

THE MODERN HOUSE



*London W10
Sold*

Nutbourne Street

This beautifully conceived two-bedroom house with spacious loft study is situated within the late 19th-century Queen's Park Estate Conservation Area. Set within a pretty terrace, the house bears the ornate insignia of the Artizans, Labourers and General Dwellings Company who built it. Inside, a monochrome palette gently contrasts with understated dashes of pink and sage green, while a considered palette of materials gives a polished finish throughout. To the rear, a charming courtyard garden provides a serene space to relax and entertain. Queen's Park Estate is nestled between Queen's Park and Kensal Green, with the brilliant shops and eateries of Goldbourne Road close at hand.

The Architect

The house was designed by Rowland Plume, who built a broad portfolio of buildings from the modest to the grand, including churches, hospitals and housing. He is best known for his many residential schemes across London.

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Rowland Plume was commissioned to create the Queen's Park Estate on behalf of the Artizans, Labourers and General Dwellings Company, the second of its kind in a pioneering new approach to housebuilding. Looking to build good quality houses in suburban areas, their first estate was completed in Battersea in the early 1870s, followed by the charming terraces of Queen's Park in 1874.

The estate covers 76 acres and is characterised by its minimal Gothic vernacular. Polychromatic brickwork sits alongside ornamental façades and dentil brickwork, while corner houses are dramatic affairs with turrets and pyramid roofs. In the 1860s, these terraces were home to a number of footballers playing for Queen's Park Rangers.

The Tour

The house is set back from the quiet tree-lined street behind a garden planted with joyful hydrangeas. A path leads to the front door, distinguished by its characterful door knocker.

Entry is to a beautifully renovated open-plan space arranged as a living and dining room. All the woodwork has been painted a striking black, adding depth and dimension throughout the house. Original features have been lovingly retained and restored, including an iron fireplace decorated with handcrafted Liberty-style tiles, ceiling mouldings and a central ceiling rose. The space is flooded with light from dual-aspect windows at the front and rear of the house. The renovated sash windows retain their original working shutters.

A galley kitchen is at the rear of the house, with views out across the garden framed by a large picture window. Sage green wall tiles add a subtle splash of colour against the otherwise neutral palette. Oak worktops and white cabinetry housing integrated appliances are elegantly elevated by brass hardware. From here, the enclosed courtyard garden can be accessed through a black-painted door.

Cleverly placed storage is positioned under the staircase. The stairs are laid with a velvety grey carpet that continues across the top two floors.

There are two double bedrooms and a spacious family bathroom on the first floor. The sash windows on the upper storeys have been renovated with double glazing. The main bedroom is at the front of the house and has a mirrored fitted wardrobe. In the bathroom, a large slipper bath is perfectly placed beneath the window. A sophisticated pop of pink is introduced to the monochrome palette by ceramic tiles in the walk-in shower.

The pink palette continues into the study or snug area on the top floor, currently used as a bedroom. Set in the eaves, there are Velux windows and a separate space for a desk.



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Outdoor Space

The secluded rear courtyard garden has been thoughtfully planted around a terrace paved in charcoal grey Indian sandstone. Evergreen fatsia provide year-round sculptural interest. A lush, tranquil retreat, the space accommodates both entertaining and quieter moments of reflection. Two sheds provide space for external storage.

Area Guide

Nutbourne Street is excellently located close to Queen's Park, Kensal Rise and Ladbroke Grove. Nearby Chamberlayne Road has a fine selection of independent restaurants, delis, pubs and shops, including a butcher, greengrocer, florist and Gail's bakery. Other local favourites include Michiko Sushino sushi bar and Italian restaurant Ida, family owned Vicki's deli, as well as the renowned music venue and gastro-pub Paradise and bar/restaurant Parlour. Further bars, restaurants and pubs can be found along the bustling Lonsdale Road. A range of yoga and pilates studios, gyms and fitness centres are nearby, including Yogaloft and Fierce Grace.

The house is also wonderfully placed for the shops, cafés and restaurants of Golborne Road. This bustling high street is home to many local favourites, including Golborne Wine & Deli, L'Etoile de Sous, Lisboa Delicatessen (renowned for its pastel de nata) and plenty of antique and furniture shops. To the south, the street begins to dovetail with Portobello Road and Notting Hill.

Queen's Park offers wonderful outdoor communal space for playing, picnicking, tennis and golf, and on Sundays erupts into activity with its busy farmers' market. The boutiques and restaurants of Westbourne Grove and Portobello Road Market are within a 30-minute walk. Regent's Canal can be reached by foot in 10-minutes; from there, a 40-minute stroll along its towpath will bring you to Maida Vale, Regent's Park and Paddington Station.

Locally, there are a number of currently Ofsted rated 'outstanding' schools including St Luke's CofE Primary School and Paddington Academy.

Kensal Rise and Queen's Park Stations are a 12 minute stroll away; both run Bakerloo Line and Overground services. Buses from Harrow Road reach King's Cross/Euston and Notting Hill, and Hyde Park in about 25 minutes. There is also good access to the M4, A4 and A40.

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”.