

THE MODERN HOUSE



London W10
£1,500,000 Share of Freehold

St Mark's Road

This beautiful three-bedroom garden apartment is within a grand Victorian townhouse on the tree-lined St Mark's Road. Floor-to-ceiling glazing in the contemporary kitchen overlooks the luscious private garden, where ivy traverses along a garden wall and stepped landscaping leads to a timber-clad studio. The brilliant offerings of Holland Park, Notting Hill, Portobello and Westbourne Grove are all within easy reach.

The Tour

Set over the ground floor of a handsome terrace, the apartment is accessed via a green-painted gate and down a set of sandstone steps. A deep green timber door with two glass panels opens into the hall, where the engineered oak flooring that flows across the front section of the apartment begins. There is also a handy WC here.

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The extended main room is at the rear of the plan. Natural light is welcomed into the space through expansive sliding doors that open to the private garden. Defined kitchen, dining and living areas are united by a polished concrete floor underfoot. Above, two roof lights assist in delineating the zones while drawing in natural light.

The kitchen is a sleek stainless steel affair with a Smeg induction range oven. Two windows behind the worktops look out to the side passage. A set of Crittall-style French doors at the end of the space open out onto the patio. On other the side is a living area centred around a fireplace with open shelving set in the alcoves.

At the front of the plan is the main bedroom, where chalky pink timber wall panelling rises to the bedhead wall, providing a visual link with the soft pink walls. There is a wall of built-in wardrobes. A generous bay window looks out across the shared front garden, where grasses, a mature olive tree and a privet hedge provide greenery and privacy.

The bathroom is set behind a set of bifold timber doors with black pull handles. Here, slender brick-sized pink floor tiles ground the space, and there is a free-standing oval bath along with twin sinks and a marble-laid walk-in shower with a cut-in shelf.

A set of stairs with oak treads and risers and a matt black wrought iron handrail ascend to an upper floor, where the second bedroom sits. Laid with engineered oak flooring, it has garden views through a fluorescent yellow-framed sash window. The same vibrant paint colour is used on the door frames and skirting boards, with sage paint on the walls and a set of open shelves on the rear wall. A utility area with a drying rack and space for white goods completes the upstairs plan.

Accessed via the rear garden is a wonderful studio clad in waney edge timber with a Crittall-style door. The space inside is laid with engineered oak flooring and has underfloor heating, while a Crittall-style window looks out across the garden. The main space is set to the front of the studio and is currently used as a home office. A rear room is used as additional office space, with natural light provided by an opening Velux roof light to the centre of the room. There is also a shower/WC with a walk-in shower and beautifully refined ceramic tiles.

Outdoor Space

The garden flows out from the main room, where a sandstone patio abuts the building line with rendered walls to all three sides. The rear rendered wall supports the lawn, with jasmine, ivy, cherry blossom and grasses in a planted bed. There is a bench seat formed of sandstone flagstones as well as space for a dining table and barbecue.

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The Area

St Marks Road is a beautiful tree-lined North Kensington avenue located within easy reach of the shops, restaurants and bars of Ladbroke Grove, Westbourne Grove, Portobello and Notting Hill. Portobello Market is a 10-minute walk from St Mark's Road, with Holland Park and Notting Hill around 15 minutes away. Nearby Golborne Road is home to a host of amenities, including the well-regarded Straker's and the famous Lisboa patisserie.

The general area is celebrated for its restaurants, cafés and boutiques, with Franklin's Wine, Sally Clarke Bakery, Provenance Butcher and The Notting Hill Fish and Meat Shop all present. Other excellent restaurants in the area include the two Michelin-starred Ledbury, three Michelin-starred Core by Clare Smyth and Ottolenghi. Further bars, restaurants and pubs can be found throughout Notting Hill, as can The Electric Cinema and the popular Notting Hill Arts Club.

The new arts and social club, Ladbroke Hall, lies at the end of St Marks Road on Barlby Road, where there are jazz nights, poetry readings, theatre shows and live music, as well as an Italian Restaurant, Pollini. Two private members clubs operated by Soho House lie within 10 minutes' walk; set in the former BBC Headquarters on Wood Crescent is private members club White City House, and Electric House on Portobello Road has a roof garden with an original domed ceiling, along with an extensive art collection.

Ladbroke Grove and Latimer Road are Underground stations (Hammersmith & Circle Lines) both within easy reach. Numerous bus routes serve the area, while The Westway provides an easy route out of the city by road, and provides swift access to Heathrow Airport and the South West.

Tenure: Share of Freehold Lease Length: Approx. 953 years remaining 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”.