

THE MODERN HOUSE



Mortlake High Street, London SW14
Sold

Tapestry Court II

This extraordinary three-bedroom apartment, positioned within a converted Victorian pub in the Mortlake conservation area, south-west London, has been masterfully reimaged by the architectural practice Russian for Fish. A marriage of exquisite period detailing and considered contemporary design characterises the home, seamlessly combining its contrasting wings; a roof terrace with spectacular, sweeping views across the River Thames crowns the building. The apartment was shortlisted for the New London Architecture Don't Move, Improve award in 2012.

The Building

Built in 1894, the building remained as The Queen's Head pub and hotel until the 1970s, when it was converted to residential flats. It was then extensively reconfigured into three distinct homes in 1983; this apartment is now one of the three that form Tapestry Court.

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The site itself has an unusual history: the polymath John Dee was said to have kept his laboratory and library here during the 16th and 17th centuries. Dee was the court astronomer and advisor to Queen Elizabeth I, who used to travel from Hampton Court along the Thames to visit. As an antiquarian, it is widely acknowledged that he kept one of the largest libraries in England at the time.

The Architect

Russian for Fish is an award-winning architectural practice based in London, which has built a reputation for elegant, playful simplicity, characterised by minimal materials and a human touch. With projects throughout the UK, Russian For Fish's work spans renovations, new builds, exhibition design and product design, and has earned them inclusion in the Architecture Foundation's publication, *New Architects 3*.

The Tour

Entrance is via a set of stairs, which lead to a private, slate-paved courtyard with a water feature at its centre. The front door opens onto a spacious lobby area with soaring ceilings painted a warm shade of off-white.

The main living, kitchen and dining areas unfold across what was once the ballroom. This floor has been cleverly reconfigured with partition walls and bespoke shelving used to demarc one area from the other. Arguably the most striking feature is the gothic arched windows with decorative roundels that enclose the room, framing beautiful views over a willow tree that sits just outside. These, along with the original cornicing and ceiling roses, have been painstakingly retained and preserved throughout.

At the rear lies an understated contemporary kitchen with sleek, stainless steel worktops and graphite-coloured cabinetry; a spectacular stained glass window casts a golden light over the space. A spacious shower room sits just off the kitchen, predominantly clad in polished red marble accented with mustard yellow woodwork. There is also an additional bathroom adjacent to the entrance, alongside a useful utility room.

Two generous bedrooms lie on the opposite side of the plan. The main bedroom has the same striking windows as the main living space; a second sliver of glazing overlooks the living area and creates a sense of flow between the rooms. There is ample storage in both bedrooms provided by full-height, built-in wardrobes. Double-height doors feature across this floor, courtesy of the voluminous ceilings. Upstairs is a further double bedroom with a skylight, allowing for an excellent quality of light.

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The top-floor pavilion is reached via an internal lift. A roof terrace with breathtaking views wraps around this room, designed to blur the boundaries between indoors and out. The walls and ceiling have been finished with polished plaster: the latter extends out above the sliding glass doors, creating a seamless transition to the terrace. The brick pavers of the rooftop were utilised to ground the space, creating a contrasting texture against the smooth plaster. There is also a WC on this floor.

From a separate entrance, there is also access to a walk-in cellar with further storage space. There are two car parking spaces allocated to the apartment.

Outdoor Space

A roof terrace with uninterrupted views of the river and surrounding treetops crowns the building, enclosed by an original brick wall. This is a beautiful vantage point to sit and watch the annual boat race or spot the wide variety of birds and wildlife that flock to the area.

At the entrance to the apartment, there is also a slate-paved courtyard with luscious bamboo hedges and an abundance of climbing plants. There is plenty of space for a table and chairs.

The Area

Mortlake is a pretty, residential area positioned between Richmond Park and the Thames. Barnes Village, with its excellent array of shops and cafés, is a short distance to the east, and Chiswick is just across the bridge to the north. A large Waitrose and a PureGym can also be found on Upper Richmond Road.

Chiswick High Road is home to a host of national and independent retailers, restaurants, cafes and bars. There is a small retail parade on Devonshire Road, which offers a more eclectic mix of restaurants, cafes and boutique retailers, including restaurant La Trompette, wine bar Vinoteca and barbers Genco.

The area is surrounded by vast swathes of green space, including Barnes Common, Richmond Park and Kew Gardens. Chiswick House, an 18th-century Palladian villa with 65 acres of gardens, is within walking distance to the north.

Mortlake railway station is only five minutes walk from the house and has regular services to London Waterloo.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 119 years remaining Service Charge: approx. £1200 – £2300 per annum Ground Rent: approx. £100 per annum Council Tax Band: F

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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”.