

THE MODERN HOUSE



*London W10
Sold*

Marne Street

This beautifully atmospheric three-bedroom house, with private garden, occupies a quiet position on Marne Street, just north of Kensal Town. Having been renovated throughout, the house now extends to approximately 1,075 sq ft internally.

The ground floor has been arranged in an open-plan with a wonderful combination of light engineered-oak flooring and dramatic bare-plaster walls, a theme that continues throughout the house. Upon entry, the kitchen is on the right, with worktops and cabinets surfaced in travertine microcement. Moving past the dining space is the living room, flooded with even light from a glass wall and gently pitched roof-light overhead. Glazed double doors open to the garden with a paved patio / seating area and raised lawn. Also on this level is a guest WC.

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The staircase, also in oak, turns, ascending with shadow gaps to the first floor. On this level is a large double bedroom with built-in wardrobes and south-facing sash windows. At the rear, overlooking the glass roof and garden beyond, is a second bedroom, and between the two rooms is a family bathroom.

On the upper level is a further bedroom with en-suite shower room and plenty of eaves storage. Windows are double glazed throughout.

The house 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 station is Queens Park (around seven minutes' walk) for access to the Bakerloo Line. London Overground services run from Kensal Rise station for connections to Richmond in one direction and Highbury & Islington in the other. Westbourne Park and Ladbroke Grove are both easily reached for access to the Hammersmith and City Line and several buses run services into central London.

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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”.