

THE MODERN HOUSE



London W11
Sold

Stoneleigh Street

Situated on a quiet residential street between Notting Hill and Holland Park, this elegant three-bedroom house was designed in the early 1990s by John Pawson for his own family. It is arranged over four floors, extending to almost 2,100 sq ft internally, and is set between private gardens at the front and rear. Though outwardly Victorian, the period interiors have been re-worked using a restrained palette of marble, Douglas Fir and stone, elements now synonymous with the architectural designer's esteemed thirty-year practice.

In Pawson's own words 'with the exception of a new recessed front door, the façade of this Victorian house remains unaltered. Inside all is transformed.'

THE MODERN HOUSE



London, West London
Sold

Stoneleigh Street

Entry is via a front courtyard garden to an entirely open-plan raised-ground floor. Full-length Dinesen Douglas Fir floorboards stretch from the front bay to west-facing floor-to-ceiling windows in the dining and kitchen spaces, flooding each with natural light. A wall of cupboards provides plenty of storage and conceals routes to the upper and lower levels. Opposite, a stone bench runs along one side of the reception, bridging a pair of subtly protruding fireplaces, while moonlighting as hearth, plinth and seating.

At the rear, past the bespoke table and bench designed by Pawson, is the kitchen; a symmetry of four-metre marble-slab worktops, set with industrial steel appliances, atop clean lines of simple white cabinetry. A large glazed door opens onto a terrace and seating area, with steps down to the courtyard garden.

The lower-ground floor has its own entrance from Stoneleigh Street and currently serves as second living room and light-filled workspace with direct access to the garden. There is also a shower room on this level.

Throughout the house neat solutions, such as light switches set in the recesses of sliding doors, pare back the aesthetic to create places where the eye and mind can be at ease. The same is true of the staircases; timber treads and shadow gaps enveloped in white walls, doused from above in streams of natural light.

On the first floor are two bedrooms, both with built-in wardrobes. The bathroom on this level has been recently updated, retaining an original stone sink and adding white-washed Dinesen Douglas Fir panelling to the walls, echoing the flooring throughout.

The master bedroom is located on the second floor with an en-suite shower room and access to a west-facing terrace with far-reaching views across rooftops and gardens.

Stoneleigh Street is brilliantly positioned between Ladbroke Grove and Holland Park tube stations, within easy reach the shops, restaurants and markets of Portobello Road, Golborne Road and Westbourne Grove. There are plenty of cafes and restaurants nearby. Six Portland Road is of particular note; a neighbourhood restaurant specialising in low-intervention wines and modern-European cuisine and Notting Hill has Michelin-starred The Ledbury. The Electric Cinema, The Gate Theatre and Electric House are all within walking distance.

Holland Park, one of London's finest green spaces, is a short walk south and has stables, tennis courts and a Japanese garden. Kensington Gardens are a slightly longer walk west and are home to the Serpentine Galleries and the James Pennethorne-designed, Italian Gardens of Hyde Park.

THE MODERN HOUSE



Stoneleigh Street

The House is a five minute walk from Latimer Road Underground Station (Hammersmith and City and Circle lines). Ladbroke Grove is a little further and on the same line, while Holland Park station (Central line) is within twelve minutes' walk. There is excellent road access to the M4, A4 and A40, providing quick routes to Heathrow Airport (approximately 40 minutes). Paddington Station is also nearby for the Heathrow Express and services to the west of England, and will be connected to Crossrail upon its completion..



*London, West London
Sold*

THE MODERN HOUSE



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”.