

THE MODERN HOUSE



*London W10
Sold*

Portobello Road

This award-winning freehold house, designed by the architects Meadowcroft Griffin, combines a private residence with a gallery space below. Completed in 2004, it is a building of genuine architectural quality in a sought-after West London location.

The property has two separate entrances, one for the house and the other for the gallery. The gallery (currently vacant) occupies part of the ground floor and the basement, and could be let out or incorporated into the main house if desired. It could also act as a separate staff flat or equivalent.

The main house has 3 bedrooms (two with en-suite bathrooms), a double-height kitchen / breakfast room with a door to a private patio garden, a dual-aspect reception room, and a basement reception / cinema room. The master bedroom has a large open-plan dressing room and a roof terrace.

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Portobello Road is one of London's most iconic streets, famous for its long-established market. The house is located very close to the junction with Golborne Road, and is within easy reach of Notting Hill and Ladbroke Grove. The nearest Underground station is Ladbroke Grove (Hammersmith & City Line). There are good road links to the M3 and M4 motorways via the Westway, as well as Heathrow Airport.

The architectural practice Meadowcroft Griffin was established in 2001. Previously Philip Meadowcroft was a director of Eric Parry Architects, responsible for the office building at Stockley Park for Stanhope, the masterplan and new student accommodation at Pembroke College in Cambridge and the Sussex Innovation Centre. Ann Griffin was an Associate of Haworth Tompkins, where she was project architect for the Royal Court Theatre and Dr Martens Factory.

The house on Portobello Road is Meadowcroft Griffin's best-known residential project. The building's sensitivity to its site, bold use of materials and clever manipulation of internal volumes make it one of the most successful new-builds of recent years. It was awarded a Conservation Commendation at the 2006 RIBA awards.



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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”.