

THE MODERN HOUSE



*London W2
Sold*

St Stephen's Gardens

This airy, calm apartment is set over two light-filled levels within a handsome stucco-fronted row on St Stephen's Gardens, a quiet square in the heart of Westbourne Green. It is situated on the third floor and overlooks beautifully maintained communal gardens through its south-facing aspect. There is a charming outdoor area in the form of a generous, private roof terrace; inside the light-filled spaces are modern, pared-back and thoroughly versatile.

The Tour

The handsome building is accessed through an impressive portico. A fanlight above the grand entrance door allows light into the shared ground floor hallway and staircase, which leads up to the apartment on the third floor. Its raised location makes it the perfect spot to relax and rest, removed from the bustle of urban life below.

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*London, West London
Sold*

St Stephen's Gardens

Upon entrance, the fluid, calm nature of the apartment is immediately apparent. Wide, white-painted timber floorboards run underfoot, uniting the sociable open-plan layout; the spaces come together in a marriage of simple, understated design, scale and light. The impressive reception area, currently laid out for seating and dining, has large, south-facing sash windows, filling the space with sunshine. A wide half-height opening connects the adjoining kitchen, which is fitted with simple cupboards and a block timber worktop.

The bathroom is centrally located, its décor of silver, gold and burgundy shimmering mosaic tiling providing a sensitive contrast to the otherwise neutral colour palette. A wonderfully bright study area leads off from the hall – a quiet place to read, work or play, this would work equally well as a second bedroom.

A short flight of stairs leads down to the bedroom, where natural light floods through a large sash window, illuminating the floor-to-ceiling cupboards, recesses and window seat. A concealed ladder drops from the ceiling to give access to the charming roof terrace, perfectly located for alfresco dining, drinking and enjoying the rooftop views beyond.

The Area

St Stephen's Gardens is brilliantly located in one of London's most desirable areas, less than a 10-minute walk from the boutiques and restaurants of Westbourne Grove and Portobello Road Market. The immediate area is bursting with celebrated eateries such as Farmacy, Granger & Co., Daylesford Organic and Ottolenghi. An abundance of further bars, restaurants and pubs can be found locally, as can the Electric Cinema and the popular Notting Hill Arts Club. Holland Park and Kensington Gardens are both within a 15-minute walk. Hyde Park lies just beyond Kensington Gardens, where one can enjoy a browse around The Serpentine Gallery or a swim in the Lido.

Notting Hill Gate (Central Line, Circle and District Lines), Westbourne Park (Circle and Hammersmith & City Lines) and Ladbroke Grove (Circle and Hammersmith & City Lines) are the nearest underground stations. The Westway provides an easy route out of the city by road, for swift access to Heathrow Airport and the southwest.

Tenure: Leasehold (Share of Freehold) Lease length: approx. 949 years remaining Service Charge: approx. £2,400 per annum Ground Rent: approx. £10 per annum

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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”.