THE MODERN HOUSE



London W3 Sold

Stanley Gardens

Defined by a wonderful sense of volume throughout, this two-bedroom apartment in Acton, west London, has been thoughtfully reimagined in recent years. It sits within an Edwardian building, once a battery factory and then a recording studio where artists such as David Bowie and Phil Collins worked. The interior spaces are wonderfully bright and welcoming, with original Crittall windows that allow light to flood in across reclaimed hardwood floors. Stanley Gardens is a short distance from the green space of Acton Park, with excellent connections to central London from the nearby Overground station.

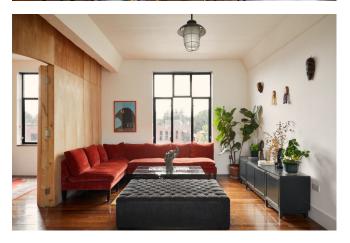
The Tour

Positioned on a quiet, residential street in Acton, Stanley House is a smart, red-brick Edwardian building that rises high above the street below. This apartment is positioned on the second floor, to which there is both lift and stair access. Underfloor heating extends throughout the apartment, which is oriented around a long, central hallway that connects all spaces.

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London, West London

Stanley Gardens

At one end of the apartment lies the open-plan kitchen, living and dining room. Hardwood flooring extends underfoot, reclaimed from a school gym nearby. Light floods in through original Crittall windows on both aspects. The sense of volume is amplified by wonderfully high ceilings that frame the space. An office nook has been positioned in one corner behind an elegant curved wooden wall; this space is also currently used as a recording studio, although the wall could easily be removed to create an even larger main living space.

The space is fully open to the kitchen/dining area, ensuring a feeling of sociability. The kitchen has handsome oak worktops that surround a double butler sink, as well as built-in appliances including a Neff oven. A dining area is currently positioned centrally, although the versatile plan would suit a variety of layouts.

At the other end of the central hallway lie the two bedrooms, both an excellent size. The two rooms both have ample built-in storage, plus original Crittall windows and the same hardwood floors as the living area. The main bedroom has a generous en suite with a walk-in shower, while behind the second bedroom lies another large bathroom. This second bedroom also enjoys beautiful views of the sunrise care of its east-facing position.

The Area

The green space of Acton Park is a four-minute walk away, home also to a skatepark and outdoor gym. Nearby Churchfield Road offers a great variety of independent shops and cafes, including local favourite Fed & Samp; Watered. Westfield shopping centre is close by for a wider range of shops and restaurants. The amenities of Chiswick, Shepherds Bush and Ealing are also readily accessible.

Acton Central Station (Overground) is a 10-minute walk away, and the Underground stations of East Acton (Central Line) and Acton Town (Piccadilly and District Lines) are approximately one mile away.

Tenure: Share of Freehold Lease Length: approx. 120 years remaining Service Charge: approx. £2,722 per annum 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".