

# THE MODERN HOUSE



*London SW10  
Sold*

## Uperne Road

This exceptional three-bedroom house, with private walled garden, sits on a quiet tree-lined street in Chelsea, a stone's throw from the Thames. It extends to over 1,600 sq ft and has been recently renovated by the current owner with a thoughtful combination of new and reclaimed materials.

The façade of the house has been painted a striking green, with black window frames. A stoop leads to the front door and into a hallway, with hanging space for coats. At the end of the hallway a floor-to-ceiling internal window looks over the staircase and into the rear south-west facing garden beyond, providing a sightline through the house and drawing light downstairs. To the left is a generous living room with unpainted wooden boards cladding the ceiling. The walls have been decorated with fabric wallpaper and the brick wall surrounding the fireplace has been exposed. To the rear of the room, tall French doors open onto a secluded, paved garden. Herringbone parquet runs underfoot.

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On the lower-ground level is an expansive open-plan kitchen, living and dining area. The floor is tiled with century-old French hexagonal tiles. The kitchen is organised around a central raised island with a marble top, which supports a generous cast-iron sink. Two butcher's blocks cleverly form kitchen countertops, with a free-standing gas stove to one side. Beyond the kitchen is a guest WC with wonderful patterned tiles. Downstairs there is also a large pantry and a separate utility room.

On the first floor are two generous double-bedrooms that share a family shower-room. The latter has contrasting marble tiles in brick and hexagonal shapes. The room at the front of the house has a fantastic bay window which bathes the room in light and another exposed-brick wall which provides a focal-point for the room. The master bedroom is on the top floor and has been clad in delicate wood panelling which lends it the feeling of a rural cabin. There is also an inbuilt seat with storage underneath. This room has an en-suite with a freestanding cast-iron bath.

Uperne Road is brilliantly positioned in Chelsea. The King's Road, with its excellent selection of shops, restaurants and bars, is a few minutes' walk away. Sloane Square, the Royal Court Theatre and the Serpentine Gallery are close by, along with Battersea Park and Chelsea Physic Garden. At the end of the road is Lots Road famous for its weekly auctions of both antique and contemporary items. Westfield Park is seconds from the house, a great place for a stroll and complete with a playground. Nearby, the RHS Chelsea Flower Show is held annually in the grounds of the Royal Hospital Chelsea on the Chelsea Embankment.

Sloane Square and South Kensington Underground stations run District, Circle and Piccadilly Line services. The A4 provides quick access by car to Heathrow Airport (approximately 35 minutes), and the south west of England.



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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”.