

THE MODERN HOUSE



*London W8
Sold*

Pembroke Road

This refined three/four-bedroom house on Pembroke Road, with private garden and off-street parking, extends to just under 2,400 sq ft over four levels. It has been recently renovated to a light-enhancing design by Hogarth Architects and is located a short walk from Kensington High Street, South Kensington and the green spaces of Holland Park.

The Tour

The house is set back from the road behind a paved parking area, with smart stone steps leading up to the raised ground floor entrance. This opens onto a hallway that has been opened up to create an expansive, dual-aspect level, with beautiful rough-sawn oak flooring, high skirting, renewed cornicing and ceiling heights of over three metres. Double doors lead to the large reception room, where a contemporary gas fire sits within the original honed-marble fireplace. At the south-facing front aspect, an elegant arched sash window floods the space with light, while French windows at the rear of the room open to a porcelain-paved terrace with steps down to the garden.

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The lower-ground level has been dug out to provide further excellent ceiling heights and mirrors the open plan of the ground floor. The bespoke kitchen, by Naked Kitchens, combines oak and walnut carcasses with walnut cabinets set against quartzite worktops. Appliances are by Miele with gas hobs by Barazza, and underfloor heating extends throughout this floor and the one above. Superb levels of natural light abound; a sash window in the front lightwell, a roof light in the upper terrace, and floor-to-ceiling Crittall-style glazing at the rear – which opens onto the garden – all let in wonderful amounts of sunshine. The former coal drops provide independent access and have been lowered, substantially extended and tanked to create a laundry utility, guest WC with shower room, and a versatile workshop/study.

The master bedroom is located on the first floor and is separated from the dressing room, used by the current owners as a fourth bedroom, by a sliding pocket door. Between the two spaces lies an en suite bathroom. Sanitaryware throughout is by Samuel Heath. There are two bedrooms on the second floor, one currently used as an office, and a bathroom between them.

Outside Space

The walled garden is incredibly private and can be accessed from the ground and lower-ground levels. It is paved in Portland stone with a variety of plants in boxes bordering the space.

The Area

Pembroke Road is within easy reach of the shops, boutiques, restaurants and cafes of South Kensington, High Street Kensington and Chelsea. The open green spaces of Kensington Gardens and Holland Park are a short walk away.

The nearest underground station is Earls Court (Piccadilly, District lines); with Gloucester Road (Piccadilly, District and Circle lines) and High Street Kensington also nearby. The A4/M4 is close by for fast routes to the West and Heathrow Airport.



*London, West London
Sold*

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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”.