

THE MODERN HOUSE



London SW10
Sold

Priory Walk

This exquisite three-bedroom house, with a private garden and terrace, lies on a quiet, tree-lined avenue within the highly coveted Boltons Conservation Area. It has been entirely rebuilt to a design that combines masses of light with arresting volumes and a dramatic sense of the monolithic through its impressive use of stone. Planning permission has also been granted for the addition of a third floor to a design by William Smalley RIBA.

The Tour

Entry to the house is via a gated front garden, where steps ascend to a covered porch. A bespoke front door offers a contemporary take on the traditional and opens directly to the raised-ground level.

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The open-plan arrangement places a reception area at the front of the house and a formal dining space at the rear. The floors are bush-hammered Portuguese limestone, the same material used for the beautifully crafted staircases and the bench that extends the length of the room and acts as hearth to the gas fire. Light floods in from a large sash window and transom at the front and from two towering glazed doors at the rear. These open to an enormous terrace overlooking the private garden, with high hedges of yew and sculpted bay trees affording shelter and privacy.

As if carved from a single piece of stone, the limestone floors and stairs merge seamlessly with one another and are enhanced by the simple white walls they span. Recessed strip lights cast slits of soft light onto the stairs leading down to the lower ground level. This too has been laid out in a predominantly open plan, with a cleverly designed kitchen and sitting room arranged around an enormous marble island. Rows of cabinets on either side conceal appliances by Gaggenau, masses of storage and a guest WC. At the rear is a further dining space or breakfast room, which opens fully to a large patio area through floor-to-ceiling bi-fold doors. At the front of the plan is a utility area and wine store, plus a lightwell with two large storage spaces within the former coal drops.

One of the most striking aspects of the house is the staircase linking the ground floor to the upper levels. Alongside soaring white walls, its limestone steps lead up two levels, drawing the eye to a glazed section of ceiling and beyond in a wonderful exercise of forced perspective.

The first floor is given entirely to the principal suite. At its front is the bedroom, elegantly lit by two sash windows, with added black-out blinds, and grounded by stained oak floors. Moving toward the rear, there is an open dressing room with a wall of built-in wardrobes, a vanity area and a bathroom with a freestanding bath, shower and WC. There are two further bedrooms on the second floor, both accessed through sliding pocket doors. Between them lies a stunning bath and shower room with a glazed sliding ceiling for al fresco showers and a bath made of limestone slabs.

Underfloor heating is present throughout the house, as is a Sonos sound system and lighting by Lutron. Fittings in the bathrooms are by Vola.

Full permission has been granted for an additional top floor, designed by William Smalley RIBA, which can encompass a further two bedrooms and bathroom, a second whole-floor bedroom suite or an expansive home working space.

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Outdoor Space

A variety of spaces are provided in the three distinct outdoor sections. The first is the enormous terrace that protrudes from the raised-ground level and overlooks the garden behind a glass balustrade. The second is the patio, which seamlessly blends indoor and outdoor space at the lower ground level and lies at the foot of a stepped section like a squared amphitheatre, offering further seating options and creating a wonderful space for entertaining. The third is a traditional garden of lawn, with limestone borders and a perimeter of bay trees and yew hedges.

The Area

Priory Walk is located at the epicentre of the celebrated selection of shops, restaurants, bars and boutiques of Chelsea and Kensington. Gloucester Road, South Kensington, High Street Kensington and the King's Road are all reached by foot in minutes. Sloane Square, the Royal Court Theatre and the Serpentine Gallery are close by, along with Battersea Park and Chelsea Physic Garden. Nearby, the RHS Chelsea Flower Show is held annually in the grounds of the Royal Hospital Chelsea on the Embankment. The open green spaces of Kensington Gardens and Holland Park are also within easy reach.

The nearest underground stations are Gloucester Road and South Kensington (Piccadilly, District and Circle lines). The A4/M4 is close by for fast routes to the West and Heathrow Airport.



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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”.