, delis, pubs and shops, including a butcher, greengrocer, florist and specialist bakery. Local favourites are Ida, a family-run Italian restaurant, and nearby Pizza East Portobello.

The green spaces of Queens Park and the Regent's Canal towpath are easily reached on foot, as are Golborne Road and Portobello Market.

The nearest underground station is Queens Park (around seven minutes' walk) for access to the Bakerloo Line. London Overground services run from Kensal Rise station for connections to Richmond in one direction and Highbury & Islington in the other. Westbourne Park and Ladbroke Grove are both easily reached for access to the Hammersmith and City Line, and several buses run services into central London.

Council Tax Band: D

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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”.