

THE MODERN HOUSE



*London SW6
Sold*

New Kings Road

This sprawling, light-filled apartment overlooks the open greenery of Eel Brook Common, between Fulham and Parsons Green. It occupies the first floor of a handsome 1930s art deco building on New Kings Road and extends to almost 5,000 sq ft internally, unfolding across voluminous lateral space containing three bedrooms, a terrace, and an exceptional quality of finish throughout. The apartment comes with a designated parking space.

The Building

The building originally dates to 1939 and stands proudly among its 19th-century neighbours like a cruise ship in berth. Following a period of use as a garage for luxury cars during the 1970s, the building was developed in 2011 to a design by BLDA Architects and renamed 'The Talisman' after the antique dealership that occupied its ground level.

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The Tour

The building is set back from the neighbouring terrace and behind electric gates that open onto a forecourt for residents' parking. Key-operated lifts on either side of the building provide direct access to each of the flats. Entry to this apartment is from the southwest corner of the building, into a hallway lined with cloak cupboards and access to a guest WC. The design by BLDA is an exercise in versatility, with the bedrooms positioned around the outer perimeter to allow for an expansive open-plan living space within.

The large living space unfolds on the left-hand side of the plan, illuminated by double-glazed Crittall windows that span the width of the apartment. A key consideration of the design brief was how to display the current owners' extensive art collection on a rotational basis; this was cleverly achieved by BLDA by the incorporation of plenty of storage space and an ingenious network of movable walls. These roll out from Jenga-inspired oak doors to form display surfaces throughout the 21-metre open space and can even be used to create temporary rooms for overflow guests or occasional living spaces when needed.

The kitchen and a separate utility room lie behind sliding, steel-framed doors with panes of reeded glass. Double-glazed Crittall windows combine with glazing to the rear patio to pour light into the deepest parts of the plan while providing views at tree level through to the park. Polished concrete floors with underfloor heating extend throughout.

In another stroke of technical ingenuity, the northeastern end of the central space contains a set of mobile bookshelves which can be separated at the turn of a handle to create a library and reading room, or closed for spatial efficiency.

Beyond the library is the main bedroom; a sweeping seven-and-a-half metre room with large windows, blackout blinds and custom leather wardrobes. Steel-framed doors lead through to the bathroom and an adjoining steam room. A second bedroom is positioned southeast of the library and has a fantastic shower room beautifully clad in teak to imitate the deck of a yacht. There is a further bedroom in the southern corner with an adjacent bath and shower room, and store room between the two other sides, which could be used as a gym.

The Area

New Kings Road is a short walk from the many shops, bars, restaurants and cafes of Fulham, Parsons Green and Chelsea. In the immediate vicinity, there are several good eateries, pubs and cafes, and an array of independent shops. The excellent River Café is within walking distance, as are the boutiques and eateries on King's Road. There are a number of green open spaces nearby including Eel Brook Common directly opposite, plus Bishops Park and Hurlingham Park, both of which are within easy reach.

The nearest stations are Parsons Green and Fulham Broadway (District Line).

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Tenure: Leasehold Lease length: approx. 990 years



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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”.