

# THE MODERN HOUSE



*London W11*  
*Sold*

## Wesley Square II

This three-bedroom house occupies an enviable corner position in Wesley Square, an award-winning private garden square in Ladbroke Grove designed by celebrated architects Sir Terry Farrell and Sir Nicholas Grimshaw in 1976. The end-of-terrace house is one of only six houses on the square and not only has access to the wonderful communal gardens directly from the front door but also a secluded, private rear garden. There is an allocated off-street parking space behind the garden.

### *The Square*

Designed in 1976 by the multi-award-winning architects Sir Terry Farrell and Sir Nicholas Grimshaw, Wesley Square was one of the partnership's very first projects. The development comprises six three-storey townhouses, 22 two-storey maisonettes and 22 duplex apartments. The square has an unusual plan; each residence has front-door access from the central shared garden. It is managed by a committee of owners, creating a wonderful sense of community. For more information, please see the History section below.

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### *The Tour*

Wesley Square is accessed through small gates on either side of the square, discreetly hidden amid mature plants and bushes that create a green welcome. Paved walkways run around the perimeter of the square, along the row of houses with distinctive pillar box-red-painted window frames and doorways. This house lies on the southern corner of the square, positioned behind a front garden with space for a bijou seating area.

The front door opens immediately to a generous kitchen, recently renovated by the current owners in a simple, contemporary palette. White metro tiles form a splashback behind grey Corian worktops, while engineered oak floorboards extend below. Built-in appliances include a Bosch oven and microwave, as well as an induction hob and a dishwasher. A large window over the sink frames views of the square and welcomes in light that bounces off the white cabinetry to create a bright environment.

At the rear of the plan lies the living room, oriented towards the garden beyond. Large, sliding glass doors create a seamless connection between inside and out, allowing the garden to function as a natural extension of the living space in the summer months. The room is tranquil and welcoming and has ample space for separate living and dining areas. Also on this floor is a bathroom with a large shower and walls clad in white rectangular tiles from Mandarin Stone.

Stairs laid with natural wool carpet ascend to the first floor, home to two bedrooms and a family bathroom. The bedrooms are almost equally generous spaces, positioned on opposite sides of the plan. The main bedroom has a mono-pitched ceiling and overlooks the square; both rooms have full-height, built-in wardrobes for storage. There is further storage in the hallway, as well as access to the family bathroom; this has been decorated in the same palette as the ground floor bathroom, with smart slate floor tiles and Mandarin Stone wall tiles.

On the top floor is a versatile space, currently used as an office but equally well-suited to becoming the main bedroom. A vaulted ceiling rises high above, creating a wonderful sense of volume. Sheets of glazing on both aspects invite light to flood in. Full-height, built-in wardrobes provide storage; there is also access to the eaves storage from this level. Walls are a simple white, reflecting the calming palette elsewhere, allowing the architecture of the room to truly shine.

### *Outdoor Space*

Clambering vines make their way up and down the brick walls surrounding the private rear garden. The garden is paved and feels utterly secluded, shielded from the no-through road behind by a selection of mature leafy trees. There is a shed at the rear for storage, where there is also direct access to the parking space behind.

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Wesley Square itself is arranged around a beautiful communal lawn dotted with benches, trees and verdant bushes. The peaceful communal gardens have won the 'Brighter Kensington & Chelsea Gardens Award' several times. There are vegetable and edible herb plots, which are carefully looked after; the maintenance of the gardens is included in the service charge.

### *The Area*

Wesley Square is located in the centre of Ladbroke Grove, within easy reach of the shops, restaurants and markets of Portobello Road, Golborne Road and Westbourne Grove. The Electric Cinema, The Gate Theatre and Electric House are within walking distance. The new home of The Museum of Brands opened in March 2016, is along the road.

Wesley Square was originally conceived as a centre for artists and creatives, and it retains that spirit to this day. It offers a very child-friendly community, with good local schools nearby, including the new Kensington Aldridge Academy designed by Studio E Architects.

The Underground stations of Ladbroke Grove (Hammersmith & City Line), Holland Park (Central Line) and Notting Hill Gate (Central, Circle and District Lines) are all close at hand. There is also good 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, services to the west of England, and the new Crossrail.

Tenure: Leasehold with Share of Freehold Underlying  
Lease Length: approx. 999 years remaining Service Charge:  
approx. £200 per month Ground Rent: approx. £200 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”.