

THE MODERN HOUSE



London TW8
Sold

Boaters Avenue

This immaculate four-bedroom home lies within the RIBA award-winning Brentford Lock West, a large regeneration project on a former industrial site alongside the Grand Union Canal in West London. It has been subject to a sensitive redesign by Angel O'Donnell, who have introduced playful pops of colour alongside carefully considered materials to create a truly versatile space. The house unfolds over four floors, with the internal plan extending over 2,000 sq ft. The southeast-facing garden has an abundance of tropical plants and there is a generous split-level roof terrace with far-reaching views over communal gardens.

The Tour

The house is positioned on a quiet residential street with no through access. It sits behind a stock brick wall with a gated entrance, where a selection of bushes and leafy trees provide additional privacy. It forms part of a terrace of six townhouses, all of which were built in 2016 by architectural practice Mae; the external material palette is a simple yet contemporary combination of grey brick and glass.

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The front door opens onto a fully integrated minimalist kitchen by Cococucine with sleek quartz worktops and appliances by Siemens and Miele. The sink has a boiling water tap and is cleverly concealed behind cabinetry, which provides additional worktop space when opened. Further storage, including a baking larder, lies behind the kitchen peninsula within bespoke plywood cupboards. Glazed doors open from the kitchen to a charming front patio, creating a wonderful sense of extension to the internal plan. There are large ceramic tiles underfoot and underfloor heating.

A short staircase ascends from the kitchen to the living area, where a glazed wall with striking yellow frames allows natural light to pour in via the garden beyond. The glazing throughout has been fitted with an anti-glare UV film, to protect any art and furniture within. Wide oak floorboards traverse the length of the space, running perpendicular to the white ceiling panelling. There are multiple electric and television points within this room, allowing for numerous configurations. The internal doors cleverly fold to maximise the space available.

There are three bedrooms on the first floor, two of which have been converted into studies. These rooms face the back of the plan and are bathed in natural light from the floor-to-ceiling windows; the larger bedroom and smaller study also have Juliette balconies. The double bedroom is positioned at the front of the plan and has an en suite bathroom with yellow rubber flooring underfoot. There is also a family-sized bathroom on this floor replete with grey ceramic tiles, a plunge bath and a separate shower, and a separate laundry cupboard, accessible from the hallway.

The main bedroom occupies the entirety of the second floor and has an en suite with a sliding door, and porthole window. Sleek cupboards set flush within the wall provide plenty of storage, while a cleverly configured oak staircase leads to a floor-to-ceiling glazed door that provides direct access to the roof terrace. There is an additional living space on the top floor, painted a smart dark grey with plywood accents and plenty of storage. A cosy space, this could easily be converted into a bedroom, office or yoga room.

A garage with an electric car charging point, plus a coat and boot room, are positioned on the lower ground floor. The large ceramic tiles continue here, as does the underfloor heating.

Outdoor Space

Glazed doors in the living room open to a secluded courtyard with concrete planters and a built-in seating area. The space is full of tropical trees and plants including fern, palm and olive, which provide ample shade. A gate at the rear leads onto a communal garden, with resident access only.

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A split-level roof terrace crowns the house, offering far-reaching views over the immaculate communal gardens. Horizontal slatted screens feature here, creating shade from the sun and providing plenty of opportunities for plants and foliage to climb.

The Area

Boaters Avenue is only seconds from Grand Union Canal, where a towpath leads to the woodlands of Boston Manor Park in one direction and the Thames Path and Syon Park in the other.

Brentford High Street is a five-minute walk away and offers a range of independent cafes, pubs and restaurants including Rye by the Water, Siracusa, The Weir Bar and there is a weekly food market on Sundays. Independent cinema and theatre Waterman's Art Centre is also in proximity, as is Johnson's Island, a thriving creative community positioned on the canal and Hen Corner, serving artisan cuisine. There are two watersports clubs close by, offering a broad variety of activities including canoeing, paddleboarding and kayaking. The delights of Chiswick, Kew Gardens and Richmond are also in proximity.

The nearest station is Brentford, which provides mainline service to Waterloo in 30 minutes. Boston Manor (Piccadilly Line) is the nearest tube station and runs lines to the West End and Heathrow Airport in 30 minutes. The house is well-positioned for access to Cycleway 9, which runs from Brentford High Street to West Kensington.

Tenure: Leasehold Lease Length: approx. 236 years remaining Service Charge: approx. £5,000 per annum Ground Rent: approx. £350 per annum Council Tax Band: G

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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”.