

THE MODERN HOUSE



Waldo Road, London NW10
Sold

Waldo Works

This excellent five-bedroom house, occupies a former industrial building on a quiet residential street, a short walk from Kensal Green station. The three-storey warehouse has a striking rear façade, a spacious kitchen/dining room and a large roof terrace with far-reaching views across London; a separate decked terrace lies to the rear. The building was transformed by Waldo Works; founded by Tom Bartlett in 2000, the studio is well-known for creating engaging design concepts and liveable environments.

The Tour

A set of tall wooden doors punctuates the centre of the ground floor frontage. On the first floor above, silver windows are positioned on either side of a black-framed door, making a dramatic first impression.

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The ground floor doors open into an entrance hall where the expansive volume of the interior spaces is first evident; striking yellow walls rise to meet high white ceilings. A set of stairs ascends from here through the core of the building. The sightlines extend from the ground floor all the way to the apex of the structure, creating a truly impressive sense of scale and demonstrating the generosity of the spaces within.

To the right, a door opens to a living room positioned at the centre of the plan where painted concrete floors and ceilings are connected by high, white-painted walls. From here, stairs ascend to the first floor; set against a ply-clad wall, their striking architectural structure juts confidently out into the living space. A WC/shower is discreetly concealed under the stairs behind a flush door; hexagonal tiles run underfoot and shower walls with silver fittings and a wall-mounted towel radiator complete the space.

Doors open from the living room on either side, each leading to a bedroom. Both bedrooms contain beds set within a ply surround, and have painted concrete floors. The two rooms both have access to the terrace through silver-framed, glazed doors.

On the first floor, silver-framed windows on both sides of the hall cast light over the black-painted concrete floor, which flows into the high-ceilinged, triple aspect kitchen/dining room. A wide, eye-level window spans the length of the wall and frames far-reaching views across London, while high windows to each side ensure natural light abounds. A Formica worktop flows over cabinetry below, both finished in striking primary yellow, with a stainless steel sink and a matching yellow tap.

The double bedroom on this floor has been laid with Dalsouple flooring. A pair of barn-style doors with inset glazing sits in the centre of this room, with silver-framed fenestration to each side. The bathroom is also laid with Dalsouple; walls are decorated in a combination of white ceramic tiling and ply. Marble sits atop white cabinetry, with a sink cut into the stone.

Natural light is welcomed to the second floor through windows at both ends of the landing and a roof light. A double bedroom/playroom occupies the rear of the plan, decorated with a soft cream carpet, light grey walls and a vibrant yellow ceiling. Full-width sliding framed doors open to a Juliette balcony with uninterrupted views south across the city. The single bedroom has walls in a soft pink and is illuminated by a roof light, while the bathroom on this floor is painted a deep green. The side panel of the bath, the door and the top of a half-wall partition are finished in a dark-stained wood.

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Outdoor Space

The house is topped by a large roof terrace at the front of the building. Bounded by iron railings and laid with decking, there is space for a dining table and timber planters around the perimeter. The house is one of the tallest structures in the immediate vicinity and has uninterrupted, far-reaching views to all sides.

The terrace to the rear of the ground floor has space for a small dining set.

The Area

Waldo Road is a no-through road which is part of College Park, a small group of streets located between Harrow Road and Scrubs Lane. The outstanding amenities of Notting Hill and Queens Park are within easy reach, as is Westfield shopping centre. The area is experiencing significant levels of investment, including the new Crossrail train network and the potential development of Old Oak Common to create the HS2 interchange.

Located across the railway line from Kensal Green Cemetery, the nearest underground station is Kensal Green (around a 10-minute walk), which has access to both the Bakerloo Line and London Overground services. Further Overground services run from Willesden Junction and Kensal Rise station (11 and 18 minutes walk respectively), with connections to Richmond in one direction and Highbury & Islington in the other. The area is well served by a wide range of bus services into central London and elsewhere. There is quick road access to the west via the A40/M40.

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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”.