

THE MODERN HOUSE



Kensington Mall, London W8
Sold

Mall Chambers

This bright one-bedroom apartment is located in Mall Chambers, a Grade II-listed Victorian mansion block adjacent to Kensington Church Street. It has recently been refurbished throughout by the current owner to an exacting standard; the interior spaces are modern and restrained, practical and versatile. The fourth-floor setting coupled with the southeast and west-facing fenestration ensures natural light abounds. Mall Chambers is in the heart of Notting Hill, a short walk from Kensington Gardens, High Street Kensington and the iconic Portobello Road.

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London, West London
Sold

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The Building

Mall Chambers is an early example of a Victorian mansion block that was constructed to relieve the increasing scarcity of land in the area at the time. It was built between 1865-68 by John Murray, an architect better known for the design of large, local villas such as 12a Kensington Palace Gardens. According to a contemporary report in *The Building News*, these blocks were designed as “improved dwellings intended for a class somewhere above ordinary mechanics and labourers.” The building became home predominantly to artisans and clerks; one resident of note was George Orwell, who lived there in the first decades of the 20th century.

The Tour

The handsome building is accessed through a secure, communal front door on the ground floor with an entryphone system. Ascending a covered staircase leads to the apartment on the fourth floor, its raised location removing it from the hustle and bustle of urban life below.

In the main living spaces, the impeccable quality of the recent renovations is immediately apparent. Extensive storage has been installed, with joinery that references classical proportions. Wooden panelling has been used throughout and beautiful oak parquet flooring extends across the home. While the apartment is flooded with natural light during the daytime, lighting has been expertly thought through; dimmable, gallery-style spotlights are contrasted by wall-mounted lamps with shades by Pooky that offer a softer light.

The bespoke kitchen is by Neptune; a beautiful peachy hue by Zoffany covers the walls with a simple, single span of cabinetry in bone black running the full length of the space. A bespoke dresser opposite offers further utility space and storage for crockery. Worksurfaces are in Greek marble and appliances are by Liebherr and Smeg. At the rear, a banquette provides a dining space for up to six people.

The bedroom suite lies adjacent to the kitchen and has extensive fitted cabinetry and wall lamps by Pooky. There is plenty of storage for clothes in the dressing room; an internal window between the two spaces ensures they are naturally lit throughout the day from both front and rear elevations. The bathroom features tongue and groove panelling, which has been contrasted with a bold, graphic wallpaper also by Zoffany and marble tiles underfoot with underfloor heating. The Lefroy Brooks fittings and hardware throughout are of the very highest quality; Edwardian in style, they subtly reference the form of the original bathrooms in the building.

Outdoor Space

The apartment benefits from a large, private, communal garden to the rear of the property. Keys are provided to residents on application for a small fee.

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The Area

Mall Chambers is brilliantly located in one of London's most desirable areas, a 10-minute walk from the boutiques and restaurants of Westbourne Grove, Portobello Road Market and High Street Kensington. The immediate area is bursting with celebrated eateries such as Farmacy, Granger & Co., Daylesford Organic and Ottolenghi. An abundance of further bars, restaurants and pubs can be found locally, as can the Electric Cinema and the popular Notting Hill Arts Club. Holland Park and Kensington Gardens are both within a 10-minute walk. Hyde Park lies just beyond Kensington Gardens, where one can enjoy a browse around The Serpentine Gallery or a swim in the Lido.

Notting Hill Gate (Central Line, Circle and District Lines) is the nearest underground station, an under 10-minute walk. The Westway provides an easy route out of the city by road, for swift access to Heathrow Airport and the southwest.

Tenure: Leasehold Lease Length: approx. 850 years remaining Service Charge: approx. £3,252 per annum Ground Rent: £0 per annum 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”.