

THE MODERN HOUSE



Golborne Road, London W10
Sold

Trellick Tower

A rare three-bedroom duplex apartment, with two south-west facing balconies, in one of London's most iconic Modernist apartment blocks. Designed by the architect Ernő Goldfinger in the late 1960s, Trellick Tower has been Grade II* listed in recognition of its architectural importance.

Internal accommodation measures approximately 1,128 sq ft. Entry is on the 24th floor, to an entrance hall with utility cupboard, storage, and a separate wc. On this level is a large open-plan kitchen and dining room, with glazed sliding doors to a large south-west facing 'pulpit' balcony which runs the full width of the flat. Steps descend to the 23rd floor where there are three bedrooms, a family bathroom, and a large living room. There is a further balcony on this level which can be accessed via one of the bedrooms and the living room.

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The property has excellent proportions, high levels of natural light and good storage, including built-in wardrobes in one of the bedrooms. The heating and hot water are run off a communal system and are included in the service charge.

Trellick Tower is a 31-storey block commissioned by the Greater London Council and completed in 1972. Some of the flats are now in private hands, but the majority are still occupied by council tenants. The building is admired for its bold silhouette, with a separate lift and service tower linked to the main block on every third floor.

Trellick Tower is located at the northern end of vibrant Golborne Road, with its excellent selection of restaurants, delis, antique shops and galleries. The restaurants, boutiques and bars of Portobello Road and Notting Hill are also within easy reach. The property is also within the catchment area of several 'outstanding' primary and secondary schools. Westbourne Park Underground station (Hammersmith & City Line) is around seven minutes' walk. The area also has good bus links, and the A40 Westway offers a convenient road link to the West.

Please note: A major works bill of approximately £44,000 will be payable on completion of the current works

Tenure: Leasehold Lease Length: approx. 93 years Service Charge: approx. £4,000 per annum (includes heating, hot water, concierge, maintenance and cleaning of communal areas 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”.