

THE MODERN HOUSE



*London SW1
£650,000 Share of Freehold*

Cambridge Street

This smartly composed apartment sits on the first floor of a regency townhouse on Cambridge Street, part of the residential grid that forms the heart of Pimlico, which was laid down by the planner Thomas Cubitt in 1825 and the following years. Sleek interiors cleverly contrast with the traditional exterior to create a modern haven in the much-admired Conservation Area.

The Tour

The apartment has been cleverly reconfigured, with a large sunny bedroom at the front that opens to a south-west facing balcony. Entry is to the living spaces, with concealed storage along one wall. On the left-hand side is a bathroom with a small hidden utility room.

The living space has a kitchen designed by Norbert Wengen for Boffi that functions with Swiss Army knife-like precision. The rooms are flooded with light from huge windows at either end, and the interiors have been carefully reconsidered using a minimal palette of bare plaster, mahogany-hued recycled leather on cork floors, steel and bold dashes of colour.

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The bedroom is demarcated by a step and a huge sliding door. It has wonderful proportions, with high ceilings complete with cornicing and ceiling roses that contrast with the bare plaster finish of the walls. The bedroom has two sets of floor-to-ceiling glass doors fitted with contemporary shutters, which open onto a Juliet balcony that overlooks quiet gardens.

The Area

Cambridge Street is quietly positioned within the attractive Pimlico Grid. While in close reach of both the river and the centre of the city, Pimlico has a wonderful, village-like atmosphere. Green space can be found a few minutes walk south, in the beautiful St George's Square, which leads directly onto the Pimlico Garden, and the Shrubbery, a peaceful park directly overlooking the River Thames. Slightly further west is Ranelagh Gardens, an extensive 18th-century set of gardens and lawns, home to the Chelsea Flower Show. The house is within easy reach of Battersea Park, as well as the shops and restaurants of Victoria, Chelsea and Belgravia.

There are outstanding transport links within close proximity: the Underground is available at Pimlico (Victoria Line) and Sloane Square (Circle and District Lines), while Victoria Station offers mainline rail services, including direct trains to Gatwick Airport.

Tenure: Share of Freehold Lease Length: approx. 995 years remaining Service Charge: approx £800 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”.