

# THE MODERN HOUSE



*London SW7  
Sold*

## Harrington Gardens

In a prime location in South Kensington, this cleverly conceived studio apartment with private roof terrace is located on the first and second floors of a beautiful period building.

The apartment measures approximately 309 sq ft internally, but it feels far bigger because of the ingenious use of space. It has the feel of a hotel suite, and would make an excellent pied-a-terre.

The flat was originally arranged over two storeys, but the current owner has inserted a glass mezzanine level to maximise the useable space. It is entered on the first floor of the building. There is a kitchenette under the stairs, leading to a dining area with a table and bench that fold up against the wall. Large French doors admit plenty of natural light and provide access to the terrace. Stairs lead up to the reception room on the middle level, which has a cloakroom off it. There are views of the dining area below through the glass floor. The top level contains a sleeping platform and a bathroom. There is clever concealed storage throughout.

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## Harrington Gardens

Harrington Gardens is a handsome street of architecturally significant red-brick terraced houses. It is located just to the north of Old Brompton Road, where there are excellent local shops and restaurants. Gloucester Road and Earls Court underground stations are both within easy walking distance. London's museum district and the open spaces of Hyde Park are to the north. There is easy access by car to routes leading west towards Heathrow via the A4.



*London, South London*  
*Sold*

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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”.