

THE MODERN HOUSE



Sold

Tapestry Court, London SW14

Located almost adjacent to the finishing post for the Oxford & Cambridge Boat Race, this astonishing penthouse apartment overlooks the Thames with nothing but green-belt land beyond.

The penthouse is set over two floors. The lower floor contains two bedrooms, two bathrooms, and a very large reception room with open-plan kitchen. The apartment has outstanding ceiling height, with substantial windows on two sides. There is a tangible sense of the outside being brought inside, so the main living space feels as if it is overhanging the river. Upstairs is a sunroom with sliding doors that can be entirely opened up to a roof terrace.

The apartment comes with an off-street parking space.

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It has been refurbished and extended by the practice Russian For Fish, which is led by Pereen d'Avoine. A minimal palette of materials has been used so as not to detract from the views of the river. The deep, dark oak used for the floor and the joinery in the main spaces is complemented by pale marble in the kitchen and bathrooms, and warm polished plaster in the sunroom.

The apartment is one of three forming Tapestry Court, a converted Victorian public house off Mortlake High Street. The building was formerly the Queen's Head Hotel, built in 1885 on the site of John Dee's laboratory and adjacent to the site of the Mortlake Tapestry Works. It is a building of landscape merit and falls within a conservation area.

Mortlake station is a short walk from the property, and has regular services to London Waterloo. Barnes Village, with its shops and cafés, is a short distance to the east, and Chiswick is just across the bridge to the north. The area is surrounded by vast areas of green space, including Barnes Common, Richmond Park and Kew Gardens.

Lease: 125 years remaining
Ground rent: £50 per annum (approx)
Service charge: £1,400 per annum (approx), including a sinking fund



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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”.