

THE MODERN HOUSE



Chepstow Road, London W2
Sold

St. Stephen's Yard

Occupying its own private mews off Chepstow Road, a short walk from Notting Hill and Westbourne Grove, is this enchanting five-bedroom house. St. Stephen's Yard measures almost 5,000 sq ft over two levels, with much of the accommodation arranged laterally around a superb internal courtyard-garden with off-street parking for up to three cars.

The scale, light and ethereality within are modestly masked from the outside by double garage doors that nod to the mews' former incarnations as stables and later, a series of design studios. Past the driveway, the cobbled-courtyard garden extends to over thirty metres, with high, painted-brick walls on one side and a series of bedrooms on the other. A row of trees lines the walkway and creeping foliage reaches up to the glazed roof, contributing to a sense of tranquillity and privacy that cannot be overstated.

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Stepping up into a glass atrium, floors become polished stone, extending into and throughout an expansive open-plan kitchen, living and dining room. Light pours in from the conservatory, and through roof lights over the living space and kitchen, reflecting off the mirrored-back (which conceals a television within) and illuminating the room. Appliances are by Gaggenau and worktops are corian, and set behind sliding pocket doors are two larders.

An elegant, bespoke, double-helix staircase ascends with open treads to the upper level where two separate living rooms are arranged either side of an office space / library. Each area has access to an independent roof terrace, the westerly of the two with a balcony looking down the length of the courtyard garden. Engineered-oak flooring extends across the upper levels with underfloor heating throughout, bolstered in winter by a central hanging fireplace in the study.

The vaulted ceilings of the upper level are interrupted only by a west-facing roof terrace that leads to the master bedroom. First, through a dressing room, into the bedroom and then to a substantial bathroom with free-standing bath, steam shower and sauna. Roof lanterns offer views to the sky in each of the interconnected rooms and windows to the courtyard frame the high-reaching banana palms outside.

On the ground floor there are four further bedrooms, each with sliding glazed doors by Velfac opening onto the internal mews garden. Two of the bedrooms have en-suite shower rooms and the remaining two are served by a central bathroom, also with (frosted) glazed doors onto the courtyard.

A new basement contains much of the house functionality with AV controls, boilers/tanks, wine cellar and a utility with corian worktops. Solar panels on the roof contribute to the electricity supply.

Chepstow Road is located in one of west London's most desirable areas, a short walk from the boutiques of Westbourne Grove and Portobello Road market. The immediate area is replete with celebrated eateries such as the two Michelin-starred Ledbury, Granger & Co, and Ottolenghi. Further bars, restaurants and pubs can be found in nearby Notting Hill, as can The Electric Cinema and popular Notting Hill Arts Club.

Notting Hill Gate (Central Line), Westbourne Park and Royal Oak (Circle and Hammersmith & City Lines) and Bayswater (District and Circle) are the nearest underground stations. The Westway provides an easy route out of the city by road, for swift access to Heathrow Airport and the south west.

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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”.