

THE MODERN HOUSE



Hartington Road, London W4
Sold

Hartington Court

This excellent two-bedroom apartment, with riverside views, can be found in Hartington Court in Chiswick. Designed and built in 1938 by Jon E. Adams this impressive Art-Deco building was partially refurbished after the war and enthusiastically reinstated to its former glory in 1946. This particular apartment is in pristine condition having been occupied by only two owners in its lifetime.

The apartment is located towards the river side of Hartington court where its strong horizontal emphasis and projecting stepped balconies create a sense of drama, typical of the era. The apartment itself is positioned on the ground floor and has direct private access to the estates' gardens and picnic tables overlooking the river.

The current owners have thoughtfully preserved a number of unique features; original wood-strip flooring has been sympathetically revealed throughout and all the original doors and hallway cabinetry have been retained. The living room has its original ornate radiator as well as a number of pleasing decorative vents that are positioned around the home.

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The layout of the flat is such that the living room and bedroom, to the left of plan, face the river; whereas the master bedroom, kitchen and bathroom are positioned to the right and face the shared courtyard. Both the bathroom and kitchen have been carefully modernised. The kitchen opens directly to the internal gardens, a part of which has been demised to the apartment.

There is a gardener and cleaner for the communal areas in the grounds and the apartment comes with its own garage located in the central courtyard.

This apartment is incredibly close to the green spaces of Chiswick House and Gardens, arguably the finest remaining example of Neo-Palladian architecture in London, designed by Lord Burlington and completed in 1729. In its grounds is also an excellent café built in 2010 to a design by Caruso St John Architects.

The river offers wonderful walks towards Barnes and the London Wetland Centre in one direction and Kew Gardens in the other. The famous Oxford-Cambridge boat race passes by this stretch of the water and this apartment is excellently located for everything the river has to offer.

Many excellent pubs can be found along the banks including City Barge, famous for its appearance in The Beatles movie 'Help'. Across the river, the wild greenery of Richmond can also be easily reached.

A little further afield are Chiswick High Road and Turnham Green Terrace, both of which are lined with excellent parades of independent shops, restaurants and cafés, including Fortitude bakery and Soho House's High Road House. Devonshire Road has a host of excellent restaurants including gelato from Dulci and Argentinian pastries at Tamp. Chiswick also has an excellent farmers market which is held every Sunday.

The nearest station is Chiswick Park (District Line) which is approximately five minutes' walk away. There are good road connections via the M4, and Heathrow Airport and the M25 are approximately 20 minutes by car.

Tenure: Leasehold Lease Length: 962 years Service Charge: £3000 per annum Ground Rent: approx. £18 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”.