

THE MODERN HOUSE



London TW1
£1,400,000 Leasehold

Grosvenor Road

Originally built in the 1900s as part of a Messon's brickyard, this two-bedroom is tucked away on Grosvenor Road, Twickenham. The current owners masterfully reconfigured the house to create a striking voluminous space split over the ground and lower-ground floor. The architectural bones and character of the house are brought into relief by a carefully selected contemporary palette consisting of steel ironmongery, exposed concrete, and oak-veneered ply, sympathetically fusing the industrial aesthetic of two eras. The sale includes a parking space and access to a bike shed. The centre of Twickenham, numerous green spaces and winding riverside walks are all nearby.

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The Tour

The house is approached along a cobble walkway leading off the Grosvenor Road. A black wooden fence demarcates the front garden, and a short flight of steps lead to the entrance. Entry is to a bright hallway that overlooks an impressive double-height space at the centre of the house. New steel beams and balustrades abut refurbished pitch pine joists and brick walls while floor-to-ceiling Crittall-style windows span the full height of two floors, drawing natural light deep into the space. Towards the rear of the ground floor is the living room, where a discreet wall of storage is concealed behind a beautiful set of reclaimed mahogany doors. A hidden storage room for coats and shoes sits in the corner.



A spiral steel staircase with Iroko treads descends to the lower floor, into the most contemporary portion of the house, where the kitchen, sitting, and dining area are laid out in an open plan. French doors open onto a tranquil patio carved from an existing coal chute. The kitchen is located behind the mezzanine and arranged in an L-shape. Oak ply cabinetry supports a Corian worktop and integrated Smeg appliances. Open shelving provides a functional display, and a generous utility room is conveniently located in the adjacent room. Towards the rear of the plan is a versatile room with built-in oak ply shelving. A polished concrete floor with underfloor heating matches the prefabricated concrete panels on the walls.



The en suite main bedroom is located on the first floor. The original pine floors have been sanded to match the exposed pitch pine ceilings, infusing warmth and character into the space. A large window illuminates the room, and a built-in wardrobe runs the length of one wall. A pocket door leads into dual aspect space adjacent to the stairs, currently used as a study. Here, a balcony can be accessed through the glazed double doors of the original loading bay.

On the second floor, a new steel structure supports the vaulted timber roof to form a large space currently used as a children's bedroom and playroom. Two Velux skylights draw natural light from above, creating a serene atmosphere at the top of the building. A further set of loading bay doors open to a second balcony, open to a second balcony, with views over lush neighbouring trees.

Three bathrooms are located across different floors, all beautifully finished with handmade ceramic tiles and unlacquered fixings by Barber Wilsons & Co. The en suite and bathroom on the lower-ground floor have walk-in showers, whereas the bathroom on the top floor has a bathtub.

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Outdoor Space

A patio extends from the front of the house, enclosed by a black fence, that can open to create a parking space. With ample room for outdoor furniture, it is the perfect spot to relax. A flight of steps descend into another patio with direct access to the living space. Two balconies cantilever from the first and second floor, overlooking lush neighbouring trees and roofscapes.

The Area

Grosvenor Road is in the centre of Twickenham, with its shops, cafes and restaurants, including a large Waitrose, Marks and Spencer and Waterstones. Nearby, cobbled and car-free Church Street is a delightful thoroughfare of cafes, bars and restaurants, including Gail's for morning coffee, fresh bread and pastries. The town is also home to many riverside pubs; The White Swan has a terraced balcony and is a perfect place for a sunny afternoon beer. A popular farmers' market runs every Saturday on Holly Road.

There are numerous green spaces within easy reach and several riverside walks. Ham House, on the southern bank of the Thames, York House Gardens, and Marble Hill Park are lovely spots to walk, run and picnic. Twickenham is also well-known for its historic architecture, including the listed Strawberry Hill House and Gardens, with a café and regular exhibitions, and English Heritage's Marble Hill House and Orleans House Gallery.

Twickenham station is a few minutes' walk away and runs national services to London Waterloo in under 30 minutes.

Tenure: Leasehold Lease Length: approx. 987 years remaining Council Tax Band: D

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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”.