

THE MODERN HOUSE



Charlwood Street, London SW1
Sold

Repton House

This exceptional Grade II*-listed three-bedroom flat is positioned within Darbourne and Darke's award-winning Lillington Gardens Estate in Pimlico. In their work here, the architects took a radical approach to low-rise, high-density social housing that influenced architecture throughout the UK from the 1960s to the '80s. For more information on Lillington Gardens Estate, please see the History section below.

In this apartment, the current owners have gone to tremendous lengths to preserve and restore the original mid-century features, including the sliding doors that separate the main bedroom on the lower level from the living areas on the upper floor. The flat looks over the estate's exceptional landscaping and gardens from the living area and its south-facing terrace.

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The Architect

Upon winning a prestigious housing competition to build the Lillington Gardens Estate, John Darbourne (1935-91) invited Geoffrey Darke (1929-2011) to form a partnership in 1961. After the success of the estate, Darke concentrated on housing work while Darbourne expanded into designing laboratories, offices, a stand for Chelsea FC and the landscaping of Heathrow Airport. Throughout the 1970s, the pair's housing in Stuttgart, Hanover and Bolzano won international accolades.

The Tour

The flat is positioned on the first floor of Repton House and is accessed via an elevated, brick-paved communal walkway. The home has been built in a scissor formation – an interlocking building design developed in the 1950s by David Gregory-Jones and LCC Architects, which uses its unique layout to create split-level living areas.

The front door opens to a cloakroom area with bamboo flooring underfoot, where a short staircase leads to a wonderful L-shaped living space that perfectly encapsulates Darbourne and Darke's considered design. Natural light pours through the dark-stained timber double-glazed windows at the front of the plan, which can rotate 360 degrees. Adjacent to the living area is a bespoke kitchen designed by Uncommon Projects, with new appliances and Corian work surfaces. The sensitive use of ply and cork echoes the apartment's original mid-century aesthetic.

A wonderfully bright double bedroom lies on this level, with far-reaching views over the verdant gardens beyond. There is also a sizeable family bathroom and a separate WC. Two further bedrooms can be found on the floor below; both are flooded with natural light. The sliding doors in the main bedroom can be left open to reveal the living spaces above, creating a wonderful sense of flow between the split levels.

Outdoor Space

Leading seamlessly from the living spaces, behind a wall of glazing, lies a south-facing terrace with views across the beautifully landscaped gardens. There are mature trees, a frog pond, multiple seating areas and winding pathways through to the Grade I-listed Church of St James the Less.

The Area

Lillington Gardens is located in Pimlico, which is characterised by its village-like atmosphere and charming cafes, restaurants and independent shops. Tate Britain is only a 10-minute walk away. Green space can be found a few minutes' walk south in the beautiful St George's Square, which leads directly onto the Pimlico Garden and the Shrubbery, a peaceful park directly overlooking the River Thames.



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Slightly further west is Ranelagh Gardens, an extensive 18th-century set of gardens and lawns which is home to the Chelsea Flower Show. The house is within easy reach of Battersea Park, as well as the shops and restaurants of Victoria, Chelsea and Belgravia.

There are outstanding transport links within close proximity. Pimlico (Victoria Line) is a five-minute walk, while Victoria station offers mainline rail services including direct trains to Gatwick Airport.

Tenure: Leasehold Lease Length: approx. 147 years remaining Service Charge: approx. £3,300 per annum (please note the service charge includes unlimited hot water) 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”.