

THE MODERN HOUSE



Sold

Embankment Gdns, SW3

An extremely rare opportunity to purchase a genuine example of architectural Minimalism in its original condition. This two-bedroom duplex apartment with roof terrace was designed by the movement's two most famous exponents, John Pawson and Claudio Silvestrin. Completed in 1988, it featured extensively in the Italian architecture magazine *Domus*, which hailed it as a 'very remarkable interior'. The apartment occupies the top section (third and fourth floors) of a red-brick Victorian mansion block, and is accessed via a communal stairway (there is no lift). It has been priced for a quick sale.

The hallmarks of Minimalism are evident throughout the flat – the walls are whitewashed, all electrical sockets are hidden away, under-floor heating is preferred to radiators, and there are no skirting boards. There are bespoke flush storage units throughout, allowing services and clutter to be hidden away. The floors are of a beautiful Japanese oak. This lack of ornamentation makes for a wonderfully serene and light-filled living environment.

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On the lower level is a double-height entrance hall, off which are two bedrooms and a wet room. The bedrooms boast large windows and fantastic views of Wren's Royal Hospital and its grounds. Upstairs is an open-plan living room and kitchen. The ingenious custom-built kitchen has been designed as a single sculptural entity, with oven, hob and sink all contained within a marble-clad cube. Accessed off the living area is a delightful covered roof terrace with a marble-tiled floor.

The apartment is situated in one of the most desirable locations in London. Embankment Gardens is a quiet residential street just north of the river, to the east of the renowned Cheyne Walk. All of the shopping and dining facilities of the King's Road are within easy reach. A short walk across the bridge is Battersea Park. The nearest Underground station is Sloane Square, and the A4 is within easy reach.

Tenure: Leasehold (the lease was extended in 2007) Service charge: Approx £3,000 per annum Local Authority: Borough of Kensington & Chelsea Council Tax: Band E (currently £1,275.18 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”.