THE MODERN HOUSE



London W10 Sold

Harrow Road II

Situated in a former distillery on the northern banks of the Grand Union Canal is this bright one-bedroom apartment. It is located on Harrow Road, close to the intersection with Ladbroke Grove and a short walk to Kensal Rise.

Accommodation is on the first floor and has been renovated to provide an open-plan living room and kitchen with original floorboards, exposed brick walls and a series of tall, arched sash windows across the easterly aspect. A wood burner feeds into the original chimney stack which has been re-lined. The kitchen has toughened-glass worktops and fullheight bespoke storage.

The property has been designed with large steel-framed glazed doors to the bedroom and internal clerestorey windows between the main living space and shower room, allowing light to permeate throughout.

The bedroom steps up onto an elegant raised floor of reclaimed oak, making use of the soaring ceiling height to conceal storage beneath. The bedroom has built-in wardrobes and acoustic secondary glazing.

THE MODERN HOUSE







London, West London Sold

Harrow Road II

The flat is excellently located between Ladbroke Grove / Notting Hill, Kensal Rise and Queens Park. Nearby Chamberlayne Road has a fine selection of independent restaurants, delis, pubs and shops, including a butcher, greengrocer, florist and specialist bakery. Local favourites are Ida, a family run Italian restaurant, and nearby Pizza East Portobello. The green spaces of Queens Park, and the Regent's Canal towpath are easily reached on foot, as are Golborne Road and Portobello Market.

The nearest underground stations are Westbourne Park and Ladbroke Grove for access to the Hammersmith and City Line or Kensal Green for access to the Bakerloo Line, whilst London Overground services run from Kensal Rise station for connections to Richmond in one direction and Highbury & amp; Islington in the other. The 18 bus directly outside runs into central London via Baker Street whilst the 28 runs to Wandsworth via Kensington and Notting Hill.

Tenure: Leasehold Lease Length: approx 98 years Service Charge: approx £1,100 per annum Ground Rent: approx £150 per annum

THE MODERN HOUSE



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".