

THE MODERN HOUSE



London SW1
£750,000 Share of freehold

Denbigh Street II

This beautifully conceived one-bedroom maisonette unfolds over the top two floors of a cream stucco-fronted Victorian terrace in Pimlico. The apartment has been sensitively renovated to create a contemporary and light-filled space unified by a calming raw plaster finish throughout. Far-reaching views of London's iconic landmarks can be seen from every room and from the secluded balcony. There are some treasured local restaurants on its doorstep, while the energetic bustle of central London is within easy reach.

The Tour

The apartment is well-positioned in the middle of tree-lined Denbigh Street and is entered via a communal front door. The private door is reached via a staircase on the third floor.

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An open-plan living space occupies the top floor. A single Prussian blue steel stud sits boldly against raw pink plaster walls. Next to a generous sash window is a dining area; beyond is the kitchen, which leads out through bi-folding doors onto a balcony with mesmerising views of the London skyline. The kitchen has been masterfully handcrafted: dark teal cupboards are cleverly juxtaposed with oak cabinetry and a stainless steel worktop. Powder-coated anthracite grey balusters and spindles above the stairwell in the main living space provide focal interest and allow light to flood the stairs from a skylight above.

An oak staircase leads down to the third floor, to an entrance hall that connects the two bedrooms and bathroom. The generous principal bedroom has far reaching views out across central London through its double height sash window. Wall lights are thoughtfully positioned for bedtime reading, while open, fitted wardrobes provide hanging space; there is also further storage in a fitted cupboard opposite the bed for larger items such as suitcases. The en suite bathroom is finished in grey terrazzo with a walk-in shower with fixtures by Lusso Stone and a mushroom wall scone beside the mirror. The study is ideal for working from home and as an occasional guest bedroom.

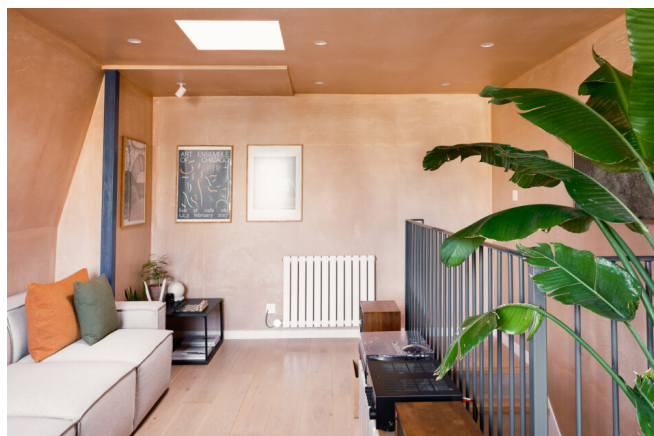
Outdoor Space

The sheltered outdoor terrace balcony has been recently renovated by the current owner. Green tiles frame the exterior façade and the walls have been painted in a custom designed blue, white and terracotta mural. Lush planting including bamboo, fragrant jasmine and verdant fatsia japonica surround the space, with plenty of room for a table and chairs. Patio heating and power have been installed to allow for year round outside enjoyment and comfortable home working. Famous landmarks including the Houses of Parliament, the London Eye and The Shard can be seen across surrounding rooftops, and there are breathtaking views of the ever impressive neo-Byzantine Westminster Cathedral.

The Area

Denbigh Street is wonderfully situated in the heart of Pimlico. There are a number of outstanding local restaurants, cafés and shops including the Michelin awarded A.Wong, the no-frills Regency Café, Gails and Grumbles.

Green spaces are abundant, with the leafy St George's Square an eight-minute stroll and St James' Park about twenty minutes on foot. The Thames Path and Tate Britain are a fifteen-minute walk away.



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The newly opened Grade II*-listed Battersea Power Station for shopping and entertainment is a twenty-minute walk away. Sloane Square, home of the Saatchi Gallery, and Vauxhall are both also 20 minutes away on foot. The latter is home to Damien Hirst's Newport Street Gallery, designed by Caruso St John Architects, and the Cabinet Gallery, designed by Trevor Horne. Nearby Brunswick House, inhabiting a striking 18th-century building, contains an excellent restaurant and architectural salvage shop.

Although much of London is within walking or cycling distance, there are outstanding transport links within close proximity. The Underground is a 7 minute walk at Pimlico (Victoria Line) and 9 minutes in the other direction at Victoria Station (Victoria Line, Circle and District Lines) which also offers mainline rail services including direct trains to Gatwick Airport and Brighton.

Tenure: Share of Freehold Lease Length: 90 years
remaining Service Charge: £1,000 per annum Ground Rent:
£200 per annum Council Tax Band: E

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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”.